



**Lafayette Place
Neighborhood Association**

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SEPTEMBER NEWSLETTER

HI NEIGHBORS,

“The true privilege of being the Director of your Association is that I have the opportunity to be everyone’s Neighbor.”
.....Mike Whitty

MORE APOLOGIES

Well, I lasted one month without having to apologize, but the August newsletter was an accumulation of frustrations I’ve experienced over the past year. This one will be less scathing.

GREAT JOB!!

In July I sent out a petition for two House Bills that are currently in the State Legislature that effects mobile home communities. In just one month, 53% of you responded which is way more than I would have every expected. And because of you, Senator Camilleri called me to say how appreciative they were, and they’ll be bringing the bills back to the floor in the fall. Who said that we can’t make a difference??

NEW AMENDMENT TO THE COMMUNITY RULES

In July, Sun Communities sent a letter regarding some changes. It looks from the letter that Sun is trying to incorporate some policies that actually benefit our Neighbors. The first several lines has to do with paying rent, grace periods, and curing defaults, which I imagine most Neighbors are familiar with. But the letter’s typeface was squished and small, you may have had a difficult time reading it. So let me summarize some of the important points:

- The Community will inform Neighbors at least 60 days in advance if they’re going to sell the property.
- If you are evicted, you have the right to sell your home in place if you own it within 45 days of eviction.
- You can place a “For Sale” sign without having to first relocate.
- You can sublease your home or assign your lease agreement if buyer qualifies with park approval.

If you’re still having problems understanding this, please contact the office.

SO YOU’RE GETTING EVICTED

If you should be evicted, regardless of the reason, **DO NOT DESTROY YOUR HOME!!** Don’t do it, no matter how mad you are. You will have to pay for all damages, and trust me, they will find you. Typically, if you get evicted it’s usually for lack of payments. This is not the fault of the park so don’t take it out on the home. I’ve seen destruction that amounts to well over \$5,000, which you will get a bill for. So, no matter if you skip out in the middle of the night without going through the proper process, the moment you rent another place and get your utilities, they will find out. I promise you, they will go after you. Be smart!

LEAF BLOWING AND SNOW REMOVAL

I can’t believe I’m already bringing this up, but Autumn and Winter are right around the corner. To get ready to help our Neighbors, the Association has purchased a Leaf Vacuum and Mulcher, which is supposed to mulch 12 bags of leaves into one, and a larger snow blower especially to help our Seniors who have no one to clean their

sidewalks. I haven't determined the cost, but as you already know the Association, it will be acceptable for our Neighbors. We'll continue to accept Credit Cards, CashApp, or Cash for your convenience.

LAWN CUTTING

If your grass needs cutting till the end of the season and you don't currently have the funds to pay for it, the Association has you on the honor system. Don't let your grass get so tall if you don't have the money. Text me, I'll cut it, and you can pay when you can. This will also apply to Leaf Blowing and Snow Removal. We've only had two Neighbors refuse to pay, so I think the honor system has been a good system for trusting our Neighbors.

MORE THEFTS AND NO SHEDS

For some reason lately, I'm getting more Neighbors telling me of items that have been stolen from their homes, including a commercial lawn mower parked behind a Neighbors home because we're not allowed to have storage units any longer. I heard it's because the city mandated that sheds should be 10' to 15' from the house. That would put most sheds into the community's common area. I think the main reason is someone is concerned that having gas items like lawn mowers in the shed might cause a fire and burn the home, though I've never heard of it happening here. This is another government policy that doesn't benefit our Neighbors. So for now, you'll need to keep your bikes and other property outside your home if you don't have a shed.

KNOW YOUR NEIGHBORS

You know that this single element of a Neighborhood is something I've been promoting for over a year now. We give up on a lot by not knowing our neighbors. The loss was especially apparent during the COVID-19 pandemic and its social distancing rules. While some of you cannot get out of your homes, your neighbors can help you in many ways. The post-Covid period is thus an opportunity to know our Neighbors better and enjoy the social support we have right under our noses. We have wonderful people that surround us — people we hardly noticed until now because we were too busy "staying in." Now, it is an opportunity to create new friendships with these wonderful people. These friendships have the potential to last long after this horrible pandemic will be behind us.

LIVING IN A TRAILER DOESN'T MAKE YOU TRAILER TRASH

People living in mobile and manufactured homes have been stereotyped, stigmatized, and labeled from the very beginning. As successful as I've been throughout my life, I've lived in 3 mobile homes now. And I would choose a mobile home rather than an apartment any day. The fact is, not everyone can afford a down payment to purchase a site-built home. So the next best thing is to gravitate toward a mobile home community. It used to be that people began mobile home living because it was affordable. But when you look at current rents that equal many home owners mortgages, this isn't always true. But here's the one that is true. The Association has met many, many Neighbors in our Community who love their families, respect their Community, and just want to live out their lives in a comfortable, productive way. They're not always poor either. But they are all our Neighbors.

GETTING READY TO SEND YOUR KIDS TO SCHOOL

Why do mornings seem so difficult? For parents, especially working parents, there is typically so much to do in a short period of time. Mornings also provide the perfect opportunity for children to assert their individuality. With the clock ticking for work and meetings, this is prime time for power struggles. Whether your children are going back to school or struggling with a new morning routine, getting ready for school or child care doesn't have to be a struggle. Here are a few tips:

- Make sure everybody has enough sleep and rises early enough to avoid rushing.
- To make the morning routine less stressful, do chores the night before.
- If a small child is prone to dawdling, you may have to offer frequent gentle reminders.
- Expect your children to do what they are capable of, for example washing and dressing themselves.
- During a family discussion, collaborate on how to make the morning routine run smoothly.
- If a child has not been cooperative, do not scold or chat; just do what is necessary to leave on time.

FINAL THOUGHTS

I do not know if "winter people" actually exist. All I know is that I'm definitely not one of them. I view this wretched season's icy winds, frozen slush, and musty parkas not as a natural and unavoidable part of life in the Community, but as a personal attack on me not like anything less than 70 degrees. Yuk!!
