



ARLINGTON'S NEWS & NOTES



THE OFFICE WILL BE CLOSED ON MONDAY SEPTEMBER 1ST
FOR THE LABOR DAY HOLIDAY.



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 (by other residents) as having the best yard of the month throughout the summer. The winners 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, per month. Your lot rent must be current and you cannot use the \$100 discount towards a home payment. August has concluded our annual Yard of The Month contest for this year. Thank you to all that participated!

-Please see our August winners on page 2.

SPEEDING:

We have again been receiving quite a few complaints regarding the speed at which other residents and their guests are traveling while in our community. Please remember that all residents are held responsible for their guests while they are visiting here and that our posted speed limit is 15 mph at all times. Please be sure to abide by it and all posted stop signs when driving in the community. Keep in mind that 3 warnings for any violation of community rules or regulations within a 12 month period are cause for eviction. Let's keep our community a safe haven for everyone. Thank you for cooperation!

HOLIDAY TRASH PICKUP:

Trash pick up will run one day behind schedule for the Labor Day holiday. Trash will be picked up as on Thursday, September 4th. Please be sure to put your trash carts out to the curb the day before pick up on Wednesday, September 3rd.



WATER FLUSH NOTICE:

THIS IS TO NOTIFY YOU THAT WE WILL BE FLUSHING THE WATER SYSTEM ON
TUESDAY - THURSDAY, SEPTEMBER 23, 24 & 25, 2025 FROM APPROXIMATELY 8 AM TO 4 PM.

The purpose of flushing is to remove iron and other deposits from inside of the water pipes. It is normal for the water to become cloudy, and/or rusty during the flushing.

THEREFORE, WE RECOMMEND YOU AVOID ACTIVITIES SUCH AS WASHING CLOTHES DURING THIS PERIOD.

You may want to store up a small amount of drinking water until the water clears. If you notice a change in your water quality after we flush, open up all the COLD water taps in your home and let them run until the water runs clear.

Date:

September , 2025

Manager:

Theresa Jones

Phone No:

231-773-0843

THANK YOU:



We would like to thank a few **fantastic** residents that purchased and brought in school supplies for our community children to pick out! You are amazing! Thank you so much!!



AUGUST YARD OF THE MONTH WINNERS:

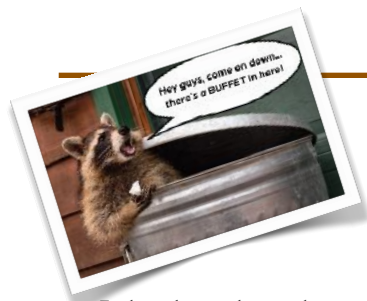
There were no winners for the August yard of the month as we received no votes for that month.



BASKETBALL BACKBOARDS:



This season we have purchased 4 new basketball backboards for the north and south community play areas. Of the 4 new backboards that were purchased, 3 have been destroyed. At this point, we will not purchase any further replacements due to intentional damage for at least 1 year. We strive to create a community that is enjoyable and affordable to all of our residents, their children, friends and family. Destruction of community property is costly and hurtful to everyone that resides and visits here. If you see someone causing damage to property please contact the office immediately.



FEEDING OF ANIMALS:

It has been brought to our attention that some residents are once again feeding animals and/or leaving food outdoors. Please do not feed stray cats, squirrels, etc. as it attracts skunks and other undesirable animals. It also encourages the stray cats to linger here in the community. Keep in mind that some of the foods being left out such as corn cobs are harmful to other residents animals. If you enjoy feeding wildlife please do so in the proper environment.





BIRTHDAYS:

Judi Delis 9/1	Britney Bishop 9/10	Kenneth Hill Jr 9/21
Patricia Drzewicki 9/1	Atlas Flint 9/10	Catera meyers 9/21
Kaye Fitzgerald 9/1	Adalynn Jones 9/10	Sarah Bridenstine 9/22
Ryan Hutson 9/1	Layla Jones 9/10	Kaiden Hall 9/22
Cindy Morris 9/1	Marla Moore 9/10	James Jones 9/22
Marcia Schultheiss 9/1	Sharon Shanafelt 9/10	Christopher Brown 9/23
Ashlee Wood 9/1	Allyssa Shelton 9/10	Kari Chesnic 9/23
Diane Crosby 9/2	Richard Hoffman 9/11	Hunter Garvey 9/23
Justin Hutson 9/2	Alisha Israel 9/11	Linda Leafers 9/23
Edward Schroeder 9/2	Joshua Stapel 9/11	Rick Welch 9/23
Athena Bordeaux 9/3	Christopher Zatalokin 9/12	Richard Shepherd 9/24
Paul Bruder 9/3	Laurin Dykstra 9/13	Zachary Smith 9/24
Keeda Lasko 9/3	Bradley Edsall 9/13	Jack Suzor 9/24
Sheryl Reddam 9/3	Tyler Good 9/13	Braelynn Whitecotton 9/24
Robert Shirk 9/3	Everly Noordhoff 9/13	Dakota Woodring 9/24
Joseph Stimac 9/3	Braxton Denig 9/14	Fernando Flores 9/25
Aidyn Ulvund 9/3	Emily Miller 9/14	Jeremy Johnson 9/25
Fred Baum 9/4	Emma Lee Pierce 9/14	Travis McCune 9/25
Azlynn Depung 9/4	Chris Tober 9/14	Justice Schroeder 9/25
Jaelynn Flanery 9/4	Brody Benson 9/15	Gary Vangelder 9/25
Calvin Kelley 9/4	Mercadie Carroll 9/15	Ryker Botten 9/26
Corey Miller 9/4	Thomas Dusette 9/15	Diane Bourgoin 9/26
Charles Wright 9/4	Rahlin Reynolds 9/15	James Gemzer Jr 9/26
Avahleigh Bentley 9/5	Kristi Nelson 9/16	Hunter Lake 9/26
Violet Moore 9/5	Donna Dill 9/17	Sadie Riley 9/26
Craig Bytwerk 9/6	Zachary Garber 9/17	Taiyem Lewis 9/27
Terri Messner 9/6	William Leach 9/17	Taiyem Lewis 9/27
Jacob Mundinger 9/6	Sandra Willis 9/17	Deborah Wagner 9/27
Michael Spink 9/6	June Balkema 9/18	Penny Vaandering 9/28
Amber Benson 9/7	Anthony Lewis 9/18	Debra VanWeelden 9/28
Amanda Pastor 9/7	Danielle Eikenberry 9/19	Linda Corley 9/29
Pamela Estep 9/8	Nick Rowe 9/19	Nicole Hudson 9/29
Chad Flores 9/8	Cody Dakin 9/20	James Mastenbrook 9/29
Amanda Marie Miller 9/8	Michael Tanskley 9/20	Saje Preihs 9/29
Victoria Baun 9/9	Joshuah Collins 9/21	Steve Smith 9/29
Armand Loomis Jr 9/9	Kielea Cox 9/21	Gerrit Veldman 9/29
Doug Redman 9/9	Frederick Hamutete 9/21	Thomas Maycroft 9/30



NEW RESIDENTS:

Kay Morton to 3855 Bobby Lane.

Anita Wright to 3930 Malibu.

Ruth & John Lewis to 3770 Topper.

Denise Janiga to 2317 Shamrock Lane.



GET WELL:

Morgun McLouth

Tonja Colwell

Russell Pankow Jr

Leona Wright

Dixie Jett

Colleen Macy

John Dill

Tim Kies

David Ahlstrom

Richard Shepherd

Hope Hill



STORK REPORT:



To Jasmine Matuszek on the birth of her new baby boy Hudson! Congrats to you and your family Jasmine!

Congrats!

HONEY GARLIC MEATBALLS:

- 3 tablespoons brown sugar
- 1/3 cup honey
- 1/2 cup ketchup
- 2 tablespoons soy sauce
- 3 cloves garlic, minced
- 28 oz. fully cooked, frozen meatballs



In a bowl, mix together the brown sugar, honey, ketchup, soy sauce, and minced garlic. Add the meatballs and toss to cover with the sauce. Cook on low for 3-4 hours, stirring occasionally.

Add salt and pepper if needed. If desired, top with sesame seeds, chopped parsley, or cilantro. Serve as an appetizer or main dish over rice or as a sandwich.

ANNIVERSARIES:

Mr. & Mrs. Leo Tardi 9/8

Mr. & Mrs. Tim Kies 9/9

Mr. & Mrs. Paul Langlois 9/10

Mr. & Mrs. Brody Benson 9/10

Mr. & Mrs. Cameron Marbra 9/12

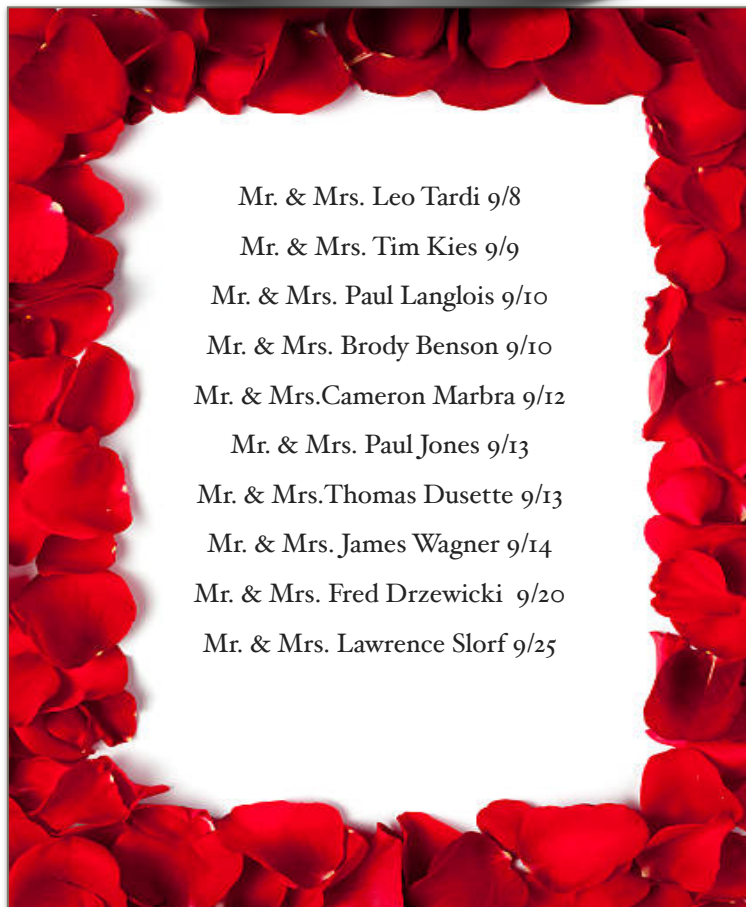
Mr. & Mrs. Paul Jones 9/13

Mr. & Mrs. Thomas Dusette 9/13

Mr. & Mrs. James Wagner 9/14

Mr. & Mrs. Fred Drzewicki 9/20

Mr. & Mrs. Lawrence Slorf 9/25



YARD CARE:

Snow Removal & Yard cleanup call Brandon at 231-531-1943.

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. 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:

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. Dangle 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: mrccllc2025@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.

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: 14 years of professional cleaning & painting services for residential & commercial. Fussy, dependable and darn good! 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:

For Sale: Vacuum Cleaner \$50 or obo. Hoover High Performance PET Quick Pass Brushroll. Call Bob Wilson 231-750-7033.

Generator 3500 W: Duel Fuel, electric start, wheel kit, new in box. Never run. Reduced to \$300. 231-563-6520.

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

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.

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:

COME JOIN OUR COMMUNITY!!

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:

SOUTH COMMUNITY: 3769 Richardson

1988 Fairmont, 2 bedroom, 2 bath. This 14x72 single wide home has an 8x10 enclosed porch, garden shed, 2x6 exterior wall construction & central air. The home was newly remodeled with new flooring and a newly shingled roof all in 2023. Appliances included are a stove, refrigerator, washer & dryer.

Must be approved to reside in the community.

Call Robert at 231.750.6601 for more details.

EAST COMMUNITY: 3925 PALM HARBOR

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

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.

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.

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.