

Dear Neighbor,

My name is Michael Weaver, and together with my wife Tiffanie Weaver, we recently purchased approximately 146 acres located at 11932 W. Yoder Road, Roanoke, Indiana.

We wanted to personally introduce ourselves and share our vision for the property, as we believe being good neighbors starts with open communication and transparency.

Our family owns and operates several local businesses, including Zoomers RV, CoCoJo's RV Resort, and Mocha Shine Car Wash. In all of our businesses, our mission has remained the same:

"Strengthening families by creating memories that matter."

With that same mission in mind, we purchased this property with the intention of developing Sunbirds RV Resort, a high-end tiny home and RV community designed primarily for seasonal residents who spend part of the year in Indiana and part of the year in warmer climates.

Many retirees and seasonal travelers want a place to call home during the summer months without the year-round maintenance, expenses, and responsibilities of a traditional home. We believe this type of community can meet that need while also helping free up housing inventory in Allen County, where the demand for housing continues to grow.

Our Vision

Sunbirds RV Resort would be a carefully planned, upscale community with high standards and strong expectations for appearance and maintenance.

Some key aspects of our vision include:

- Tiny homes and RVs only.
- RVs must be 10 years old or newer.
- Strict standards for cleanliness, maintenance, and appearance.
- No overnight or weekend rental sites.
- A community made up of long-term residents who know their neighbors.
- Quiet hours from 11:00 PM to 7:00 AM.
- Professionally maintained grounds and amenities.

Planned amenities include:

- Community clubhouse
- Swimming pools
- Playground
- Basketball court
- Pickleball courts
- Fitness center
- Laundry facilities

- Walking and gathering spaces

Our goal is not simply to build a park—it is to build a community where people can develop friendships, enjoy their families, and create lasting memories.

A Family-Run Business

What makes our businesses unique is that they are truly family-run. If this project moves forward, you will regularly see our family involved in its operation and upkeep.

That includes:

- Michael and Tiffanie Weaver and our five children.

We believe ownership should be present, accessible, and accountable, and that is how we have operated every business we own.

Community Meeting Invitation

We understand that any new development can bring questions, and we would welcome the opportunity to meet you personally.

We will be holding a community information meeting on:

Thursday, July 2

6:30 PM

Roanoke Baptist Church

At this meeting, we will introduce ourselves, share our vision for Sunbirds RV Resort, answer questions, and listen to any thoughts or concerns from the community.

Thank you for taking the time to learn more about us and our plans. We look forward to meeting you and becoming a positive part of the Allen County community.

Sincerely,



Michael & Tiffanie Weaver

Future Owners/Operators

Sunbirds RV Resort

“Strengthening families by creating memories that matter.”