



ARLINGTON'S NEWS & NOTES



Trick-or-Treating:

We will be abiding by the Muskegon Charter Township regulations for Trick-or-Treating date & times.

Please remember:

- 1.) Leave your porch light on if you are passing out candy.
- 2.) Parents should always check through their child's treat bag before it is consumed.
- 3.) Be sure your child is able to see through any masks they may be wearing.
- 4.) Children should carry a safety light or wear reflective clothing.
- 5.) Always watch for traffic.

Cold Weather Reminders:

- Make sure your heat tape is in proper working order before the cold weather is upon us!
- The guys will soon be going around to put insulation wraps on all water valves before the cold weather hits.



Disposal of Leaves:

Just a reminder, we do not pick up leaves at the curbside. Each resident will be responsible for taking his or her leaves to the leaf dump site behind the East Community mailboxes which are located next to our office. Leaves should be picked up on a weekly basis to avoid damage to the grass and to keep the community looking nice.

If bags are used, they should not be stacked at the road nor kept at your home for a lengthy period of time (dispose of weekly). All leaves must be dumped from the bags. Either reuse the bags or dispose of them. Our dumpsite will not accept bags and this causes extra work for our team.

North Community Storage Area:

If you have any items stored in the North community overflow area near the playground, please remember to make other arrangements to store your items before November 1st. We use this area for our overflow snow during the winter months.

Winter Classified Ad's:

We will be updating our classified section for the upcoming winter months beginning with the November edition of our newsletter. If you have an ad for plowing, shoveling, snow removal, etc. please contact the office by phone at 231-773-0843 to place your ad. You may also email us at officemanager@arlingtonwoods.us or bring something to the office for specific wording on how you would like your ad to read. Our contact information is listed on the back page of all newsletters and we also have a dropbox located at the front of the building for your convenience.

If you are interested in placing an ad or have a current ad to remove, please contact us before the 15th of any given month.

Anniversaries:

Mr. & Mrs. Dan Whalen 10/2
Mr. & Mrs. Frank Pieczynski 10/3
Mr. & Mrs. Nicholas Jorgenson 10/14
Mr. & Mrs. Robert Fore 10/16



Get Well:

Ken Torrenga Nikki Ackley
Tyler Bennett Avahleigh Bentley
Linda Redman
Kevin Ritz
Bill Baker



Sympathies:

To the family/friends of resident
Alfred Green on his recent passing.

To the family/friends of resident
Dayrol Bennett on his recent
passing.



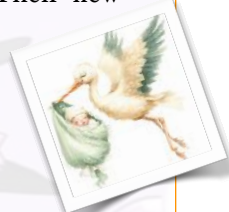
New Residents:

Devon Parm with daughter Marlee to 3751 Liberty.
Shirley Seevers and son Zander Bryant to 3936 Bobby
Lane.



Stork Report:

Congrats to new grandparents Rod & Dixie Morse! Their new
granddaughter weighed 6 lbs. 3 oz. & was 19.5 inches long.



Community Parking:

1. Your lot has two off street parking spaces. You should park your vehicles in these spaces and not on the street or lawn. North and South Park guests should park in front of your home or in the open areas at the end of the streets. East Park guests should park in the visitor parking areas. There is no street parking permitted in the East Community.
2. All vehicles must be in working order, licensed and insured. Management may remove such vehicle after written warning. Such removal will be at the owner's expense.
3. If the surface of the street is damaged by a vehicle (oil spills, for example), Management will repair the street, but the cost of such repairs will be the responsibility of the vehicle's owner.

Veteran's Dinner:

The Veteran's are again wanting to host a dinner to thank the residents of Arlington for all their generosity over the years. They would need a count of how many residents would be in attendance to actually host this type of event. If you and/or your families would be interested in attending please contact the office at any of the options listed below with your name and how many in your group. Thank you!

Phone: 231-773-0843

Email: officemanager@arlingtonwoods.us

There is also a dropbox located at the front of the building.



Birthdays:

Judy Johnson 10/2	Tina Parker 10/12	Aveon Dye 10/22
Fred Souter 10/2	Rodrick Ring 10/12	Donald Hough 10/22
Cameron Bussing 10/3	Zayden Webb 10/13	Becky Garcia 10/23
Robert Fore 10/3	Samuel Kempker 10/14	Landon Miller 10/23
Krystal Kies 10/3	Aiyana Ross 10/14	Lee Miller 10/23
Shannon Minzey 10/3	Jennifer Davey 10/15	Christie Bevins 10/24
Paula Dekker 10/5	Carole Wiles 10/15	Mark Bridges 10/24
Kimberly Hubsel 10/5	Ashley Bergh 10/16	Levi Dowdy 10/24
Irvin Johnson 10/5	Dixie Drake 10/16	Brenton Mitcheltree 10/24
Theresa Morehouse 10/5	Jason Genson 10/16	Thom Macy 10/25
William Norris 10/5	Darrin Guss 10/16	Matthew Newton 10/25
Alivia Ramirez 10/5	Nevaeh Holman 10/16	Barbara Shaw 10/25
Eva Davis 10/6	Michelle Julian 10/16	Bethany Sprinkle 10/25
Jerry Horn 10/6	Colleen Mitchell 10/16	Nancy Bon 10/26
Dan Whalen 10/6	Dylan Carpenter 10/17	Chuck Carlisle 10/26
Ashley Whaling 10/6	Joseph Patitucci 10/17	Savannah Crisman 10/26
Tamara Chipman 10/7	John Dill 10/18	Taylor Whalen 10/26
Ashley Hunt 10/7	Stanley Goodwin 10/18	Timothy Arens 10/27
Maly Yanez 10/7	Maverick Hill 10/18	Jimmie Baker 10/27
Lea Foster 10/8	Daniel Klopp 10/18	Dianne Hall 10/27
Jake Hamilton 10/8	Laudra Waller 10/18	Nathan Riley 10/27
Rita Harpe 10/8	Scott Makie 10/19	Karol DeWeerd 10/28
Jason Jeffery 10/8	Joseph Mendez 10/19	Oliver Hambrock 10/28
Jayden Mapson 10/8	Richard Pickard 10/19	Morgan Weesies 10/28
Eric Schrader 10/8	Kylen Webb 10/19	Maxine Dillard 10/29
Kayden Schultz 10/8	Armand Loomis 10/20	Wilma King 10/29
Tonja Colwell 10/9	Elainna Jorgenson 10/20	Roderick Mckenzie 10/29
Noah Langlois 10/9	Andrew Wingett 10/20	Julie Tardi 10/29
Juan Ledesma 10/9	Steven Hawkins 10/21	Robert Bordeaux 10/30
McKenzie Noggle 10/9	Jennifer Krbez 10/21	Sadie Hollenbeck 10/30
Reese Pearson 10/9	George Pierce 10/21	Brian Pierce 10/30
Paisleigh Cecil 10/10	Melvin Woolf 10/21	Nikolai Whaling 10/30
Makayla Willemsen 10/10	Tyler Burch 10/22	Killian Gilmore 10/31
Ezra Davis 10/11	Judith Carlisle 10/22	Cameron Marbra 10/31
Dianne Swiftney 10/11	Charles Cowins 10/22	

Skunks:



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What should I do if I encounter a skunk?

It is more likely you will smell a skunk than see one. Persistent, faint musky smells under a building or woodpile may suggest that a skunk has taken up residence. You may find small, shallow holes in the lawn, similar to those made by squirrels, which are a result of a skunk foraging for grubs. Occasionally, you may even find plants knocked over or damage to the lower leaves or ears of ripening garden crops, including corn. You should look for these additional clues; foxes also have their own musky scent that may cause mis-identification.

Occasional skunk sightings in a neighborhood are not a cause for alarm. Because skunks are generally easy-going, they will not intentionally bother people. In fact, skunks may benefit humans by eating many insects and rodents many regard as pests.

Warning signs

Skunks use their powerful defense only when they or their young are threatened and cannot escape. Even then, they give ample warning that should be heeded—stamping front feet, a raised tail, hissing, short forward charges and twisting their hind end around in your direction. Spotted skunks will even contort into a characteristic handstand, rump in the air with eyes still fixed on the threat. Move away slowly and quietly. By nature, dogs tend to ignore these warnings, so it is important they be restrained for their own good.

How do you get rid of skunks?

Because of the lingering odor, and fear of being sprayed, it may be hard for some people to tolerate skunks living under a deck or old shed. But skunks need shelter when they are most vulnerable (during the coldest parts of the winter and when raising young).

Skunks are nocturnal and non-aggressive, plus they play a beneficial role—all good reasons to just leave them alone until they have moved on of their own accord (which they readily do) or can safely be encouraged to leave an area where they are not wanted.

What attracts skunks to your yard?

Habitat modification

Skunks are opportunists at heart—they're mainly attracted to low-hanging fruit like garbage and pet food left out at night, as well as convenient denning sites, such as wood and rock piles, elevated sheds, and openings under concrete slabs and porches and crawl spaces.

Preventive measures, such as removing attractants around houses, will decrease the likelihood of an unpleasant skunk encounter. This includes securing trash, covering window wells, feeding pets indoors, or if fed outdoors, removing food immediately after pets eat.

Skunks may also dig for grubs in the yard when wet soil conditions push insects close to the surface—their presence may be a sign of an overwatered lawn. Occasionally, however, a skunk may also wander into an open garage or shed, which is a compelling reason to secure all outbuildings.

Preventing denning (exclusion)

Exclusion techniques should be used proactively to prevent denning before an animal moves in. Any suspected skunk den should first be checked to determine if it has residents. This may be done by loosely filling the hole (or holes) with soil, leaves, straw, crumpled paper or similar material. If a skunk is present, the animal will easily push their way out overnight and reopen the hole.

If the plug remains undisturbed for two or three nights, it is safe to assume that the hole is unoccupied and can be filled. In the winter, skunks may remain inactive for longer periods, so provide them with a bit more time to disturb the plug before blocking the den entrance. Permanently exclude skunks (and other den-seeking creatures) with an L-shaped footer of welded wire or similar barriers.

If a skunk is using the den, either harassment or eviction using a one-way door system is recommended. When evicting skunks, be sure that dependent young are not present. When in doubt, assume they are and use the door only after they start following their mother to forage. Leave the door in place from two or three nights to a week to be sure the skunk has left.

Should I harass a skunk?

When it is safe to displace skunks, mild harassment can be very effective. This can be as simple as loosely repacking the den hole with leaves or straw or other material to see if the skunk gets the message and moves elsewhere. If they require more persuading, adding light and noise to make an dark and quiet denning space unattractive may help as well. Make sure the skunk is not close by before setting up the disturbances.



Skunks Cont'd:

Can I use repellants?

Repellants may also be effective in skunk deterrence. Mild repellents, such as used kitty litter, can be placed near or inside the den to one side so the skunk has to pass them to get out; commercial or homemade capsaicin or castor oil repellents may also be tried.

Avoid buying skunk deterrents that are based on predator urine; these products are created under inhumane conditions, and are not necessary to repel skunks effectively.

Stronger products, such as the powerful capsaicin-based "hot sauces," are often unnecessary. In the case that they are used, they must be treated with extreme care due to the consequences for people, and animals who may inadvertently come into contact with them.

What if I find a skunk in my garage?

Skunks who have wandered into a garage can simply be allowed to wander back out by making sure the door is open before dusk. Skunks are nocturnally active, so opening the door at dusk and closing it later in the evening is likely to be a solution to this problem.

It is important to make sure the skunk has not been coming and going for long enough to have established a den and given birth, and that any accessible foods (bags of bird seed, for example) have been moved and secured in tightly sealed containers.

Removing a skunk from a window well

It is not uncommon for skunks, with their climbing abilities and weak eyesight, to become trapped in a window well or similarly deep pit. If this happens, provide a means of escape.

Place a rough board (or one with cleats, carpet, toweling, chicken wire or other material to give the animal traction) that is long enough to serve as a ramp out of the well. Skunks are poor climbers, so the board should lean no steeper than a 45-degree angle. Trying to stay out of sight of the skunk, slowly and carefully lower the board. If possible, a second person with a vantage point high enough to see the skunk (perhaps from an upstairs window) can warn of any signs of agitation.

Another method of placing the board is to tie it to the end of a long pole and lower it by holding the opposite end of the pole. Once the board is placed, keep people and pets away from the area until nightfall, when the skunk should leave.

If the skunk cannot climb out due to the well's depth or steepness, the Connecticut Wildlife Rehabilitators Association recommends a technique that involves a garbage can and smelly cheese. Place the cheese at the bottom of the can and lower it on its side with the open end facing the skunk. Once the skunk enters and begins to dine, carefully tilt the can up a bit, raising it elevator-style out of the window well, then gently tip it on its side again so the skunk can amble out.

How can I neutralize skunk odors?

The traditional remedy for removing the smell of skunk spray is a tomato juice bath. However, tomato juice, in conjunction with vinegar, only serves to reduce the stench, as it doesn't neutralize the molecules that make skunk spray particularly pungent. Here's a particularly effective remedy that's safe for dogs and cats, as well as humans:

Mix together:

1 quart of 3-% hydrogen peroxide, 1/4 cup baking soda, 1 teaspoon liquid dishwashing soap

Wearing rubber gloves, wash with this solution immediately after the spraying occurs. DO NOT get the solution in eyes. (If you don't have peroxide, baking soda, and liquid soap on hand, use vinegar diluted with water.)

Caution: Do NOT store this mixture or make it ahead of time, as the mixture could explode if left in a bottle.

Rub the mixture all over and scrub deep to neutralize the odor. However, if you're washing your dog or cat, don't leave the mixture on longer than you have to as peroxide can bleach fur. Rinse the solution off thoroughly, and the smell should be gone.



Classifieds:

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ARLINGTON WOODS DOES NOT ENSURE ANY PERSON OR COMPANY LISTED HAS A LICENSE AND OR INSURANCE.

YARD CARE:

House Washing: Honest, dependable and affordable services. We live in Arlington Woods community. Call 231-736-8586 for a free estimate.

Belanger Lawn Service & Powerwashing: Licensed & Insured! Call or text Chad at 231-495-0321.

Dove's Powerwashing & Detailing: Call Anthony at 231-760-2045.

Pro Wash Powerwashing: 231-740-5088 If no answer, please leave voicemail.

Belanger Lawn & power wash: 231-495-0321.

Lawn Maintenance: Mowing, thatching, leaves. Call Louie 231-557-6958.

Mow: Call Curtis 231-220-5931.

Mowing: Call Roger at 616-286-9546.

Leaf Pick up: Call Delbert King at 231-747-4926.

Grassclippings Lawn Care: Call Kevin at 231-571-6641.

DeWolfe Lawn Care LLC: Family owned, licensed & insured. Free estimates. Mowing, edging, trimming call 231-288-4743.

Yard clean up, lawn mowing, leaf pick up & general lawn care: Tim Weiss 231-288-7793.

TopTier Lawncare: Chris 231-340-6939.

Yard Care: Mowing: \$15, Watering & other care message me. Maceyne Gee 231-830-5734.

Ulnar Lawn Care: Veteran Owned & Operated. Jeff Foster (owner) 231-719-5150. Visit our website: ulnar.org

SERVICE AND REPAIR:

Junk Removal: 2MUCHJUNK, call 231-726-0450.

Seeking jobs for cleaning or helping with the elderly with daily tasks. You can contact me at 231-402-9003. My name is Sheila.

Ms. Courtney's Daycare: Summer only. Licensed, First Aid & CPR Certified. \$3.80 hourly charge, accepts DHHS payments. Ages 0-13 years, weekdays 7:30am - 4:30pm. Call 231-375-7736 for more info.

Handyman service local in Muskegon no job too big or too small. Winterizing, water boxes and heat tape installation, drywall repairs, painting, finish carpentry, windows, doors, decks & deck repair, kitchen and bathroom remodeling, flooring, etc. call Greg at 616 335-1557 for all your handyman needs.

Manufactured Home Lending: Orbis Funding. Email: info@orbisfunding.com or go to their website at: orbisfunding.com.

Plumber: Small jobs. Call Tom 231-402-0339.

Standard Point Services: Plumbing, heating, cooling, handyman, installs, roofing, decks, power washing, remodels, windows, electrical, welding. Call 616-414-0403. See our website: standardpointcs.com

Kids Clothing Closet at Connection Point Church 2270 S Mill Iron Road Muskegon, MI 49442 (Corner of Mill Iron and Evanston). Contacts: Marla Punches 231.286.8030 or Krista Panozzo 231.903.7065. Do you know a child or teen who needs clothes or shoes? Connection Point Church is starting a KIDS CLOTHING CLOSET. Sizes are infant to adult small (for the teens). There is never a charge and no questions will ever be asked. Please call Marla or Krista to set up a time to shop. Donations of gently used or new items (Only NEW underwear and socks still in original packaging) will be accepted every Sunday between 8:30 - 11:30 am or by prior appointment.

Having issues with your roof? Need a complete new install or maybe just a repair? Wait no longer, give us a call & set up a free estimate now. Call Blair Depung at 231-766-1686 we have liability insurance.

Cowboy Jim's Live Country Music: Wednesdays Noon to 3pm. \$4 person, no fee to performing musicians. Friday Night Auction starts at 7pm - no outside food or beverages permitted. Refreshments available on site. 1156 E. Broadway.

Shoreline Roofing & Construction: Phone - 231-894-0607/ Website - shorelineroofingLLC.com. Licensed & Insured.

Greenix Pest Control: Call 616-286-8382.

Family Fence Factory: For all of your deck, steps, handicap ramps and shed needs! Local & located at 1360 E Laketon Ave. Website: familyfencefactory.com. Email: sales@familyfencefactory.com. Call: 231-865-7711.

ENK TRANSPORTING: SHED & STRUCTURE MOVERS. Minimum charge for any size move is \$340. Call Owner/Operator Ezra Kasza at



Classifieds:

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231-923-6670 for additional pricing. All invoices are calculated by time and material.

House Cleaning with current residential cleaning experience. Dependable professional non-smoker that lives in EAST Arlington Woods. Call Diane at 231-670-0613.

Battle Bugs Pest Control of West Michigan: Bee's, Cockroaches, Rats/Mice, Bed Bugs, Spiders/Ants, Mosquitoes, Moles. 15 years experience, Licensed & Insured. Call 616-606-5405 or Email battlebugs21@gmail.com.

Todd Mines-Anchor Insurance Agency for your mobile home. Call today for affordable rates at 231-726-5081.

Appraisals for your manufactured home: Call Data Comp at 616-574-0470.

Affordable Chimney Services: For all your chimney services and repairs, call 231-928-1229.

Wilson's Supplies & Mobile Home Parts: For all your mobile home needs. Located in Howard City. Call us at 231-937-6556.

Scrapper Services: Call Dover at 231-578-1807.

Dave's scrapping (hauling & cleanup too). Painting, small repairs, etc. Call 231-457-7113.

Smith & Son Building & Remodeling Inc. for all your home repairs. We are insurance claim specialists and we are accredited with the BBB. Give us a call for a free estimate at 231-773-2118.

Catholic Charities of West Michigan provides a service called Healthy Families. Anyone who is pregnant or has a child 3 months old or younger is eligible. Call 231-726-1236 for more info or go to ccwestmi.org.

G & W REFRIGERATION & HEATING, INC. HVACR Contractors. Air conditioning & Heating repairs, tune ups, new installations. FREE estimates on installations. Financing available to qualified buyers. G & W Air Conditioning and Heating: We are here For You! 24 Hour Emergency Service Available. Call 231-773-7575.

The Painter Sisters: Great work, great pricing and insured. 6 years of professional cleaning & painting services for residential & commercial. 231-670-0444 Kim Bitson or 231-747-6789 Rita Harpe.

Hi, my name is Jim Weathers. Do you need help budgeting your finances or preparing tax returns? I can help! I have over 20 years of experience. I'm friendly, flexible and affordable. Please give me a call at 231-638-2084 or email me at ACEAS4U@aol.com.

MORSE CONSTRUCTION Call Rod Morse at 616-862-5714. From roof overs to floor installation and everything in between.

AMERICAN MECHANICAL SERVICE OF WEST MICHIGAN HEATING & COOLING SERVICE Installation & Sales, mention you seen this ad and receive 10% off on your next service call! Call Shane Sutton at (231) 788-5200.

Lee's Window Cleaning-Commercial & Residential with 10 years experience. Thomas Lewis: email

lewisthomas8000@gmail.com or call 231-740-0870.

We can write home insurance for any age of manufactured homes for very reasonable rates. Call ALLSTATE at 799-2222.

ITEMS FOR SALE:

Bicycle Carrier - 2 place. Auto hitch type \$20. 231-563-6520.

Top of the line hearing aids for sale, bought from Mirical Ear in Fruitport. Used approx. 4 weeks, bought for \$4000. Will sell for \$2000 or make offer. Call Bob 231-750-7033.

7 CU Ft chest freezer: excellent condition, energy saver \$150 Call 231-767-5270.

Denali Aire 5050 BTU window AC unit, model #2DMC5K - \$100 obo. Also Denali Air 12,000 BTU Window AC unit model #1DAC12K - \$200 obo. Call 616-325-3464.

2007 Softail Standard: Many extras, bumped up to 103", strong runner. \$5000 call 231-260-8715 Jerry B.

For sale: One pair of cowboy boots size 10 E. \$75 like brand new. Call Fred or Linda at 231-724-0390 or 231-288-2177. 3909 Malibu.

For Sale: One Fedora Hat size medium. \$75. Call Fred or Linda at 231-7240 or 231-288-2177. 3909 Malibu.

If you would like to place your ad or have an ad to remove in the newsletter, please contact the office at 773-0843 or email Arlington.estates@comcast.net before the 15th of the month.



Arlington Woods will pay up to \$7,000.00 for a single wide home and up to \$9,000.00 for a double wide to move your home to our community! We currently have a few vacant lots to choose from. Once you are approved it's as simple as picking your own lot, paying a \$300.00 security deposit, get a FREE estimate from the mover and schedule your home to be moved to our community! Your lot rent would not start until the Certificate of Occupancy is issued from the Muskegon Township.

RESTORE PROPERTIES HAS HOMES FOR SALE...
READY TO MOVE IN, DOWN PAYMENT with MONTHLY PAYMENT OPTIONS! Once you're park qualified, contact Josh Springstead at 231-730-2396 to see which homes are available for immediate occupancy.

IMMEDIATE OCCUPANCY: 3882 Elmore

NORTH COMMUNITY: \$25000 In- House financing with monthly payments of \$201.32 available for this 3 bedroom, 2 bath. Home is a 1986 Fairmont singlewide. Appliances include a dishwasher, brand new stove & brand new fridge. This home also includes a shed and has an enclosed mud room. This home is move-in ready with new vinyl flooring, brand new carpet, new vinyl windows & new blinds. Furnace & water heater have been recently cleaned & inspected.

\$1600 Down & payments of \$201.32 based on the total (\$25000.00) which includes the financed amount (\$48316.26), down payment (\$1600.00), sales tax (\$1500.00), title fee (\$90.00) and interest (\$2326.26) at a fixed percentage rate of 7.5% over 20 years. Call to set up an appointment to view the home at 231-777-2504. NMLS #349840 WEST MICHIGAN HOMES. EMAIL: OFFICEMANAGER@ARLINGTONWOODS.US

NORTH COMMUNITY: 3840 MALIBU

1975 Skyline, 2 bedroom, 1 bath remodeled singlewide home. Very nice, fully furnished home includes a brand new shed, brand new central air unit, 8x26 covered deck and new drapes & blinds on the windows. Asking \$42,000 obo. Call Steven 231-733-5385 for more details. Must be approved for residency.

BRAND NEW HOMES

READY FOR IMMEDIATE OCCUPANCY:

3883 Elmore: 2024 Harmony Hendrix \$62554.58

2 bedroom, 2 bath home includes stove, fridge and dishwasher, vinyl windows with blinds & treatments, congoleum vinyl wood flooring throughout, upgraded roof load, ceiling fans & is ready for immediate occupancy. Home has a 1year manufacturer warranty. Home must remain in community.

\$1200.00 down and 360 payments of \$455.87 based on the total payment of (\$165314.22) which includes the financed amount (\$65197.85), down payment (\$1200.00), sales tax (\$3753.27), title fee (\$90.00), and interest (\$98916.27) at a fixed percentage rate of 7.5% over 30 years. Call us to set up an appointment to view this home at 231-777-2504. West Michigan Homes NMLS #349840.

3875 Elmore: 2024 Harmony Hendrix \$61472.63

2 bedroom, 2 bath home includes stove, fridge and dishwasher, vinyl windows with blinds & treatments, congoleum vinyl wood flooring throughout, upgraded roof load, ceiling fans & is ready for immediate occupancy. Home has a 1year manufacturer warranty. Home must remain in community.

\$1200.00 down and 360 payments of \$447.85 based on the total payment of (\$162427.37) which includes the financed amount (\$64050.99), down payment (\$1200.00), sales tax (\$3688.36), title fee (\$90.00), and interest (\$97176.38) at a fixed percentage rate of 7.5% over 30 years. Call us to set up an appointment to view this home at 231-777-2504. West Michigan Homes NMLS #349840.

3854 Karsen: 2024 Harmony Bell \$60259.63

2 bedroom, 2 bath home includes stove, fridge and dishwasher, vinyl windows with blinds & treatments, congoleum vinyl wood flooring throughout, upgraded roof load, ceiling fans & is ready for immediate occupancy. Home has a 1 year manufacturer warranty. Home must remain in community.

\$1200.00 down and 360 payments of \$438.86 based on the total payment of (\$159190.84) which includes the financed amount (\$62765.21), the down payment (\$1200.00), sales tax (\$3615.58), title fee (\$90.00), and interest (\$95225.63) at a fixed percentage rate of



Homes For Sale:

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7.5% over 30 years. Call us to set up an appointment to view this home at 231-777-2504. West Michigan Homes NMLS #349840.

3643 Easy Circle: 2024 Harmony Bell \$60205.63

2 bedroom, 2 bath home includes stove, fridge and dishwasher, vinyl windows with blinds & treatments, congoleum vinyl wood flooring throughout, upgraded roof load, ceiling fans & is ready for immediate occupancy. Home has a 1year manufacturer warranty. Home must remain in community.

\$1200.00 down and 360 payments of \$438.46 based on the total payment of (\$159046.76) which includes the financed amount (\$62707.97), the down payment (\$1200.00), sales tax (\$3612.34), title fee (\$90.00), and interest (\$95138.79) at a fixed percentage rate of 7.5% over 30 years. Call us to set up an appointment to view this home at 231-777-2504. West Michigan Homes NMLS #349840.

PENDING SALE: 3908 Karsen

This is a 3 bedroom, 2 bath 2024 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home. Contact us at 231-777-2504. West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442 (231) 777-2504 or (231) 773-0843 NMLS#: 349840

ALMOST READY - 3922 Karsen - 2024 Harmony Bernstein, 3 bedroom, 2 bath. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. This is a 3 bedroom, 2 bath 2024 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the

home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty.

West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442 (231) 777-2504 or (231) 773-0843 NMLS#: 349840

PENDING SALE: 3882 Karsen - 2024 Harmony Bernstein, 3 bedroom, 2 bath.

\$1,500.00 down includes lot security deposit and 1st month's lot rent is free. This is a 3 bedroom, 2 bath 2024 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty.

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ALMOST READY - 3874 Karsen - 2024 Harmony Bernstein, 3 bedroom, 2 bath. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. This is a 3 bedroom, 2 bath 2024 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty.

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Homes For Sale:

NEW HOMES COMING SOON:

3917 KARSEN - 2025 Harmony Bernstein

This is a 3 bedroom, 2 bath 2025 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home. Contact us at 231-777-2504.

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3763 American - 2025 Harmony Handel

This is a 2 bedroom, 1 bath 2025 Harmony Handel. This home is a 16x50 with 800 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 40 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home. Contact us at 231-777-2504. NMLS#: 349840

West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442

3923 Karsen - 2025 Harmony Bernstein

This is a 3 bedroom, 2 bath 2025 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 40 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home. Contact us at 231-777-2504. West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442 NMLS#: 349840

3936 Karsen - 2025 Harmony Bernstein

This is a 3 bedroom, 2 bath 2025 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home.

Contact us at 231-777-2504. West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442 NMLS#: 349840

**Happy
Halloween**