

SUPERVISOR COMMENTS
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CAN SQUATTERS TAKE OVER YOUR HOME? ... You go away for the weekend and upon returning, discover someone has moved into your home, what do you do? Call 911 and when the police arrive, have them arrested for breaking and entering, right? Right! But maybe there's more to it and it's not that easy?

I posed this question to our attorney and his response was *"These matters are usually taken care of by the owner of the property. The first instance would be to report the occupancy to the police for trespass, since the person has no legal right to occupy the building. The police could remove the person. A squatter has no rights to the building, and it is considered a criminal trespass. Property owners do not need to go through a formal eviction process to remove squatters. The squatter can be criminally charged and removed. Another approach is to file an action for eviction in the District Court. They must serve a formal notice to vacate and if the squatter does not leave within the specified time frame, the owner can file for an eviction with the court. I am not aware of any ordinance that allows removal other than the above methods."*

My initial inquiry was a question that said, do we need an ordinance that gives law enforcement additional "bite" and I framed it this way ... *This has become a nation-wide problem and for some reason, the police can't just remove someone ... some of these take-overs are quite elaborate where the squatter has acquired a deed or a bill of sale which are fake, I'm sure ... they show it to the police and apparently, it stops the police from removing the "trespasser" ... the article Jill linked speaks to some of this ...*

I was suggesting a path of relief in the form of an ordinance, where it would not be necessary to file an action for eviction and a formal notice to vacate by the owner, as the owner is not getting immediate relief but has to wait on the court, while in the meantime, the squatter is in his dresser wearing his skivvies and socks ...!

We should have an ordinance in place that states the squatter can be removed immediately, until they prove their occupancy or ownership in court as the way it is now, the property owner has to prove their ownership and the squatter has all the rights makes no sense.

Our attorney's response was *"I have done a little research, and it seems that squatting is a very rare situation. Some "experts" have stated that this is only a "far right" talking point. I have also seen that the state legislature in Florida, for example, has enacted a state statute on the issue. State action is required."*

I am afraid that the township does not have the legal authority to enact such an ordinance without state authority. Under Michigan law, the township can only enact what the state legislature has authorized it to do. The township would otherwise be acting without state

authority. The provisions that I stated in my last email is the present situation in this state. If we want an ordinance, we would have to have the state legislature enact such a provision.”

OLD COMPACTOR STATUS ... I’ve been doing updates on the old compactor for several months now. As a brief review, the old compactor has had some “squeeze and push” issues for nearly a year and our service company has not been able to fix it. As you might suspect, the compactor ram needs to push the junk into the box, and it just does not have the oomph to do it completely as it can only create 950 pounds of oomph where it needs 1500-1600 pounds of oomph. This week, the tech took the pump from the new machine – that does 1500-1600 oomph pounds - and put it on the old machine with the same low pressure result. It’s not the pump. The only thing not replaced is the directional valve and that was replaced on 4/12, so we hope this change solves the problem. Unfortunately, we can’t test it until the box is nearly full. Republic came in early morning of 4/12 and exchanged the ‘full’ box, much to Mark’s chagrin as he had told the dispatcher on 4/10 to hold off until late Friday (12) afternoon so the valve could be tested against a full load as pressure increases as box volume increases to its max limit and we cannot do a full pressure test on an empty box. Stay tuned ...

FINALE ...

Everything is good until it’s not.” Gossip, which is now generally referred to as “trashtalking” is the social dissemination of (often unconfirmed) information regarding an absent third party, usually conducted in an informal or unconstrained conversation. History reveals that this gossip/ trashtalking has been a fundamental trait of human civilization since ancient times, the earliest records of which may be found in Mesopotamia and ancient Greece.

Too much trash talking can do damage to both the speaker and the listener, Almusawi explains. If you frequently put people down, your own reputation could suffer as others lose respect for and trust in you. And even if the trashtalk is not about them, Almusawi says the negativity creates “an atmosphere of suspicion”, where listeners are left wondering if they’re the subject of such bad mouthing when they’re not around.

Finally, Almusawi says, be honest with yourself about the potential fallout of trashtalking. “It’s not bad if it’s not harming anyone else. It’s bad if we’re talking about someone else, and trashing them, and causing them harm.”

So is trash talking good for me or bad for me? Yes Wait, what? Hope that helps!

Za Almussawi, DDMD

