

STATE OF MICHIGAN PROBATE COURT COUNTY OF	PETITION AND ORDER	FILE NO. <i>23-191-MI</i> <i>Hon Richard Garcia</i>
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In the matter of *Diane Starr Petryk*

1. I am interested in this matter and make this petition as *it pertains to myself, my freedom.*  
State interest/relationship

2. The interested persons, addresses, and their representatives are identical to those appearing on the initial application/petition, except as follows: (for each person whose address changed, list the name and new address; attach separate sheet if necessary)

*NA*

3. I state: (state facts)  
*Significant hardship, both emotional and financial has been imposed on Diane Petryk through Alison Peeler's false statements.*

4. I REQUEST that:  
*my motion to dismiss with prejudice any existing orders for my mental health, transport and evaluation and any future petitions of Alison Peeler and her collaborators, including Daniel Peeler, pertaining to me, be granted. Details + proofs attached. (7 pages)*  
I declare under the penalties of perjury that this petition has been examined by me and that its contents are true to the best of my information, knowledge, and belief.

*this is Pro-se*  
Attorney signature

*Nov 1, 2023*  
Date  
*Diane Starr Petryk*  
Petitioner signature

Name (type or print) Bar no.

*Diane Starr Petryk*  
Petitioner name (type or print)

Address

*218 Paris Ave*  
Address

City, state, zip Telephone no.

*Lansing, MI 48910 517 455 5607*  
City, state, zip Telephone no.

**FILED**  
NOV 14 2023

**ORDER**

IT IS ORDERED that the above petition is  granted.  denied.  dismissed.  granted in part as follows:

Date

Judge Bar no.

USE NOTE: If this form is being filed in the circuit court family division, please enter the court name and county in the upper left-hand corner of the form.

Do not write below this line - For court use only

*ID enclosed*  
*Stamped-Return envelope enclosed*  
*Fee Waiver Request enclosed*

Motion to dismiss with prejudice any existing orders or future petitions of Alison Peeler and her collaborators for transportation and mental health examination of Diane Petryk.

**Whereas**, mounting evidence shows that Alison Peeler's petition for mental health examination of Diane Petryk did not stem from any observations or concerns, but from the continuation of the Peelers' year-long harassment campaign designed to drive Ms. Petryk out of her home and cheaply obtain her house.

**Whereas**, Diane Petryk has never had a mental health incident.

**Whereas**, Lansing Police have sent a harassment investigation (-9794) against Alison and Daniel Peeler to the Lansing City Attorney's office and it has been assigned to Attorney Matt Staples.

**Whereas**, Keller Williams Broker Paul Brown has complained to Lansing police about the Peelers' harassment of every Realtor and potential buyer that has come to view Ms. Petryk's home, the Peelers regaling them with fake stories about the interior, which they have never seen, such that Lansing Police Chief Ellery Sosebee wrote the following to the Peelers:

*Mr. and Mrs. Peeler,  
After speaking with you, I understand what your intent is and your goal to get your neighborhood on track. However, continued behavior that illustrates a tendency for harassment toward real estate agents and possible buyers, is not in line with a neighborhood watch mission. Your neighborhood watch involvement has been declined for renewal for one year from today's date. As I mentioned to you when we spoke, this does not preclude you from continuing with a watch. This only limits you and Dan to be involved in LPD affiliated resources or events.*

*Ellery  
Ellery Sosebee  
Chief of Police  
Lansing Police Department  
120 W. Michigan Ave.  
Lansing, MI 48933  
O: 517-483-4606  
[Ellery.Sosebee@lansingmi.gov](mailto:Ellery.Sosebee@lansingmi.gov)*

**Whereas**, in matters of mental health, it should be found that petitioners are acting out



of good faith and genuine concern; to the contrary, Alison Peeler acted out of a need to brag about her actions. In this case, it gave Peeler a leg-up on her crusade to become a neighborhood boss and bully; she texted neighbors about it, stopped Ms. Petryk's handyman (Terry Shiels – 517 802 0236) with the news and taunted Petryk's son. After the first petition expired, she shouted to the neighbors, "that one's expired, but I got another one.... We're gonna get her this time!," words loud enough for Petryk to hear inside her house, meant to terrorize.

**Whereas**, people acting in good faith about a mental health concern do not incite a mob to see the subject being taken down, as happened at Ms. Petryk's house on June 27, 2023.

*On this date, Ms. Petryk sent her friend, Luke Schafer, to meet a Brinks Security installer at her house and help with installation of a monitoring and alarm system. When Mr. Schafer arrived, Alison Peeler, who he described as "very aggressive," confronted him from the 214 Paris neighbor's side, not her own. She said "I'm Alison Peeler and the police are coming for Diane." Schafer replied: "Diane is in New York with her son." Daniel Peeler came from his 220 Paris side and shouted: "Bullshit." "Police are coming," Alison Peeler said again. "The police are on their way," she said. Schafer said "Good," and he and Brinks installer Dan Baier went inside Petryk's house. They worked for about 90 minutes installing the monitors and alarms. From upstairs Schafer could see neighbors coming from across the street and both sides. He said it looked like a scene from a lynching. Baier said he has never seen anything like it. It was clear that Alison wanted bragging rights about a "capture," not help for a neighbor. Both Schafer and Baier are willing to testify. Schafer 517 285 1577. Baier is at 313 395 8864.*

**Whereas**, Alison and Daniel Peeler began their harassment of Ms. Petryk in 2022, disparaging her house to every potential buyer, slandering her with stories of fictitious fights at liquor stores which she has never been in, and continued by cutting down three of her trees and then insisted that her house was actually on their property in attempt to obtain rent fraudulently.

*Exhibit A shows an Internet aerial printout (which disclaims any legal value) and a note the Peelers put in Ms. Petryk's mailbox on September 30, 2022, claiming Ms. Petryk's trees and house were on their property. Ms. Petryk was forced to obtain a survey to prove this wrong, meanwhile the Peelers continued to drive her repairmen and roofers off, as a number of police incidents show.*

**Whereas**, Alison and Daniel Peeler stole two of Ms. Petryk's fence panels and admitted

it to Lansing Police Officer Rogas in saying “we won't take any more.” (Police report 2351903049).

**Whereas**, Alison Peeler, on May 5, 2023, vandalized Ms. Petryk's car by “keying.” (Police report 4311.)

**Whereas**, between March and June of 2023 Alison and Daniel Peeler's harassed Ms. Petryk by cat-calls, pounding on her doors, and interfering with her every use of her outdoor property, up to and including weeding dandelions.

*Ms. Petryk seeks to sell her house. Every Realtor and potential buyer has been jumped by one or the other of the Peelers and told untrue stories about the interior of Petryk's house – a house the Peelers have never been inside. Mold under the carpeting is a favorite disparagement of theirs – and there are no installed carpets. Mold in the basement due to “waist high water” – which never happened; electrical problems to rodents to fireplace chimney. They have made up anything and everything to chase away potential buyers. One woman who got past that actually entered into a contract to buy until Alison Peeler convinced her the fireplace was bad. An inspection proved this untrue. Alison Peeler told Keller Williams the deck was going to collapse. Also untrue. The entire deck roof, in fact, was re-built.*

**Whereas**, Alison and Daniel Peeler set themselves up as Neighborhood Watch block captains from which they communicated slanders about Ms. Petryk to other neighbors; Lansing Police Commander Anthony VandeVoorde investigated Ms. Petryk's evidence and suspended the couple from Neighborhood Watch activities for a year; and the Peeler's response was to set up a new Neighborhood Homeowner's Association, or claim to, and threaten Ms. Petryk with stalking and demands beyond city code rules.

**Whereas**, Alison Peeler has no standing to make claims about Ms. Petryk's mental health since she has not been a cumulative five minutes in Ms. Petryk's presence.

**Whereas**, Alison Peeler has exhibited bullying, stalking and assaulted Ms. Petryk in her own garage, stating “I'm trespassing and I don't care.” Daniel Peeler assaulted Ms. Petryk in front of Lansing Code Inspector Larry Connelly.

*Exhibit B is a series of 5 pictures that show Alison Peeler coming at Ms. Petryk ( taking the photos and standing inside her own garage). Peeler's complaint was that roofing contractors were working on Ms. Petryk's house and garage.*



**Whereas,** Alison Peeler broke the law in submitting a petition that requires she first speak to the subject and ask for her voluntary cooperation; Ms. Petryk was never contacted by Alison Peeler in this regard.

**Whereas,** Alison Peeler incorrectly states Ms. Petryk's age and place of birth, evidence she does not know her.

**Whereas,** Diane Petryk is a self-sufficient, competent, articulate, and educated person who writes scholarly articles ([what-the-muck.blogspot.com](http://what-the-muck.blogspot.com)); she has a valid Michigan driver's license; she votes.

**Whereas,** Ms. Petryk has no history of medical treatment for any illness, takes no pharmaceuticals or other drugs, does not drink alcohol or smoke any substance, never has, and her driving record is clear of moving violations for the past 30-plus years.

**Whereas,** Diane Petryk was not given Due Process before an order of transportation and evaluation was issued.

**Whereas,** Ms. Petryk described and gave evidence of Alison and Daniel Peeler's bullying in three Personal Protection Order petitions and the court had this information in front of it when a transportation and evaluation order was issued, without reasonable suspicion that Peeler might have an ulterior motive, and without giving Ms. Petryk a chance to answer it in court.

*The first PPO was denied, but evidence mounted; the Peelers denied service for the second, and for the third issued credible threats which dissuaded Ms. Petryk from appearing in court. When she notified the court of these threats by voicemail, she was subsequently misquoted. Somehow her statement that her neighbors **threatened her** was twisted when transcribed onto the petition as "she said she was a threat to her neighbors." **This is a misquote.** She sought to have the voicemail examined, but her momentary attorney, Eric Sheppard, refused to pursue the matter without more money. The threat involved a known felon who nearly beat a woman to death, a drug dealer who lives on her block of Paris Avenue. Former Police Chief Daryl Green knows of Ms. Petryk's attempt to help police in this matter.*

**Whereas,** Lansing Police did not comply with Michigan law to maintain dignity of persons under such orders by excessively pounding on her doors and terrifying her after 10:30 pm on Friday, June 9.

**Whereas,** between March and June of 2023, Alison and Daniel Peeler made more than

84 calls to Lansing Code Enforcement about trivial matters regarding Ms. Petryk's property, amounting to persecution.

**Whereas**, Alison and Daniel Peeler stole two stockade fence panels proved by an official survey to belong to Ms. Petryk.

**Whereas**, Alison and Daniel Peeler disregarded Ms. Petryk's tree attorney, Fred Boncher of Grand Rapids, who notified the Peelers not to cut down a large maple tree across their shared property line or they would be liable for triple damages. (Exhibit C.)

**Whereas**, Alison and Daniel Peeler had the tree cut down anyway and threatened a lien on Ms. Petryk's property if she didn't immediately pay \$1,700 -- half the cost of cutting down the tree she did not agree to have cut down.

*The Peeler's harassment campaign began on September 30, 2022 when Ms. Petryk discovered the Peelers had cut down three of her trees. That evening the Peelers put the Internet aerial photograph in her mailbox with a sticky note on top that said "The trees and your house are on our property." For months the Peelers tried to stop Ms. Petryk from doing repairs on such things as gutters, claiming it was their property. There was one police incident. Subsequently, a survey by Peter Beaver showed that Ms. Petryk actually owned 14 inches beyond the stockade fence dividing their properties. Peeler continued her harassment through incessant calls to code enforcement about trivial matters, like one pallet in the back yard. The apparent goal was to wear her down financially so that she would sell her house to them. Their goal of buying it was stated in Alison Peelers incessant emails. (Their motive – to add to their already double lot to raise farm animals and such, but they had no intention of paying market value). They did finally get one "enforcement" that Petryk could not afford – re-roofing her garage. But when Tri-County Agency on Aging and the Capital Area Housing Partnership stepped in to help, the Peelers were livid. This ruined their plans. For two days Alison Peeler jumped around the roofing contractors trying to run them off. (John, owner of Light of Day Construction, 517 944 4554, can confirm this, as his crew even had to call 911 at one point.).*

**Whereas**, the Peelers would call code enforcement and pretend to care about a repair, such as a missing gutter segment, and when Petryk tried to make the repairs, they would refuse to allow the workmen access. Daniel Peeler threatened to knock Brett Davis off his ladder on May 19. At an intermediary point, Ms. Petryk took her evidence of the



Peeler's harassment to Lansing Police Commander Anthony VandeVoorde. For instance, the Peelers, as self-anointed Neighborhood Watch Block Captains, were spreading slanders about Ms. Petryk in an attempt to co-opt neighbors into their harassment campaign. Alison Peeler invented stories that Ms. Petryk was in fights at the nearby Jackpot Liquor Store. One included a mythical car accident. Ms. Petryk has never shopped in that store and was never in a fight there. VandeVoorde, as commander of Neighborhood Watch, believed her evidence and suspended both Peelers from Neighborhood Watch activities.

**Whereas**, the Peelers appear to be sociopathic narcissists who, when code enforcement officers didn't act on their every complaint, filed complaints against them. When Commander VandeVoorde suspended them from Neighborhood Watch, they filed a complaint against him, always being the aggressor and never caring whether their claims were preposterous.

**Whereas**, When the surveyor was working, Code Officer Larry Connelly witnessed Daniel Peeler come at Ms. Petryk in an aggressive charge and threaten her.

**Whereas**, Diane Petryk is a contributing member of society. She single-handedly paid off and fully owns her own home. She has earned two degrees from Michigan State University and has been a journalist, college instructor, and businesswoman. Her books are in the State Library of Michigan and the Lansing Public Library. Her banker, Kellie Schut-Flynn, at Case Credit Union, recently judged her fit enough for a car loan. She is a member of a mid-Michigan humanists group that meets once a month in East Lansing. Its leader, Jim Hong, (517 914 2278) has often asked her to be the speaker. Members know her as a participant who is articulate and is able to break down complicated matters into cogent takes. Jennifer and Colleen at Insty-Downtown have done business with her for more than 12 years and as recently as this month. Small Claims Magistrate Laura A. Millmore (case 23-00367SC) deemed Ms Petryk well organized and granted her a win on May 24, 2023 in her suit against Michael Kelley for \$800 for construction work never performed. All of her friends and acquaintances view this court's order shocking in its lack of Due Process. The court has a letter from Ms. Petryk's son, Walter Petryk, 33, stating she does not have mental problems.


**Whereas**, If friends and family are not to be believed, there are 47 reviews and comments about Diane Petryk on the Airbnb website where Ms. Petryk was just granted "Superhost" status. Half of these – from strangers who became guests – were made since the Peeler petition to which she strongly objects, the transport and evaluation order. Since then, Ms. Petryk has single-handedly managed an Airbnb operation and earned consistent five-star ratings. The comments of former guests, from July through October, are revealed in Exhibit D.

**Whereas**, the Peeler petition has caused Ms. Petryk to live in a state of distress and financial hardship for the past five months, fearing she could become another Elijah McClain; in emotional turmoil from the attempt to take her personal sovereignty. The cumulative costs of the order – a new \$50-a-month Brinks security installation on her home; \$3,500 for an ineffectual lawyer, \$500 in unexpected train and car transportation, \$700 for a motel stays and \$450 for mobile veterinary rescue of her two cats, and 750 miles of their transportation.

**Therefore**, Diane Petryk is asking the court to recognize that Alison Peeler has initiated mental health petitions against her with ulterior, dishonest, and malicious motives; has encouraged others to do so with malice, and Ms. Petryk asks that all of Alison Peeler's, Daniel Peeler's and collaborating neighbor's petitions, if they exist, for her mental health transport and evaluation currently or in the future be dismissed and new ones greeted with extreme prejudice.

Ms Petryk, a native of Michigan and resident of the Lansing area for a cumulative 20 years, seeks only the freedom to return to her home and attend to her business without fear of unjust loss of her personal sovereignty and a state-sponsored mind rape.

Signed,

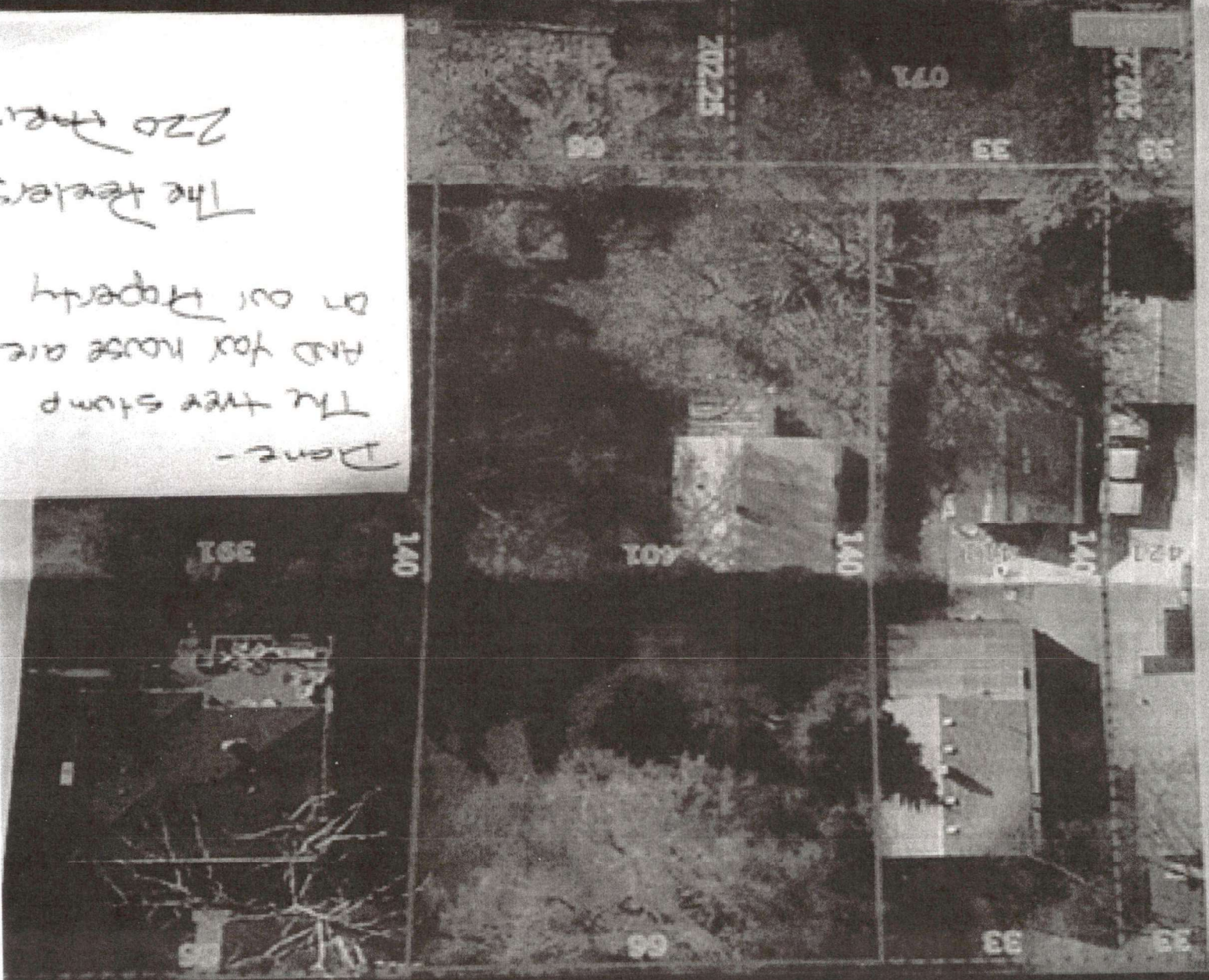


Diane S. Petryk  
Pro-se



Disclaimer: The data is provided for reference only and WITHOUT WARRANTY of any kind  
Realtors | Equalization | BSA

Done -  
The tree stump  
and fox house are  
on our property  
The Reifers  
220 trees



Put in Reiter's  
mailbox  
Sept 30, 2008  
False Claim - Exhibit A



000  
1-5  
Exhibit  
B

1-5  
sequential  
view  
in  
order

Assault  
Series

stalking  
(last photo)





11/10/10

1-1-10  
1-1-10  
1-1-10

1-1-10  
1-1-10

(last photo)  
1-1-10



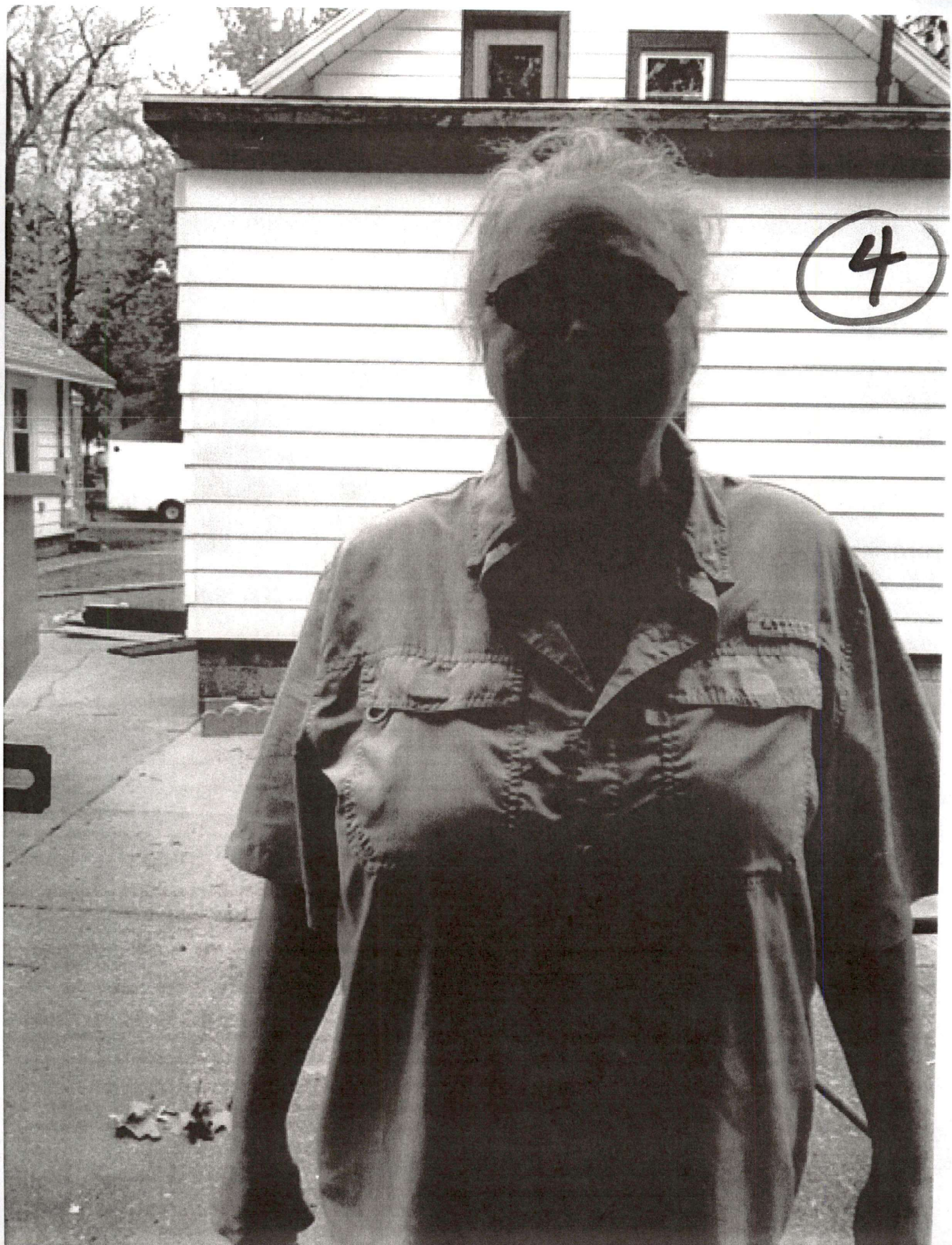






3









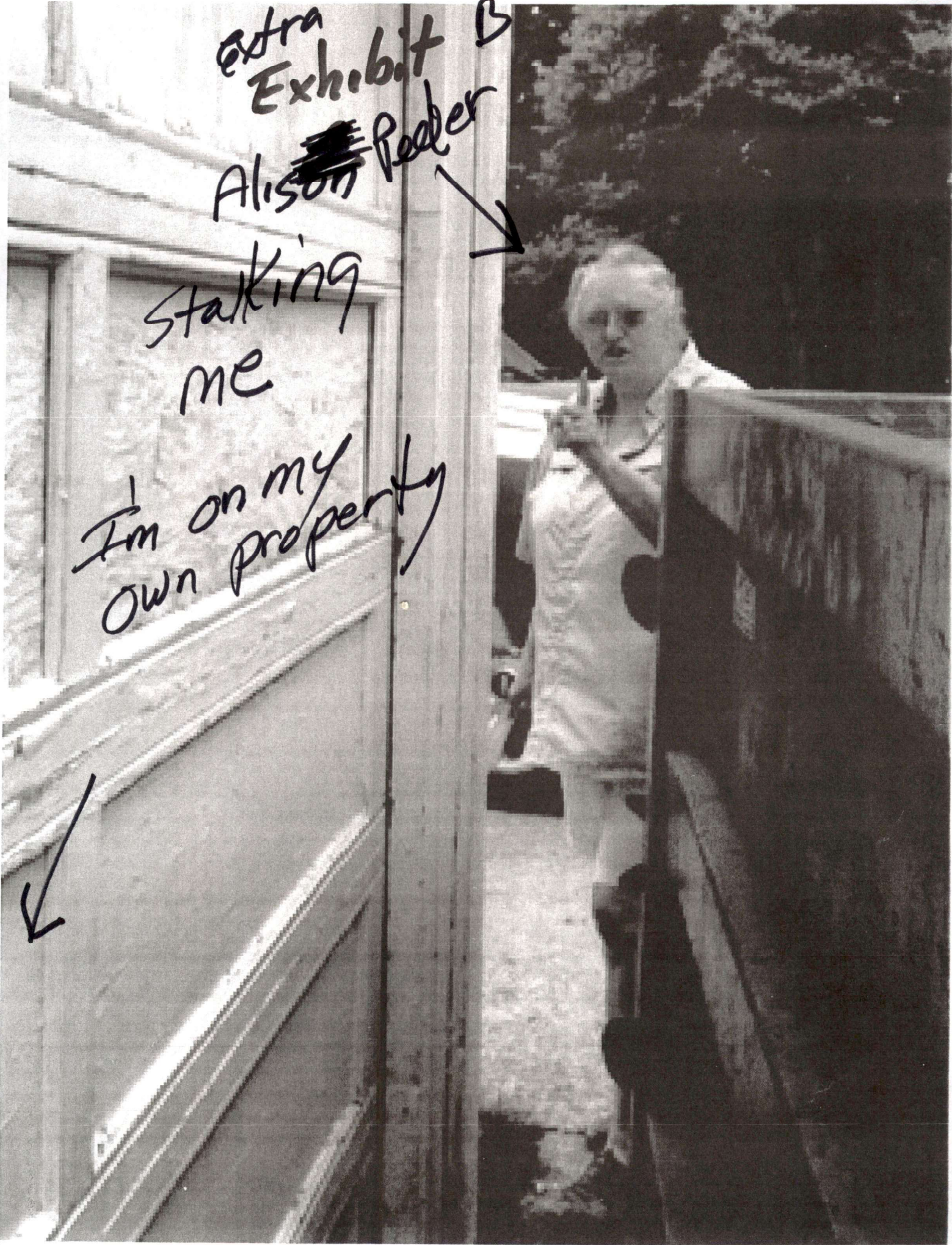


extra  
Exhibit B

Alison ~~Reeder~~ Reeder

stalking  
me

I'm on my  
own property





1975  
Also ~~see~~ ~~see~~  
Pink  
MS

One on my  
the on my





Exhibit Peeler yelling  
& threatening  
Diane Petryk





Dear Sir,  
I have the honor  
to acknowledge  
the receipt of  
your letter of  
the 19th inst.

Yours faithfully,  
[Signature]



Exhibit C

Schenk Boncher & Rypma

Frederick J. Boncher  
fboncher@schenkboncher.com

ATTORNEYS & COUNSELORS

May 3, 2023

**VIA EMAIL & FIRST CLASS MAIL: AliPeeler61@gmail.com**

Alison and Daniel Peeler  
220 Paris Avenue  
Lansing, MI 48910

RE: CEASE AND DESIST  
Diane Petryk

Dear Mr. and Mrs. Peeler:

We represent Diane Petryk in connection with her claims against you for trespass, conversion, intentional infliction of emotional distress and nuisance.

Under the Michigan law of trespass, any person who cuts down or carries away trees belonging to another is liable for three times the cost of replacing those trees. You have already cut down a number of trees and our client is obtaining an estimate for replacing those trees. Liability for treble damages mean that you have to pay three times the cost of replacement. For example, if the cost of replacing the trees that you have cut down is \$1,000, you are liable for \$3,000.00. Your actions in cutting trees on our client's property was certainly intentional. The law in this regard is very clear.

You also have converted trees belonging to our client and are threatening to convert other trees belonging to our client including a large maple tree that is on the property line between your residence and our client's property. Our client properly cited to you in previous correspondence the law with respect to ownership of trees, trespass, etc. You cannot cut down a tree that is on the property line. That tree belongs to both parties. If you cut that down, you are again guilty of trespass and are liable for treble damages. The cost of replacing a large maple tree such as the one at issue is expected to run into a total cost of several thousand dollars.

Your claim that you are going to charge our client for cutting down a tree resulting from your trespass is absolutely ridiculous. You pretend to know the law but obviously you do not. An example of this is your claim that you are going to form an LLC and are "judgment proof". Contrary to your interpretation of the law, the fact that both of you presumably own your house, a judgment against the two of you will expose not only bank accounts and other assets you might have and also the title to your home. In other words, if we obtain a judgment against you on behalf of our client, you may end up losing your home. Your assertion that you are judgment proof is just another one of the many statements indicating



your lack of knowledge of the law and your bullying of our client, including your ridiculous claims that the court rules concerning discovery allow you to obtain our client's medical records.

We also intend to bring an action against you for conversion since you took personal property, i.e., trees that did not belong to you from our client. Like the trespass statute, the conversion statute provides for treble damages. In addition to an action for conversion, Michigan statutes provide for a payment of attorney fees to a plaintiff such as our client for conversion perpetrated by the two of you. I charge \$400.00 per hour and my hourly rate has been approved as reasonable in several court hearings around the State of Michigan. Indeed, I have already incurred approximately \$1,000.00 in attorney fees in investigating this matter for my client and expect that we will be seeking a much higher sum from you, if we need to bring a lawsuit against you.

You are also guilty of nuisance, a cause of action which seeks to redress interference of an owner's reasonable use and enjoyment of his or her property. It is possible to bring an injunction against parties causing a nuisance and also obtain a personal protection order to prevent you from engaging in the kinds of actions in which you have already engaged. It is our understanding that our client has already sought a personal protection order and has an upcoming hearing in this regard.

In order to prevent further damage by you, we are sending a copy of this letter to the contractor who you claim will be cutting down the tree which is owned partly by our client. If that contractor also participates in a trespass by taking down that tree, he can also be held liable for treble damages.

The bottom line is that if you take any more actions as prohibited by law, we will be seeking all of the above relief in the Courts. This warning to you advises you of the law. Any further actions by you such as those already threatened will be performed with full knowledge of their impropriety and illegality.

Very truly yours,

Frederick J. Boncher

FJB/dh



Switch to hosting

Airbnb host reviews  
July 2023 to Oct 2023  
**Exhibit D**



**Diane**  
Superhost

46Reviews

4.8

Rating

2Years hosting






### Diane's confirmed information

Identity  
 Email address  
 Phone number  
 Learn about identity verification

### About Diane

Edit profile  
 Lives in Lansing, MI

### What guests are saying about Diane

- "...Diane was a very good host. She was generous. She offered to drive us to the restaurant because we didn't have a car and it was raining...."
-  October 2023
- "...Diane was very kind to let us stay with less than 24 hours notice! We were biking through Whitehall and were there for just the evening...."
-  September 2023
- "...Diane is very hospitable. Room is comfortable and attractively decorated. Breakfast was excellent and served early so I could get a good start to my tour...."
-  September 2023
- "...Diane is so welcoming, friendly and easy to talk to. Thanks Diane!! I will definitely come back here next time I'm in the area...."
-  September 2023
- "...Best airbnb host I've ever had. Super easy to talk to, great conversations if you want them, or she'll leave you in peace if that is your preference...."
-  August 2023

Show all 46 reviews

Reviews you've written

### Diane's listings



Reviews about you

## Past reviews

Reviews are written at the end of a reservation through Airbnb. Reviews you've received will be visible both here and on your public profile.



Nikhil Bhalodiya October 2023

felt right at home. she is a great host, she made a live breakfast for us in the early morning, can't expect anything more than that. Really appreciate you Diane. Thank you very much. You made our day... Read more  
Leave Public Response

### Private feedback

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Hey Diane, thank you very much for hosting us, it was really our pleasure meeting you. Once again we really appreciate you for making a really delicious breakfast for us in the morning , you really made our day.



Julie Rochon October 2023

Diane was a very good host. She was generous. She offered to drive us to the restaurant because we didn't have a car and it was raining. A breakfast is included with thé room and it was delicious. Dia... Read more  
Leave Public Response



Mike Andrews October 2023

We stayed one night at Diane's place. It was exactly as described. Diane met us in person and showed us to our room. A bit about Diane's place: historic and charming house; spacious bedroom; comfortab... Read more  
Leave Public Response

### Private feedback

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Thank you for a wonderful, albeit short, stay. Given our tendency to steer clear of I-95 and the East Coast en route north from NC, we will likely see you again someday. Cheers!



Sarah Mellies October 2023

Diane is a gem of a host. Her breakfast is not to be missed! I will be back again next time I'm in the area.  
Leave Public Response



## Private feedback

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you are such a wonderful strong woman. I had such a good time getting to know you. thank you for allowing yourself to be open and vulnerable with me. til soon!



Shea WilliamsSeptember 2023

Diane was very kind to let us stay with less than 24 hours notice! We were biking through Whitehall and were there for just the evening. My two friends and I were very comfortable and Diane made an in... [Read more](#)  
[Leave Public Response](#)



Patrick O'NeilSeptember 2023

I stayed here at the start of a bike tour. The location was perfect for me. Diane is very hospitable. Room is comfortable and attractively decorated. Breakfast was excellent and served early so I coul... [Read more](#)



Arturo CiascaSeptember 2023

This was our 2nd stay at Diane's house. The house is conveniently located in town, is peaceful, and comfortable. Diane is a joy to chat with, and very flexible. Excellent breakfast. We will stay with ... [Read more](#)

## Private feedback

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Thanks again, Diane. Great seeing you We enjoyed our stay.



Marie RaoultSeptember 2023

I had such a lovely stay at Diane's. I was riding up the Empire State trail by bike and her home is 3 minutes off the road so it was super convenient. The room was better than I could hope, so cozy c... [Read more](#)



Larry NortonAugust 2023

We enjoyed Diane and staying in her house.





Michael AngAugust 2023

Best airbnb host I've ever had. Super easy to talk to, great conversations if you want them, or she'll leave you in peace if that is your preference. Amazing historical home. Built before the American... [Read more](#)

Private feedback

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Thank you for everything Diane! I wish you well always ! Maybe next time Walter will be there for us to chat about games and sci fi stuff!



Jonathan DuboisAugust 2023

Diane did the most to accomodate my stay at her place! I was doing a bikepacking trip so she offered to drive me to nearby shops so I could find something to eat. Outside of the good breakfast, she a... [Read more](#)

Private feedback

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Thank you for everything you did for me! You really made my trip easier ?



Arturo CiascaAugust 2023

Wonderful stay at Diane's 1858 House. The home was clean, peaceful, quiet, and had everything we needed for our stay. Diane made us a fabulous breakfast and we thoroughly enjoyed the conversation duri... [Read more](#)

Private feedback

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Thank you, Diane. It worked out very well for us, and your home was perfect for us. Thanks again for the wonderful breakfast and chat.



Eve WyattAugust 2023

Diane offers a comfy bedroom and bath in an older home and provided a good breakfast. She was very friendly and hospitable and sent us of with some thoughtful extras to fuel our cycling trip! A welc... [Read more](#)



## Private feedback

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Hi Diane, We really enjoyed our stay with you, a relaxing evening and great sleep. And it was especially nice chatting over the yummy breakfast you provided. Your home is lovely! A little attention to the front garden and porch would give a more positive first impression. Also, Chuck hit his head on the corner of the gable ceiling in the bathroom - it is pretty low for anyone 6' plus. Perhaps a contrasting stripe would make the corner a bit more obvious. We really appreciated your help with updates on the Adirondack and Ethan Allen train service and planned Julie's travel accordingly. The treats you sent along were especially appreciated on the wet day and helped get us to Vergennes. ? Best wishes from us both, and we hope all goes well for you and your son in Whitehall. Eve and Chuck



Stacey Wagner August 2023

Diane was very accommodating during our stay. Went above and beyond to make us feel welcomed. Communication of amenities and also respectful of privacy. Made a delicious breakfast very early when we h... Read more



Emily Velush August 2023

Diane was lovely. She really wanted to make me feel at home, and made me coffee and breakfast in the morning. Those little extra touches mean so much. I would definitely recommend staying here! The ro... Read more



Afsaneh Ansari July 2023

she was a very friendly and nice person, breakfast was amazing and she was very nice .

## Private feedback

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thank you for your hospitality.



Hunter Chen July 2023

check in was quick and easy and she was extremely accommodating! we had an awesome breakfast and conversation too!





### Bar Weeks July 2023

Diane and her house were warm and inviting from the beginning to the end of our stay. We enjoyed conversations with Diane, but she also gave us as much privacy as we wanted. She and her son suggested ... Read more

### Private feedback

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Thank you, Diane, for making us feel right at home! We loved our stay and can't think of anything we lacked. We especially loved hearing about your journalism background.



### Christopher Lussier July 2023

Stopped here for the night on our way to a hiking trip, Diane was kind enough to get us egg sandwiches and coffee in the morning when we left at 4:30am, it was the perfect place with 2 comfortable bed... Read more



### Sharon Whitman June 2023

fellow Airbnb host. understands how things work. made for an informed and pleasant guest



# YOU'RE A SUPERHOST!

Here's to you, Diane! You've worked hard to delight your guests and shows. Guests appreciate your responsiveness and reliability, and r about your outstanding hospitality.

Tell everyone why you're excited to be a #Superhost!

Walter Petryk to Chief Sosebee



Walter  
Petryk <fotsrf@gmail.com>

Aug  
22,  
2023,  
6:14 PM

to Ellery.Sosebee, anthony.vandevoorde,  
bcc: me



Chief Sosebee,

It is my understanding that a certain criminal couple has finally appeared on your radar. I am writing to you to demand that Alison and Daniel Peeler be prosecuted for their many criminal activities, which have been perpetrated against my mother Diane Petryk and myself, for the past year.

Attached to this email are screenshots of every text Alison Peeler has sent me, unsolicited, since the beginning of May of this year. The following are context for said unsolicited messages.

Screenshot 1 - Alison Peeler got my phone number from a contractor she hired to cut down a large maple tree sitting on the property line between her and my mother's house. Peeler had been threatening to illegally cut it down without my mother's permission since at least March, just like **she had cut down two smaller trees which were FULLY on my mother's side of the property line while my mom was out of town last summer (crime #1)**. Peeler admitted that this maple tree was shared on the property line and sent my mother a Paypal invoice for "half the cost of cutting", citing Zachary Lonchar of Daring Tree Service as the tree contractor, and saying that he could provide multiple reasons why the tree was dangerous and needed to be removed. I called him to find out what these reasons were. He didn't answer my questions, opting instead to collude with the Peelers and provide her with my phone number without my permission. **Thus begins Alison Peeler's consistent pattern of harassing me with text messages.**

Screenshot 2 - On the advice of a lawyer specializing in tree law - Fred Boncher of Schenk, Boncher, & Rypma out of Grand Rapids - I sent an email to Zachary Lonchar explaining the law regarding this shared tree and that since we don't consent to its removal anyone involved in removing it would be guilty of violating Michigan Trespass Statute and could be liable for damages. I had not at this point, nor have I ever, responded to Alison Peeler's texts, so her accusing ME of harassment is textbook projection, and she goes on to threaten my career as a performer by suggesting she will get a PPO against me. **This is where Michigan Penal Code §750.411h kicks in, as its definition of harassment ("...conduct directed toward a victim that includes, but is not limited to, repeated or continuing unconsented contact...") is already fulfilled (crime #2).**

I copied that email to Zachary Lonchar and sent it as a text to his phone as well, (since we had already been texting about the tree from earlier in the day) just to make sure he got it. This is where Alison accuses me falsely of calling her "tree guy" again and goes on to suggest we go after her in court.

Screenshot 3 - She sends a picture of the tree in question, now claiming it is fully hers based on a string she attached to a surveyor's pole on the far side of the tree that is clearly angled towards our property, to make the string look like it isn't touching the tree. Calling us lunatics here is once again textbook projection, but at least it isn't a crime this time, just stupid.

Screenshot 4 - Several days go by, during which time **Peeler continued to maliciously report my mother's house to code enforcement, effectively weaponizing it (perhaps not a crime but definitely heinous) in an admitted attempt to get it red tagged so that she could buy it at a deep discount.** The roof was one of the things reported to code and we were told to have it fixed. While the roofers were there one day **Peeler assaulted my mother in her own garage (crime #3)**. My mother has documentation and witnesses to this, and the roofers even called 911 on her behalf. Peeler texted me to gloat about the fact that the roofers had to cut some branches of the contested maple tree down. She continued to say that if we paid "our part" of the bill the whole tree would be out of the way, again admitting that we shared ownership.

Screenshot 4 and 5 - I believe she sends me a screenshot of an email she sent to my mother regarding permission for our roof workers to come on to her property and saying that they were denied access - unnecessary since they did not need to go near her property at all.

Screenshot 5 - This is where Peeler really goes off the rails, and BRAGS to me that she filed a petition for Involuntary Mental Health Evaluation for my mother. She even sent me a screenshot of the resulting court order. **Peeler lied on that petition**



**(crime #4) in order for Judge Garcia to grant it without due process (another crime, albeit not committed by Peeler herself, only enabled by her).** There is no court requirement for an IMHE order to be "served" like a PPO, so the fact that she told me at all speaks to her motives of harassment as opposed to genuine concern for my mother's mental health, which is excellent.

Screenshot 6 - At this point my mother and I had engaged the services of attorney Eric Sheppard, who was able to get the mental health order dismissed, and he advised us to send an official "DO NOT CONTACT" letter to Alison and Daniel Peeler. We did so expediently, explicitly naming both my mother and myself. **This is where Peeler immediately ignored that letter and told me that she would speak to whomever she pleased, continuing her pattern of harassing me, and again according to Michigan Penal Code §750.411h, bumps it up to stalking (crime #5).**

Screenshot 7 - At this point, **she files a second falsified petition for IMHE (crime #6), which is also granted without due process by Judge Garcia, and once again BRAGS to me about it.** She follows it up with a "will your mother consent" question I imagine she was told by the probate court she was required to ask to make the petition legitimate, even though when I asked about this requirement over the phone they said it had to be in person - and at any rate I am not my mother, so how could texting ME be acceptable for fulfilling this requirement?

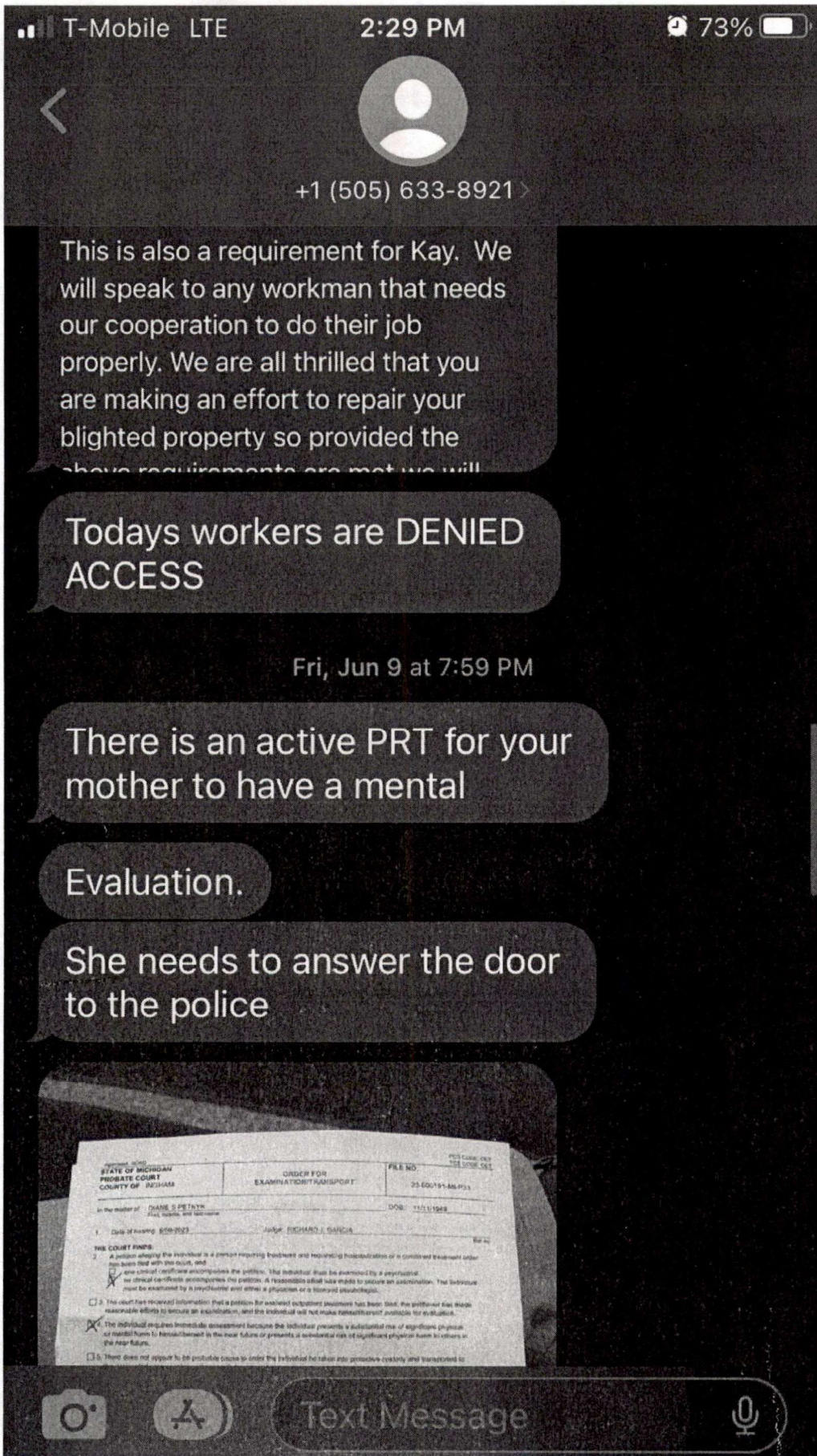
Now she texts me a picture of the maple tree stump. **Peeler is now bragging about cutting that down illegally (crime #7) and threatening us with her bogus invoice, further admitting we shared the tree.**

Screenshot 8 - Here is where she starts **threatening us with a lien because we are trying to sell the house without paying her tree invoice (pretty sure that's crime #8).**

Screenshot 8 and 9 - Here Peeler proves she is the one who needs a mental health evaluation, if her behavior so far hadn't already done that. **Peeler says she is having a warrant issued for my mother's arrest! As if she had the power to do that herself. Over a nickname! And she cites a mythical protection order. Peeler's delusions of grandeur are staggering.**

All of this unwanted contact and criminal behavior against my mother and myself are **causing us both significant emotional distress** and have made it **impossible for my mother to live in her home in peace so far this year, forcing her to leave it completely, making them guilty of nuisance (crime #9).** And I haven't mentioned the **vandalism of my mother's car (crime #10) and theft of two fence panels (crime #11).** I want to press charges against the Peelers. Their threats against us have been varied, but I know they are **credible threats**, since Daniel Peeler's Facebook cover photo is a picture of a **RUGER pistol.**

Thank you,  
Walter Petryk



This is also a requirement for Kay. We will speak to any workman that needs our cooperation to do their job properly. We are all thrilled that you are making an effort to repair your blighted property so provided the above requirements are met we will

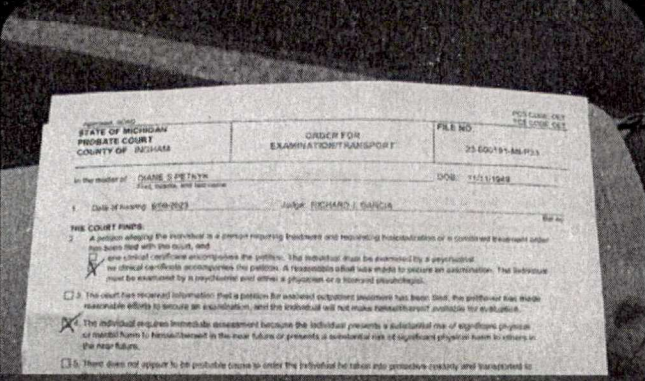
Todays workers are DENIED ACCESS

Fri, Jun 9 at 7:59 PM

There is an active PRT for your mother to have a mental

Evaluation.

She needs to answer the door to the police



Text Message

