

Concerned Residents of Westside Mobile Home Court at 590 N Lewis Lane, Mills
November 17, 2025

To:
Mills Town Council
P.O. Box 789
Mills, Wyoming 82644

Re: Urgent Request for Review of Extreme Rent Increase at Westside Mobile Home Court

Dear Council Members and Commissioners,

We, the residents of Westside Mobile Home Court located at 590 N Lewis Lane, are writing to request urgent assistance regarding a sudden and extreme lot rent increase imposed by RPV Investments and Legacy Property Management Company.

Details:

- Previous rent: \$400.00 per month
- New rent: \$625.00 per month beginning in January 2026
- Increase amount/percentage: 56.25%
- Number of households affected: 60

Many residents are elderly, disabled, low-income, or living on fixed incomes. Because homes in mobile home parks cannot easily be moved — and in many cases cannot be moved at all — dramatic rent increases function as forced displacement or constructive eviction.

We respectfully request:

1. An immediate review of the rent increase
2. Assistance from the town/county attorney regarding legal compliance
3. Emergency protections or a temporary moratorium
4. Public discussion at the next council meeting
5. Housing support for affected residents

This situation threatens to displace an entire community. We ask for your support in ensuring fair treatment and the preservation of affordable housing in Mills and Natrona County.

Respectfully,
Lynette Grant
307-258-9733
lynettegrant55@yahoo.com

Organized by Lynette Grant, lot number 47, on October 22 2025

I have been a resident of Westside Mobile Home Court for over 15 years. Recently, new owners have taken over the park, and we have received notice of a substantial increase in our lot rent. This change profoundly affects us, the residents, many of whom are friends and neighbors, and it is something we simply cannot afford.

For many of us, this park is not just a place to live, but it's our home, a place where we have planted roots and forged strong community ties. Increasing the rent so significantly threatens to dismantle our community, forcing families out of their homes, or more likely into financial distress. It's important to highlight that a majority of us are living on fixed or limited incomes, such as retirees, veterans, single parents, and hardworking individuals. We cannot cope with such a high increase in costs without devastating consequences.

The new park owners aim to make the area more profitable, but this should not come at the expense of its current residents. We propose that the new management hold a meeting to discuss the future of the park and explore alternative solutions that would allow for improvements without jeopardizing our livelihood. At the very least, to explain what such a significant increase in cost is going towards.

Furthermore, we ask the owners to adopt a phased or minimal increase approach to lot rents, aligning it with the actual cost of living seen in Mills. This will demonstrate a commitment to social responsibility and help preserve the community's integrity.

Let's stand together and show that we value our homes, though they may be trailers or fifth wheels- it is where we have chosen to stay. Sign this petition to let the new owners know that we deserve fair treatment and an affordable place to call home.

To Legacy Property Management, addressed to Jessica Bowlby and Rebecca Ruano

I am submitting this petition, along with signatures of 22 residents of Westside Mobile Home Court. I have done this on behalf of myself and everyone else who was recently made aware of new management and lot rent increases.

Firstly, I want to pointedly say that the letter we all received was vague and quite impersonal. I'm quite sure that most of us had no clue that the spaces our **owned** mobile homes occupy were even up for sale. Also, having said letter taped to our doors and with no warning beforehand, was quite shocking.

Secondly, when it says 'we have been instructed to implement a rent adjustment', I, as I'm sure everyone else, is wondering "who" the instructor is. "Who" decided that our community hasn't experienced a rent increase in years? I can prove, with paperwork, that is NOT true. I have lived in my home for 15 years, and when I moved in in 2010 the lot rent was \$210.00. Yes, it has never been raised by large amounts, but I can truthfully say that it has been raised every year consistently.

Thirdly, I want to ask that every resident be allowed to know what exactly this exorbitant increase in rent is going towards. The management understands that this court is in Mills, correct? That there is no close grocery store, school or even something as simple as a place to have dinner with your family or go to the gym? There is no park, no trees and nothing appealing to justify such a significant jump in cost of an existing mobile home court in **Mills**.

Lastly, if this communication seems blunt or otherwise abrasive, it has done what I intended it to. Many of us are angry. I am angry. We are worried, scared and left questioning the intentions of this new management. I have personally spoken to everyone that signed my petition, and I can honestly say that we are all wondering who is doing this and why. I sincerely hope that our voices are heard, recognized and reciprocated. We are average people, many on limited incomes and are seriously concerned about our future stability.

I am respectfully and justly asking for a meeting for all the residents of Westside Mobile Home Court so that we may understand why this is happening so suddenly and if there is any chance for negotiations.

Lynette Grant

Space 47, 307 258 9733

NAME AND SPACE NUMBER

Catherine Hammer lot# 48

Joe Turk Lot# 57

Carl Fagan Lot 59

DEVON NORTHEAD Payton Chapen

LOT 46

Payton Chapen

Rick Zeukum

Lot # 45

Catherine Morris-Horsan

62

Bob Gustafson

50

Kenneth Atkinson

76

NAME AND LOT NUMBER

Dora Prince
~~Dora~~

SP #77

Bloss

SP #49

Ed. Baylan

#30

Kath O. White

#31

~~Frank Wilson~~ ~~Don~~ ~~18~~
Cody Miller #18

~~William~~ #14

Alice A Carr #41

Nicki Rosberg #25

Rhonda Herman #61

NAME AND LOT NUMBER

Blackdeer #76

Wayne Knofel #8

Quinda Anderson #24