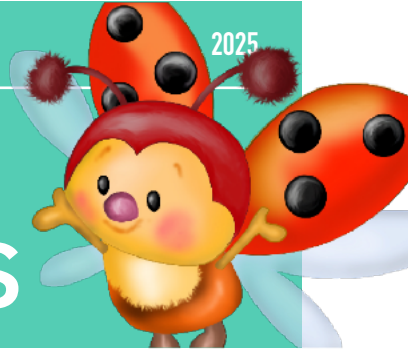


MAY

2025



Arlington's News & Notes

Holiday Trash Pickup:

Trash pick up will run one day behind during the week of the Memorial Day holiday. Please put your trash out on WEDNESDAY, MAY 28th for a THURSDAY, MAY 29th pick up.

Odd/Even Watering Schedule:

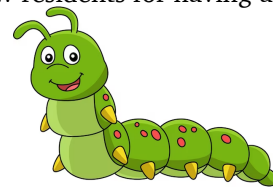
Properties with addresses that are even (the last number in your address), water on calendar days that are even. Properties with addresses that are odd, water on calendar days that are odd. There will be some even folks that are concerned about getting cheated because if there are 31 days in the month, there are two odd days in a row. Any 31st day of the month will be a "wild card" day and both odd and even addresses can water. However, they are being asked to apply only 50% of the irrigation water that they would normally apply on their normal watering day. Residents with underground sprinkling are ok to water as they normally would in accordance with the times on the irrigation signed contract that is on file with the office and EGLE. (Any resident with underground sprinkling MUST have a signed contract on file).

Annual Community Yard Sale:

This year's annual community yard sale will be held on Saturday June 14 from 8am – 4pm, weather permitting. Tables, etc. may be put up at each resident's home site and in the South community's play area (at the end of Topper). All items are to be cleared away by the end of the day. A rain date is set for Saturday, June 28th.

Yard Of The Month Contest:

Each year we hold a yard of the month contest in our community. One resident from each of our 3 sections will be chosen as the best "yard of the month" and receive \$100 off of their lot rent. Winners are nominated by other residents by turning in vote slips provided in our newsletters. We do our best to make sure that no residents are repeat winners. We will be holding the contest during the months of June, July & August. Watch for your 1st vote slip in June's newsletter and nominate your fellow residents for having a well-kept yard!



Office Dropbox:

There is a dropbox located near the front door of the office that can be accessed at any time. It is available for any rent payments, letters to the office, applications or any other communication or documents you would like to leave for us.

MEMORIAL DAY:

MEMORIAL DAY
WILL BE ON
MONDAY, MAY 26,
2025.



OFFICE CLOSED:

OFFICE WILL BE
CLOSED ON
MONDAY, MAY 26
IN OBSERVANCE
OF MEMORIAL
DAY.



MOTHER'S DAY:

MOTHER'S DAY
WILL BE ON
SUNDAY, MAY 11,
2025.

Attention All Residents:



During the week of Spring Break and the week following, we have had destructive behavior caused by, from what I am being told, the children that live in our own Community.

Some of the damage that has taken place: Mail house windows were broken out, rocks were thrown through residents home windows at 3:00 am, man hole covers were removed from the streets leaving open manholes for someone to fall into, skirting kicked in and broken, eggs thrown at homes and cars, broken basketball backboard, foul words were carved into the swing seats, almost all the fence caps were smashed and mini bikes are being driven through lawns and common areas destroying the property.

I wanted to bring to everyone's attention that parents are held fully responsible for the actions of their children and any guests their children have over. Parents are also held fully responsible for any damages caused by their children to community property or to another residents property.

Residents, we need your help to keep OUR COMMUNITY neat, clean and safe. If you see groups of children out at odd hours, children in other residents lawns, children doing things they should not be doing, please call the office 231.773.0843 or 911 and report them immediately.

Sincerely,

Theresa Jones
Manager

Skunks:



What attracts skunks to your yard and how to keep them out?

Skunks are opportunists at heart—they're mainly attracted to easy pickings like garbage and pet food left out at night, bird feeders, peanuts as well as convenient denning sites, such as wood, rock piles, elevated sheds, and openings under concrete slabs, porches and open skirting.

Preventive measures, such as removing attractants around houses, will decrease the likelihood of an unpleasant skunk encounter. These include securing trash, enclosing skirting, under sheds and feeding pets indoors.

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 good reason to secure all outbuildings.

To effectively deter skunks from your yard, focus on removing food sources, eliminating potential den sites, and using deterrents like bright lights, motion -activated sprinklers, or strong -smelling repellents. Skunks are drawn to easy food access and shelter, so addressing these factors are key.

Repellents 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.



New Residents:

Get Well:

Mark Johnson to 3861 Karsen.

Patricia Rohn

Patricia Ashburn

David Norwich & Virginia Hinton to 3944 Malibu.

James Wade

Jeff Smith

Jacob Richards & Sarah Bridenstine with child Raelynn to 3882 Manatee.

Rhonda Hicks

Tom Lewis

Barbara Erb to 3941 Fleetwood.

Charlie Hicks

Frank Pieczynski

Natalee Steketee & James DeWall to 2314 Shamrock Lane.

Randy Larabee

Rosie Baker

Anthony Lewis to 3908 Karsen.

Nancy Pieczynski

Glen Davey



Debera Logrande & Rebecca Bazzett to 3630 Easy Circle.



Anniversaries:

Judy Colburn to 3966 Malibu.

Mr. & Mrs. Gary Thies 5/1

Mr. & Mrs. Larry Vaandering 5/2

Mr. & Mrs. Daryl Moore 5/2

Mr. & Mrs. Robert Jones Jr. 5/8

Mr. & Mrs. Doug Redman 5/20

Mr. & Mrs. Michael Spink 5/24

Mr. & Mrs. Shawn Baird 5/27

Congrats:



To mom Taylor Whalen, dad Matthew Kalsbeek and grandparents Dan & Michelle Whalen on the birth of new baby boy, Griffin! Congratulations!

To Laudra & Kevin Waller on the birth of their new twin grand babies!

If you would like your anniversary listed in our newsletter and our community channel please contact the office at 231-773-0843.

About Spring Inspections:

Please remember that these inspections are NOT a cause for alarm. Our annual spring inspections are about keeping our community looking nice for the benefit of everyone. The initial notification is just to inform residents of any items that need to be addressed at their homesite. If you receive a notice you will then have 30 days before management comes back to re-check your homesite. At that point if all items have been addressed (fixed, repaired, etc.) the inspection will be closed. However, if you do not address the items that we notified you of by the re-check date, the inspection will be escalated and is then cause for eviction. Arlington is not responsible for your unchecked emails. Please be sure to keep an eye on your junk/spam for any notifications.



Animal Reminders:

When taking your animal out to go to the bathroom please be sure to pick up after him/her each time and please do not let your animal use another resident's home-site as a bathroom. It is very disturbing to residents without animals.



Free Smoke Alarms Installed:

All residents are able to have free smoke alarms and carbon monoxide detectors installed at no cost by the fire department. Just call Jack Wydeck at 231-773-4616 or email: mtfd.inspector@mcd911.net.

Summer Reminders:

- Motorized scooters are not permitted in the community, this includes using the motorized option on E bikes.
- Our community speed limit is 15 MPH. Please abide by the speed limit and all posted stop signs for the safety of our entire community.
- Animals must be on a leash & supervised by a responsible party at all times. All feces must be cleaned up daily & animals cannot use other residents' property as a bathroom.
- Keep toys and misc. items at your home site put away when not in use.
- Parents are fully responsible for the actions of their children at all times.
- Please remember that each resident has the legal right to the quiet enjoyment of their own home.
- Pools, trampolines, etc should be moved from time to time so it does not kill the grass.
- Music, loud vehicles & noise should be kept to a minimum.
- Only decorative fencing is allowed, no enclosed area & cannot be taller than 4ft.

Rule booklets are available in the office if needed.

Personal Reflection Quiz:

Herbert V. Prochnow has constructed a 10-part "Character Quiz" - an interesting checkup as to just how much we might choose to be "children of light":

1. If you found a wallet with \$1,000, would you give it to the owner if no one knew you found it?
2. If you could advance yourself unfairly, would you do it if no one would ever find out?
3. If the bus driver failed to collect your fare, would you voluntarily pay it?
4. If there were no locks on any house, store, or bank, would you take anything if no one found out?
5. If your business partner died, would you pay his relatives their fair share, if you didn't have to?
6. If you were an employer, would you hire yourself at your salary?
7. If you were an employer would you like to be working for yourself?
8. If you are a parent, would you like to be the child of a parent like you?
9. If you had a choice, would you like to live in a community with people working in church, civic, and community affairs like you do?
10. If you had to live with someone just like you for the rest of your life, would you count it a privilege?



Classifieds:

3P PROPERTY MANAGEMENT: PLOW - POWERWASH - PAINT. Call for a free quote 231-284-6418.

Powerwash homes & decks call Ron 231-288-7946.

Affordable House Washing: single and doublewides. Honest, dependable and affordable. Call for free estimate. We live in Arlington Woods Community. Call 231-736-8586.

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.

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 & lawncare: Call Jessica 810-858-1151.

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.

Bob's Lawn Service: Spring clean up \$40. Mow, trim & edge \$25. Singlewides with small yards \$15. Also do power washing. Call 231-903-9862.

Lawn mowing, leaf pickup and general lawn care. Call 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:

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

Sam's Mending: Sandra Spear. Replace & repair zippers, sewing, etc. 4155 S. D angl Rd, Cloverville. Call 231-340-8098.

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

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.

Ace Handyman Services: Home repairs, improvements & maintenance. Small jobs, large jobs, half day & full day handyman services available. Call Zach at 231-981-8601 or book online at acehandymanservices.com

Ben Gerrans, licensed & insured for all general home repairs & maintenance.

Carpentry, siding, doors & windows, remodeling, decks & patios, molding & trim, drywall, painting, etc. Call 231-766-1824.

Yoder's portable buildings: Corner of Apple Ave and Maple Island. All sizes and colors of sheds available. We offer rent to own, cash sale or financing. Call Brad Buhle at 231.380.1507, **Tell them Theresa sent you and save \$50!!**

ENK TRANSPORTING: SHED & STRUCTURE MOVERS. Minimum charge for any size move is \$340. Call Owner/Operator Ezra Kasza at 231-923-6670 for additional pricing. All invoices are calculated by time and material.

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.

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

Irish Roofing & Exteriors: Missing shingles? Mold? Roof damage? Maybe get a free roof! Call DJ 616-552-0229.

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

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.

AMERICAN MECHANICAL SERVICE OF WEST MICHIGAN HEATING & COOLING SERVICE Installation & Sales, mention

Classifieds:

you seen this ad and receive 10% off on your next service call! Call Shane Sutton at (231) 788-5200.

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.

Whitney Services: Plumbing, electrical, frozen pipes, heating & cooling. Call 616-745-0818.

Tom's small plumbing problems & drains: 231-402-0339.

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

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

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

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

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.

Greenix Pest Control: Call 616-286-8382.

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.

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

Try Xfinity mobile for a year, get unlimited 5G mobile line included with 300 Mbps (and faster) internet. Plus you can get a FREE 5G phone (select models only). Offer ends 6/21/25, 317-440-3282

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

Mobile Home Lenders: autoMHatic Financial - 888-226-8929.

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

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

Kids Clothing Closet at Connection Point Church 2270 S Mill Iron Road Muskegon, Mi 49442 (Corner of Mill Iron and Evanston). Contacts: Marla Panches 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.

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.

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.

ITEMS FOR SALE:

13 x 9 screen tent, new in box \$40. Call 231-557-6134.

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

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.

Homes For Sale:

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 approved, contact Josh Springstead at 231-730-2396 to see which homes are available for immediate occupancy.

HOMES FOR SALE:

Must be approved for residency on all homes for sale.

EAST COMMUNITY: 2317 Shamrock Lane - \$40,000

1994 Mansion, 2 bedroom, 1 bath. This great home has stove, fridge, washer, dryer, new furnace and central air, newer flooring, recent addition, awning and is a well maintained home. Home must remain in the community, cannot be moved. Call Myra or Gary 231-773-1505.

NORTH COMMUNITY: 3888 KARSEN - \$20,000

1973 Bristol, 2 bedroom, 1 bath home comes with microwave, fridge & stove. Home has expando, large deck and new shed. Call Adam 231-329-9094.

SOUTH COMMUNITY: 2327 SKYLINE - \$10,000

1980 Windsor, 2 bedroom, 1 bath singlewide home. Home has a new metal roof, new toilet, steps, furnace & partial kitchen plumbing. Appliances include a fridge and washer/dryer. Home needs a good cleaning. Asking \$10,000. Call Lori 231-215-9088 more details.

SOUTH COMMUNITY: 3764 LIBERTY - \$29,900. Asking \$29,900 for this 1971 New Moon, 2 bedroom, 1 bath home with shed. Home has newer roof, new paint, newer flooring, updated bath and kitchen. Appliances negotiable. Contact Alicia or Amy at ReMax West 231-206-1095 for more details.

SOUTH COMMUNITY: 2394 MARLETTE - NEW PRICE! \$50,000. Very nice, well maintained 2015 Clayton 2 bedroom, 1 bath has lots of natural light and central air! Home comes with a shed & the appliances included are a stove, fridge and dishwasher. Home is well insulated & drywalled! Call Darlene at 231-288-8186 for more details or to schedule a viewing.

Homes For Sale:

NEW HOMES

READY FOR IMMEDIATE OCCUPANCY:

Arlington Woods/West Michigan Homes has brand new homes for sale. All homes have vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, upgraded 30 lbs roof load with 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 walls, lighted ceiling fans, solid oak kitchen cabinets and a one year manufacturer warranty.

NORTH COMMUNITY:

3922 KARSEN - 2025 Harmony Bernstein, 3 bedroom, 2 bath. Cash price of \$64712.82. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

3923 Karsen - 2025 Harmony Bernstein, 3 bedroom, 2 bath. Cash price of \$60843.00. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

3950 Malibu - 2025 Harmony Bernstein, 3 bedroom, 2 bath. Cash price of \$62606.60. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

3888 Malibu - 2025 Harmony Bell, 2 bedroom, 2 bath. Cash price of \$62934.00. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

3945 Karsen - 2025 Harmony Bell, 2 bedroom, 2 bath. Cash price of \$63029.60. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

3930 Malibu - 2025 Harmony Bell, 2 bedroom, 2 bath. Cash price of \$62753.50. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

3951 Karsen - 2025 Harmony Bernstein, 3 bedroom, 2 bath. Cash price of \$62201.00. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

3827 Karsen - 2025 Harmony Bell, 2 bedroom, 2 bath. Cash price of \$62461.00. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

3936 Malibu - 2025 Harmony Bernstein, 3 bedroom, 2 bath. Cash price of \$62191.00. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

3908 Malibu - 2025 Harmony Bernstein, 3 bedroom, 2 bath. Cash price of \$62912.00. In-House financing available on this home, contact our office at 231.773.0843 for the current interest rate and monthly payment options.

