



Writer's e-mail: kramer@kewlaw.com

January 4, 2019

Resident Name
Resident Address

Re: Your Lease with Oak Park Terrace

Dear Resident:

I am the local attorney for Oak Park Terrace (Oak Park MHC, LLC) and its management company, Lakeshore Management, Inc. For all relevant purposes, your landlord, and the entity responsible for ensuring compliance with landlord-tenant laws, is Oak Park MHC, LLC.

You are receiving this letter because I have received a list which includes your name, purporting to be a "sign in sheet" from a meeting among some residents of Oak Park Terrace held on December 30, 2018.

I am also in receipt of multiple communications from Justin La Plante wherein Mr. La Plante lists complaints he has about Oak Park Terrace (and Lakeshore Management) and wherein Mr. La Plante further claims that other residents have the same complaints. To very briefly summarize the pages and pages of information I have received from Mr. La Plante, the complaints relate to: the rate of rent and increases in rent; water, sewer, and electrical connections and quality; defects in resident-owned mobile homes; the insurance requirement provision in the lease; common area lighting; and, the definition of property rights and responsibilities of Oak Park Terrace and residents of Oak Park Terrace.

I am sending Mr. La Plante a detailed response to his complaints. If, as the apparent leader of a group of residents, if there is one, he wishes to share that with you, he will be free to do so.

However, it is important that you know that there will be **no renegotiation or revision of the lease**. Every provision of the lease, including the rent increases, is legal and enforceable, regardless of what you may have been told. Further, there **is not and never was any agreement to allow you to pay last year's rent** – again, regardless of what you may have been told. Any "agreement" that Mr. La Plante or anyone else has claimed to be between you and Oak Park Terrace (or me) regarding these subjects is not enforceable. At the very most, Oak Park Terrace agreed not to take adverse action against residents who have not yet signed the new lease, while Mr. La Plante has awaited my response. However, any such agreement is hereby terminated effective immediately.

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A number of the issues raised by Mr. La Plante are covered in the Oak Park Terrace Rules and Regulations, which you received when you signed your last lease. I encourage you to review them, as you may find answers to questions there. I remind that you are subject to the Rules and Regulations; it is a good idea to review them from time to time.

Oak Park Terrace does have plans to install lighting and a canopy over the mailbox area.

I assure you that Oak Park Terrace has and will continue to follow local, state, and federal laws regarding the operation of its mobile home community and its role as your landlord. Oak Park Terrace takes issues regarding potential legal violations seriously, and swiftly addresses them.

In short, you are expected to – in fact, required to – sign your new lease, should you wish to continue to reside at Oak Park Terrace. **If you have not signed your new lease, you will be receiving a 5-day notice giving you an opportunity to sign your new lease.** Failure to sign a lease is grounds for eviction under Wisconsin law. You are also expected to pay the rent at the rate indicated on your lease renewal. **Failure to pay the proper amount of rent by January 9, 2019 will result in the issuance of a 5-day notice for nonpayment.** Even if you do not sign your new lease, you do owe the new rent rate, as proper notice of the increase was provided to you in accordance with Wisconsin law.

It is my understanding that some residents have expressed concern over the requirement, pursuant to the lease, to have their home insured. Such insurance is essential and is just a good practice. This is akin to an apartment renter having renter's insurance, and it is a good idea, to ensure that, should anything happen to your home, you are covered for your home and your personal property inside the home. Even the Tenant Resource Center, which is focused on *tenant* rights, states on its website that "when it comes to a renters insurance policy, the biggest mistake a tenant can make is not one at all."

If you need an insurance agency to assist you in obtaining coverage on your mobile home, I suggest you contact Ace Insurance Group.

Ace Insurance Group
Jake Dowell
Account Manager
5944 Seminole Centre Ct. Ste. B
Madison, WI 53711
Phone: (608) 467-5604
Email: jake@aceinsgroup.com

If you did not in fact sign in to that meeting and/or do not subscribe to the complaints relayed to me by Mr. La Plante, please let me know.

In closing, please address all inquiries regarding the contents of this letter to me directly, rather than to community management. If you have a specific complaint, that affects you personally, that

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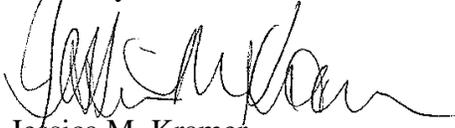
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you believe relates to a legal obligation of Oak Park Terrace as your landlord, please let me know. If, however, you have questions about signing your new lease or paying your rent, address those with community management (Lynn or Shannon).

Thank you.

Sincerely,



Handwritten signature of Jessica M. Kramer in black ink, featuring a stylized, cursive script.

Jessica M. Kramer

cc: Oak Park MHC, LLC (by e-mail)