



ARLINGTON'S NEWS & NOTES

Cable TV lines:

If you are planning on doing any digging, yard work, or having a service put in, please remember to call the community cable providers at 231-744-8876 so they can mark the cable lines to avoid damage. There is a \$79.00 charge if they come out for any damaged cable line repair.



Community Bus Stops:



With Back-To-School quickly approaching, we would like to remind everyone that the bus stops here in our community were established as a privilege for the residents to use. Parents are fully responsible at all times for the conduct of their children. If a child is found to be a nuisance to others, a parent will receive a warning to correct the issue. Additional issues will require that a parent accompany the child to, from and at, the bus stop. The final step in this process is to discontinue use of the bus stops for that child. Please show respect for our bus stops as well as other residents here in our community.



Yard of the Month:



Each year we hold a yard of the month contest in our community. One resident from each of our 3 community sections will be chosen during the months of June, July & August (by other residents) as having the best yard of the month. The winners will receive \$100 off of their lot rent for that month. The other residents of our community nominate all winners. Residents may not vote for themselves and you may only vote for 1 address per section. Your lot rent must be current and you cannot use the \$100 discount towards a home payment. Please use the vote slip below to nominate your favorite yard(s) and then turn in to the office before the 15th of each month. Good luck to everyone participating this year!

YARD OF THE MONTH AUGUST VOTE SLIP (Turn In Before AUG. 15th)

NORTH COMM.

SOUTH COMM.

EAST COMM.

YOUR NAME





Yard of the Month July Winners:



East Community:

Diane Crosby

2437 Marlette



North Community:

Lori Traxler

3931 Elmore



South Community:

Brooke Whelpley

2240 New Moon



Birthdays:

JoAnna Abernethy 8/1	Laura Graftema 8/8	Charles Willis 8/16	Ronald Kennert 8/25
Lily Andree 8/1	Kelsey Keur 8/8	Phyllis Cunningham 8/17	Krystal Ritz - Hitsman 8/25
Aleigha Kolberg 8/1	Patricia Murphy-Leeball 8/8	JoAnn Glatz 8/17	Marcus Schulz 8/25
Bradley Morgan 8/1	Todd Smith 8/8	Laura Kies 8/17	Brooke Whelpley 8/25
Gabby Villalpando 8/1	Jessica Wisneski 8/8	Jaylin Miller 8/17	David Zimmerman 8/25
Cody Weedall 8/1	Scott Zank 8/8	Mikal Sanders 8/17	Hayden Christiansen 8/26
Russell Pankow Jr. 8/2	Caleb Abernethy 8/9	Joseph Bullard 8/18	Shelby Sittser 8/26
Kenneth Bailey 8/3	Caleb Abernethy 8/9	Jennifer Campbell-Brown 8/18	Hope Hill 8/27
Steven Brooks 8/3	Jordan Adragna 8/9	Ronald McCoy 8/18	Jasmine Matuszek 8/27
Oscar Garcia 8/3	Brandy Pritzl 8/9	Kevin Ritz 8/19	Sandra Woodring 8/27
Jacob Hall 8/3	Wendy Tober 8/9	Michaun Sweet 8/19	Brandi Barnhill 8/28
Diane Sodini 8/3	Cheri Froberg 8/10	Parker Cole 8/20	Susan Howe 8/28
Dominick Spicer 8/3	Enoch Hamilton 8/10	Linda Janse-Hawkins 8/20	Vicky Vallie 8/28
Marilyn Bryant 8/4	Ava Holt 8/10	Marsha Maxwell 8/20	Alivia Vayette 8/28
Elliot King 8/4	Stephanie Quinton 8/10	Brenda Sukup 8/20	Catherine Wharton 8/28
Savannah Lewis 8/4	Jodi Smith 8/10	Dennis Vogel 8/20	Thomas Grant 8/29
Debera Logrande 8/4	Pam Workman 8/10	Kimberly Sherwood 8/21	William Caswell Jr 8/30
Cody Patitucci 8/4	Melissa DeWolfe 8/11	Payton Torrenga 8/21	Julie Elwell 8/30
Carmen Woody 8/4	Delores Overly 8/11	Lani Virag 8/21	Tyler Larabee 8/30
Amy Jeffery 8/5	Devon Parm 8/11	Jennifer Clark 8/22	Rose Baker 8/31
Mary Sherwood 8/5	Michael Torrenga 8/11	Susan Hernandez Zitka 8/22	Dawn Dewolfe 8/31
Tylor Skinner 8/5	Aulani Galindo 8/12	Linda Jessing 8/22	Drew Hill 8/31
Brystol Tenhove 8/5	Andrew Mitchell 8/12	Eric Ulvund 8/23	Kevin Ritz Jr 8/31
Raymond Campbell 8/6	Thomas Munafo 8/12	Jeffrey Botten 8/24	Craig Smith 8/31
Kathy Clark-Bovay 8/6	Anthony Dove 8/13	Patricia Caswell 8/24	Paul Thoma 8/31
Joanne Preihs 8/6	Brandi Moore 8/13	Arnold Mabrito 8/24	Arizona Wilson 8/31
Matthew Schaw 8/6	David Nelson 8/13	Makenady Murphy 8/24	
Braxton Botten 8/7	Sawyer Vayette 8/13	Linda Redman 8/24	
Deborah Burkall 8/7	Kaitlyn Davis 8/14	Destini Thompson 8/24	
Fred Drzewicki 8/7	Rain Pierce 8/14	Laurie Toney 8/24	
Laura Dudek 8/7	Dakota Hall 8/15	Rylee Bankert 8/25	
Jeana Faucher 8/7	Branden Newville 8/15	Stacey Bell 8/25	
Jerry Holmes 8/7	David Dietz 8/16	Harold Scott Gunn 8/25	
Conner Sanford 8/7	Morgun McLouth 8/16	Rosalii Hardwick 8/25	
Leisha Frost 8/8	Eislee Michael 8/16	Carol Harmsen 8/25	





Anniversaries:

Mr. & Mrs. Kevin Ritz 8/2

Mr. & Mrs. John Neer 8/13

Mr. & Mrs. Rick Bisard 8/19

Mr. & Mrs. Timothy Johnston 8/19

Mr. & Mrs. Greg Genson 8/20

Mr. & Mrs. Lloyd Jett 8/21

Mr. & Mrs. David Shaw 8/29

Mr. & Mrs. Fernando Flores 8/29

Get Well:

Judy Delis

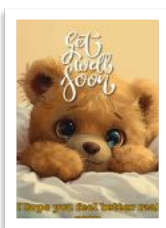
Jennifer Davey

Jennifer Bazany

Max Burns - Frances

Rosie Baker

Jimmie Baker



Sympathies:



To the family/friends on their loss of Mr. Richard Elwell.

To Cindy & Bill Belleful and their family/friends on the loss of Cindy's father.

To Curtis Skuse & family/friends on the loss of Curtis' sister Mindy.

To Bob & Becky Jones on the loss of their beloved Auggie.

New Residents:



Brock Temple and Kylee Bazzett to 3945 Karsen.

Nicole Hudson to 3889 Bobby Lane.

Joseph and Jacob Flanigan 3930 Elmore.

Joseph Hamilton and Madalyn Lardie to 3922 Karsen.



Congrats:

Congratulations to Rosie & Jimmie Baker on the birth's of their new granddaughter and great granddaughter!

Automatic Withdrawal (ACH):

We can set up automatic withdrawals from your checking/savings account to pay your monthly lot rent without any worries. We are able to extend that same offer for your home payments as well. In short, you will be able to have all of your monthly payments deducted straight from your checking or savings and paid straight to us with no late fees or worries! Be sure to grab a sign up form if you're interested.

Attention Residents:



Please be sure to keep your email updated with our office. We do conduct weekly inspections consistently and residents are notified by email with few exceptions. Keep in mind that we are not responsible for your unchecked emails, emails going to your spam/junk mail etc.

Please also remember that you should always check your physical mail boxes often as the Post Office will stop delivering to you and hold your mail if left unchecked too long.

Classifieds:

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

YARD CARE:

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 Care: Pork Chops Lawn & Plowing. 231-329-4180.

Lawn Care, Landscaping, Brush Removal: Briana Huntzinger 231-246-0895 or Lisa 231-340-3908.

Zarraga Lawn Care: Call 231-288-9344 or 231-798-5589.

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. Maceyn Gee 231-830-5734.

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

SERVICE AND REPAIR:

Women's Healing Circle meetings hosted by resident Jude Toney every Wednesday at 2pm in our community clubhouse. Come share and release whatever you hold inside; loss of a loved one (even your pet!), divorce, abuse, etc. Completely confidential. Sometimes your hurt can help someone else. Jude 231-730-4414 should you need me.

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

Sam's Mending: Sandra Spear. Replace & repair zippers, sewing, etc. 4155 S. Dengl 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.

Mitten Restoration Contractors LLC: Licensed and insured for all of your repair and restoration needs. Call owners Sage, 616-644-3575, or Kassandra, 231-740-3433. Email: mrcllc2025@gmail.com.

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.

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 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 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.

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.

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:

Generator 3500 W: Duel Fuel, electric start, wheel kit, new in box. Never run. \$500. 231-563-6520.

Tandem Bike: Trek T100 56.5/45 frame, extra tubes \$600. 231-744-5448 excellent condition.

Trampoline for sale: 12 feet, very good condition and come with manual. Located in Arlington Woods - Must be taken apart \$200. Call 231-329-4057

2 toddler mexican sombreros for sale: Call fred 231-288-2177.

For Sale: New 3 wheel bike. Used 3 times. Bought new for \$275, will sell for \$150. Call 814-441-3912.

For Sale: Folding Steel Commode with liners \$20. Call 231-740-5546.

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

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 model stagecoach for sale, western type \$75. One pair of cowboy boots size 10 E. \$75 like brand new. One Fedora Hat size medium. \$75. Fred or Linda at 231-724-0390 or 231-288-2177.

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 officemanager@arlingtonwoods.us 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:

EAST COMMUNITY: 3925 PALM HARBOR - SALE PENDING

1997 Skyline, 3 bedroom, 2 bath doublewide home with attached garage and located on the outer rear section of the community. There are deer, turkey and other wildlife along with Black Creek all located in the back yard. Appliances included are the fridge, stove and washer/dryer. Asking \$75,000. Call DJ at 231-672-0514 for more details. MUST BE APPROVED FOR RESIDENCY

EAST COMMUNITY: 3937 FLEETWOOD - \$64,900

1996 Champion, 3 bedroom, 2 bath doublewide home. Appliances included are a fridge, dishwasher and washer/dryer. Asking \$64,900. 2 Living rooms, skylights, newer roof, very roomy, back deck needs work. Ramp not included. Call Clarence at 231-578-2062 or Kim at 231-578-2465 for more details. MUST BE APPROVED FOR RESIDENCY

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. MUST BE APPROVED FOR RESIDENCY

NORTH COMMUNITY: 3908 KARSEN - TAKE OVER PAYMENTS

Brand new home for sale \$64,000. Approximately \$3900 down to take over payments. Call Anthony 231-215-2496 for more details. MUST BE APPROVED FOR RESIDENCY

Homes for Sale:

SOUTH COMMUNITY: 3728 RICHARDSON - \$49,000

2016 Harmony 16x60, 3 bedroom, 2 bath singlewide home. Listed less than appraisal. Appliances included are a fridge, stove, dishwasher and washer/dryer. Asking \$49,000. Call 616-915-4165 more details. MUST BE APPROVED FOR RESIDENCY

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. MUST BE APPROVED FOR RESIDENCY

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:

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.

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.

SALE PENDING: 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.

SALE PENDING: 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.