



ARLINGTON'S NEWS & NOTES

LOT RENT INCREASE:

Subject: Adjustment to Monthly Lot Rent and Commitment to Community Investment - Effective January 1, 2026

This letter provides 30 days' formal written notice regarding an essential adjustment to the monthly lot rent.

Effective January 1, 2026 the basic monthly lot rent for all lots will increase from \$460.00 to \$475.00, for an increase of \$15.00. We expect another increase in July 2026 of an additional \$15.00.

We understand a significant adjustment like this impacts your household budget, and we want to be fully transparent about the necessity and the direct benefit of this change. This decision was made after an extensive review of escalating operational costs and the needs of our community infrastructure and to stay competitive with the other communities in our area.

The primary drivers for this necessary adjustment are to keep the community locally owned and the rising operating expenses. Over the past two years, the amount of offers from corporate companies to purchase the park have increased and the cost of core services has risen dramatically, specifically:

- Water system: The cost to upkeep and replace aging water lines is significant and involves much more than just the price of the new pipe. It's a major capital expense to ensure the continuous delivery of safe, clean drinking water.
- Sewer system: The costs to maintain clogs caused by wipes, grease and other materials not meant for the sewer system as well as maintaining the aging sewer pipes, manholes and storm drains.
- Trash removal, landscaping, snow removal, roads, insurance & property taxes: The cost in all these areas has increased significantly.

We remain committed to providing a clean, safe, and desirable place to call home. This adjustment ensures we can sustainably meet our rising costs, comply with municipal regulations, and continue to invest in the quality of the Arlington Woods community.

If you have any questions, we encourage you to contact the Community Office at (231) 773-0843 to schedule a time to speak with management.

-Dave Potter, Managing Member

VETERANS THANK YOU:

The West Michigan Veterans Service would like to acknowledge and thank the residents of Arlington Woods who answered the call for help in stocking the shelves for the centers food bank through donations. Many veterans and their families turn to the veterans' center for all manner of assistance. The requests are ever growing, especially during the holidays. The food bank center manages to provide as much as they can to as many as they can throughout the year. It is gratifying to see that so many are willing to do their part in ensuring that our veterans and their families do not go without during the holiday season.

HOLIDAY TRASH PICK UP AND SNOW:

During the weeks of December 25, 2025 and January 1st, 2026, trash pick up for the Christmas and New Year's Day holidays will run on schedule. Please place your trash cart out on Tuesday for a Wednesday pick up as usual.

Snow Reminder: Trash carts put out on pick up day will need to be placed several feet from the road during the winter months. We do not want the plow trucks to damage them. Please keep in mind that the Garbage truck arms are only able to reach 9 feet so please do not place your trash cart too far from the road.

ATTN: HOMES ON CORNER LOTS/CLOSE TO ROADS

If you are a homeowner that resides at one of the corner lots or if your home is located close to one of our community roads, please reinforce your skirting with boards so that your skirting doesn't sustain damage from the snowplows during the winter months. Please do this in a neat & orderly fashion. Arlington Woods is not liable for snowplow damage done to your home while they are out plowing roads.

STATE OF MICHIGAN MOBILE HOME COMMUNITY REQUIREMENTS:



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

October 20, 2025

The Bureau of Construction Codes' dedicated mobile home community inspection team has been in place for a year and has enjoyed working with the manufactured housing community. Inspections, of all types, have been and will continue to be conducted by one of our four regulation officers assigned solely to mobile home community inspections. Our goal is for this highly talented and effective team to be a direct point of contact for you and work collaboratively to help manufactured housing communities maintain compliance with state of Michigan standards.

As a courtesy we wanted to provide a list of common concerns the regulation officers have been finding during their onsite inspections. We hope this will help to prepare all communities for upcoming inspections.

- Uncapped sewer pipes on vacant lots
- Open holes/water crocks (secured with hard cover) on vacant lots
- Uncapped water lines/risers on vacant lots
- Exposed electrical wires including telephone wires
- Unsecured electrical and breaker (emergency shut off) boxes on vacant lots, with or without a meter in the box.
- Unlocked gas valves on vacant lots
- Debris/rubbish/garbage throughout the park including occupied lots
- Indoor furniture and/or appliances outside of homes
- Excessive grass/weeds/trees growth/maintenance
- Missing skirting around homes
- Lots (vacant and occupied) not being clearly labeled with address and/or lot number
- Poor road conditions – Potholes/drainage/overall condition
- Lack of appropriate water drainage
- Signs of rodent and/or insect infestations

Please also remember the following:

- All homes in mobile home communities must have HUD tags and/or Certificate of Manufactured Home Ownership and a Certificate of Mobile Home Title
- Streetlights must be in working condition and properly maintained

Please note, this list is not all inclusive as to what the team is looking at and other items may be noted during inspections, including general health and safety concerns but we are focused on educating before regulating in LARA and the Mobile Home Community Inspection Section.



WINTER TIP:

Place Snowpoles or markers near the edge of your lawn to prevent damage from snowplows. Keep in mind that when plowing, snow will build up at the sides of the plow blade. It is best to place any markers a few feet back from the road.

CONGRATS:

To Mr. & Mrs. Randy Gilmore on their recent marriage! Pam Carr and Randy Gilmore are to be married on November 30, 2025. Congratulations to the new couple!

GET WELL:

Deb Logrande

Rod Morse

Kevin Ritz



SYMPATHIES:

Our hearts go out to Larry Johnson, his family and friends on the tragic loss of his wife, Jackie.

Our prayers go out to Morris Bon his family and friends on the unexpected loss of his wife Nancy.

Our deepest condolences to Brandon Stafford, Dekota Harman and family/friends on the sudden loss of their dad, Mark Stafford.

Our thoughts and prayers go out to Linda Redman, Doug Redman, Greg Howe & Sue Howe on the passing of Linda's oldest sister Norma.



NEW RESIDENTS:

Andrew Wingett & Cari Meekoff to 2276 Marlette.

Samantha Winkelman with child Nakoa to 3833 Manatee.

Hyon Bishop to 3733 Richardson.

Katherine Balogh with children Kaliona, Anthony & Marcus to 3926 Fleetwood.

Macario Mendiola, Daisia Haynes and child Neovonni to 3860 Bobby Lane.

YUMMY PORK CHOPS:

INGREDIENTS:

2 cups Italian-style salad dressing

¼ cup soy sauce

½ teaspoon pepper

4 boneless pork chops



INSTRUCTIONS:

1. In a bowl, mix the Italian-style salad dressing, soy sauce, and pepper.
2. Place the pork chops in a skillet over medium heat, and cover with the dressing mixture. Cover skillet, and cook pork chops 25 minutes, turning occasionally. Remove cover, reduce heat to low, and continue cooking to desired doneness.



BOOKMOBILE:

The Book Mobile comes the Arlington Woods South Community near the playground.

The schedule is currently every other Thursday from 3 to 4:30 pm. The next visit will be November 6th.

- The bookmobile carries books, graphic novels, DVD movies, and video games.
- They currently offer free printing services.
- You can also create library accounts on the bookmobile
- Stop by and check them out!



December 2025

LOCAL FOOD PANTRIES:

WOLF LAKE UNITED METHODIST CHURCH

378 Vista Terrace | Muskegon, MI, 49442

(231) 788-3663 | Type (Main)

(231) 788-3663 | Type (Main Site Phone)

Offers a one-week supply of food to area residents in need.

Individuals and families may access the pantry one time per month.

1st and 3rd Saturday 10am-1pm

2nd Tuesday 5pm-7pm

4th Thursday 5pm-7pm

Located across the street from Oakridge Lower Elementary School

SALVATION ARMY - MUSKEGON

1221 Shonot Street | Muskegon, MI, 49442

(231) 773-3284 | Type (Main)

(231) 773-0587 | Type (Fax)

(231) 773-3284 | Type (Main Site Phone)

Food pantry: Mon-Fri 10am-2pm

Individuals accessing the pantry should bring their own bags (2).

Bakery items are available in the lobby **independent of pantry hours**

Mon-Fri 10am-2pm

Located on Shonot, south of Apple Avenue

COGIC COMMUNITY CENTER

2140 Valley Street | Muskegon, MI, 49444

(231) 722-3219 | Type (Main)

(231) 722-3219 | Type (Main Site Phone)

Providing food to the community through scheduled appointments.

Tue, Thu 11am-3pm Call for appointment.

Located inside the Holy Trinity Institutional Church of God in Christ

MISSION FOR AREA PEOPLE

2500 Jefferson Street | Muskegon Heights, MI, 49444

(231) 733-9672 | Type (Main)

(231) 733-8241 | Type (Fax)

(231) 733-9672 | Type (Main Site Phone)



MUSKEGON RESCUE MISSION - MEN'S SHELTER

400 West Laketon Avenue | Muskegon, MI, 49441

(231) 727-6085 | Type (Main)

(231) 722-6030 | Type (Fax)

(231) 727-6085 | Type (Phone for Web/API display)

FOOD PANTRY

Provides food to anyone in need, following a short chapel service.

Registration: Thu 9:30am-10am

Individuals may access the food pantry once per month -

Individuals may have accessed only one other food pantry within the past 30 days - Must attend a chapel service at 10am prior to receiving food

Located on Laketon Avenue, between Park and 7th Street

CITY HEART MINISTRIES

2731 Peck Street | Muskegon Heights, MI, 49444

(231) 737-4673 | Type (Phone for Web/API display)

FOOD PANTRY AND GENERAL CLOTHING PROVISION

Provides assistance with food and some emergency clothing.

The pantry also accepts clothing donations. In the month of November, individuals visiting the food pantry will also receive a turkey.

Tue 9:30am-11:30am

Located between Broadway and Sherman, across from City Hall

HARBOR OF GRACE LUTHERAN CHURCH - SOUTHERN CAMPUS

1132 West Southern Avenue | Muskegon, MI, 49441

(231) 722-7308 | Type (Main)

FOOD PANTRY

Offers a food pantry to area residents in need.

Sat 10am-11:30am

Located at the corner of Barclay Street and West Southern Avenue
Public transportation available

MUSKEGON COUNTY DEPARTMENT OF VETERANS AFFAIRS

165 East Apple Avenue | Suite 201 | Building F | Muskegon, MI 49442

(231) 724-7143

Agency maintains emergency food bank for veterans in need of food assistance who do not qualify for Soldier's Relief and Michigan Veterans Trust Fund.

Call or walk in for service.

Discharge papers (DD214) required (spouse of veteran needs same information)

If children are involved, may require birth certificates



December 2025

BIRTHDAYS:

Burl Jones	12/1	Judy Buffum	12/10	Mason Dexter	12/21
Traver Skubick	12/1	Frances Langlois	12/10	Casey Kovalcik	12/21
Glen Davey	12/2	Medea Mohamed	12/10	Kelly LeBaron	12/21
Heidi Flores	12/2	Michael Short	12/10	Leslie Stubbs	12/21
Cynthia Harwood	12/2	Aubrey Gavitt	12/11	Justine Wallace	12/21
Paige Heney	12/2	Renae Petersen	12/11	Adam Whaling	12/21
Joshua Walter	12/2	Victoria Smith	12/11	Martin DeBruyn	12/22
Jessica Link	12/3	Larry Burns	12/12	Charity Franklin	12/22
David Morris	12/3	Lisa Hudson	12/12	Kieran Selgor	12/22
Breanna Rudick	12/3	Matthew Torrenga	12/12	Silver Maressa	12/24
Thomas Schalk	12/3	Joseph Drake	12/13	Bill McGonigle	12/24
Jacob Tanksley	12/3	Dan Long	12/14	Troy Miller	12/24
Charles Updyke	12/3	Korbyn Smith	12/14	Kari Pastor	12/24
Jennifer Green	12/4	Sheila Cooley	12/15	Julianne Graftema	12/25
Kaelyn Morse	12/4	Janey Decker	12/15	Andrew Kauranen	12/25
Paisleigh Skinner	12/4	Allison Genson	12/15	Kya Hemmeke	12/26
Brandon Stafford	12/4	Raven Hayes	12/15	Mathiel Walker	12/26
Otis Trogden	12/4	Patricia Rohn	12/15	Samantha Winkelman	12/26
Brooke Zank	12/4	Nicholas Toney	12/15	Chad Booth	12/27
Karene Anderson	12/5	Ryatt Wallace	12/15	Harley Dusette	12/27
Timothy Campbell	12/5	Mona Wungnema Vanderstelt	12/15	Tristan Hibbs	12/27
Susan Chatman	12/5	Brendan Schaub	12/16	Sereina Stressman	12/27
Dennis Stevenson	12/5	Stefanie Thomas	12/16	Dee Anderson	12/28
Chris Close	12/6	Rian Williams	12/16	Amy Bennett	12/28
Maryanne Maycroft	12/6	Rachel Bird	12/17	Teresa Green	12/28
Thomas Rohn	12/6	David Hall	12/17	Mackenzie Krale	12/28
Brandon Timmerman	12/6	James Hutson	12/17	Mary Bingham	12/29
Jenna Dykes	12/7	Kacey Rewa	12/17	Joseph Flanigan	12/29
Greg Genson	12/7	Robert Toney	12/17	Jessica Heney	12/30
Melissa McWhinnie	12/7	Dianna Wiggers	12/17	Christopher Hill	12/30
Dale Wiggers	12/7	Meri Phelps	12/18	Shelby Ogden	12/30
Elizabeth Bazany	12/8	Ona Nelson	12/19	Kurtis Pierce	12/30
Tammi Lorenz	12/8	Zachary Flint	12/20	Brock Temple	12/30
Lilah Miller	12/8	Maximus Kniat	12/20	Michelle Bentley	12/31
Aubree Nelson	12/8	Calvin Muskovin	12/20	Jacob Brandow II	12/31
Bruce Rupright	12/8	Curtis Skuse	12/20	Christopher Gilmore	12/31
Samantha Benkert	12/9	James Weathers	12/20	Nellamarie Oliphant	12/31
Liam Bishop	12/9	Anita Wilks	12/20	Hope Turner	12/31
Elizabeth Hill	12/9	Amanda Dausman	12/21		



CLASSIFIEDS:

December 2025

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

YARD CARE:

Snow Removal: Can do roofs too, call Nate DeHaan at 616-229-1395.

Snowblowing: Call Louie 231-557-6958. Also does odd jobs and other lawn care.

Snowplowing driveways & sidewalks \$20. Call Ron Dove 231-580-3276 or Rosanna Baker 231-428-1018.

Snow-Blowing: Starting at \$30. Call Dover at 231-578-1807.

Kevin Moore: Snowblowing: 231-286-6019.

Shoveling: Call Curtis 231-220-5931

Snowplowing: Call Tyler 231-329-4180.

Snowplowing: \$10.00 Call Chuck at 231-557-6134.

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/Leaf Maintenance and Odd jobs: Leaf removal, mowing, thatching & misc odd jobs. Call Louie 231-557-6958.

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

Leaf pickup: Call Brandon 231-286-8931.

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:

Choice Care now accepting new clients: In-Home Care offering personal care, mobility assistance, companionship, meal prep. light housekeeping, respite care, shopping & errands 231-525-2299.

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: mrcllc2025@gmail.com.

Handyman Services: Dan Elliot, owner, The Man Contractors. Affordable Rates! Call 231-286-8060.

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.



CLASSIFIEDS:

December 2025

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.

NATE DEHAAN HOME SOLUTIONS:

Rod Morse of Morse Construction has retired & Nate is here to save the day! Mobile home repairs, Roof overs, roof snow removals, floor installations, decks, awnings and everything in between. Call Nate today at 616-229-1395. Licensed & insured.

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.

Capital Supply Mobile Home Parts: 800-482-1125. Website: capitolsupplyandservice.com

Crossroads Housing INC: Manufactured Set up & Service Specialists. Office, 231-468-1866 or Richard Gilland, Owner, 231-578-7081 or Josua Gilland, Supervisor, 231-629-0460.

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.

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.

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

Mobile Home Lenders: autoMHatic Financial - 888-551-9609. Get a decision in less than a minute!

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.

Connection Point Church, 2270 S Mill Iron Road Muskegon, MI 49442 (Corner of Mill Iron and Evanston): Offers a food pantry to residents in need on the last Monday of each month, 11am - noon. You may call 231-773-2812 if you have further questions.

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:

Battery: 12v, Auto/Truck. Duracell F24, 725 cc. Excellent condition, holds 12.5v. \$49 obo. 231-563-6520.

Nascar Tony Stewart/Home Depot Jacket \$45, Mens XL. Call 231-343-1320.

Christmas Tree Ornaments - 20+ Dreamscicle Ornaments \$15. Call 231-343-1320.

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:

December 2025

HOMES FOR SALE:

MUST BE APPROVED FOR RESIDENCY IN THE COMMUNITY TO PURCHASE ANY HOME

EAST COMMUNITY: 3813 VICTORIAN - \$30,000

1995 DUTCH PARK, 3 bedroom, 2 bath singlewide home with a deck & 2 large sheds. Home sits on one of the largest lots in the community and has a beautiful front and back yard. Home comes with central air, newer furnace, dishwasher, stove, washer and dryer. We are also including a push lawn mower and leaf blower purchased this past year. This home has a metal wheelchair ramp and needs some minor cosmetic flaws but is in excellent condition. Serious inquiries only. Asking \$30,000. Contact: savannahpotter44@gmail.com or 231-286-5735. **MUST BE APPROVED FOR COMMUNITY RESIDENCY**

PENDING - EAST COMMUNITY: 2379 LINCOLN PARK \$62,000

1995 Dutch Housin, bedroom, bath doublewide home. Appliances included are a. Asking \$62,000. Call Connie Belevender/REMAX at 231-830-2230 for more details.

EAST COMMUNITY: 3956 FLEETWOOD \$80,000

NEWER HARMONY 3 BED/2 BATH HOME. THIS SPACIOUS HOME FEATURES A GREAT OPEN FLOORPLAN WITH GENEROUS ROOM SIZES. LOT RENT IS \$460 PER MONTH AND INCLUDES WATER, SEWER, TRASH AND CABLE. BUYER & BUYER'S AGENT TO VERIFY ALL INFORMATION. CALL DIANE/TRENSYD REALTY 231-563-3476. ASKING \$80,000.

BRAND NEW HOMES AVAILABLE SOON! NORTH COMMUNITY: 3883 MALIBU AND 3931 MALIBU

Both homes are 2 bedroom, 2 baths, 2026 Cavco Hubbard's and come with vinyl siding, vinyl low e windows with mini blinds and steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load, homes are cable ready, furnace is set up to accept central air, 40 gallon electric water heater, Whirlpool stove, fridge, microwave 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

NORTH COMMUNITY: 3908 KARSEN - TAKE OVER PAYMENTS OPTION

ALMOST BRAND NEW: Take over payments for approx. \$400 month on this 2025 HARMONY BERNSTEIN, 3 bedroom, 2 bath 16x60 singlewide home located in the North Community. Home is newer and still has warranty through 4/16/2026. Appliances include a stove, fridge & dishwasher. Call Anthony at 231-215-2496.

NORTH COMMUNITY: 3854 MALIBU \$30,000

1989 Point West, 3 bedroom, 1 bath singlewide home with a shed and central air. Home has new flooring in most rooms. Appliances included are a fridge, microwave, washer and dryer. Asking \$30,000. Call Laverne Speers at 231-670-5444 for more details.