

ARLINGTON'S NEWS & NOTES



2026 Lot Rent Increase:

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

Dear Resident,

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.

Sincerely,

Dave Potter

Managing Member

hello
2026

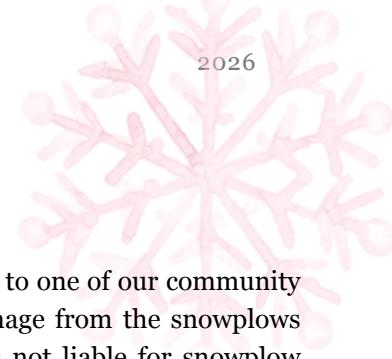
Winter Parking:

Please remember to park your vehicles on your off-street parking pad during winter months. Street parking from midnight to 7:00 am is prohibited. Any vehicles parked in the street are in violation of this rule and will be towed at the owners' expense without warning. Street parking during heavy winter storms at any time is also prohibited. Management normally plows during the early morning hours (2am-7am). Vehicles parked in the street make it impossible to plow properly. We appreciate all of you for your cooperation with this.

Avoid the “Second Shovel”

After a snowstorm, how many times have you shoveled your driveway only to have it plowed in when your local snowplow comes through? Clearing an area to the right of your driveway (as seen in the diagram below), giving the snow on the plow a place to go other than your driveway, should keep you from having to do the same job twice.





Homes Close To Roads/On Corner Lots:

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 the roads.

Snowplows and Damage:

Due to their size and power, there are many different ways a snowplow could damage your property.



- **Edges of Property:** The edges of your property are the most vulnerable to snowplow damages. Plows can dig into the ground, causing sections of the lawn to be lifted up or be removed entirely.
- **Sprinklers:** In ground sprinklers are usually placed along the edges of the lawn leaving them open to being hit by snowplows, rendering them useless.
- **Corner Posts and Yard Decor:** Corner posts and Yard Decor that is placed too close to the road are at risk of getting hit by a snowplow.

There are several ways to prevent different kinds of damages to your property from snowplows:

- **Mark Edges of Lawn:** Make it easier for snowplow drivers to see the edge of your lawn by putting brightly colored wooden stakes along the edges. Drivers are less likely to plow over your lawn if the edges are clearly marked.
- **Mark Irrigation Sprinkler Heads:** While you are marking the edges of your territory, add in some wooden stakes near your sprinkler heads as well for extra protection against snowplow damage.
- **Relocate or Remove Corner Posts and Yard Decor:** Remove yard decor and or corner posts to an appropriate area when it snows so snowplow drivers can clear up as much of the road as possible without damaging your items.

****Please remember that Arlington Woods is not liable for any damage you may incur from the snowplows.**



Easy Crockpot White Chicken Chili:

1 (48 ounce) jar great Northern beans

1 (16 ounce) jar salsa

8 ounces pepper Jack cheese, cut into chunks

1 (8 ounce) can white meat chicken, shredded

Combine great Northern beans, salsa, pepper Jack cheese, and chicken in a slow cooker; mix well. Cover the slow cooker.

Cook on Low until cheese has completely melted into chili and flavors have combined, 4 to 5 hours.

Serve with tortilla chips & sour cream.

New Residents:



Lisa Sterling and Tristan Evans to 3746 Liberty.

Judy Hardenburgh to 3905 Palm Harbor.

Scott Koone, Adrian Herrera with children Lorenzo and Jacqueline to 3752 Liberty.



Trash Carts and Snow:

All trash cans 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 can too far from the road.



Winter Reminders:

- Keep your roof/roof vents clear of snow and ice so your furnace will run smoothly.
- Let water stream the size of a pencil on cold days/nights to avoid freezing.
- Keep all skirting in place to protect pipes.
- Please do not park in the streets during winter storms as plows cannot properly clear the streets.
- Be sure to check and change your furnace filters as needed.

24 Hour On-Site Management:

There is a 24 hour on-site management team that is available for after hours emergencies. Call 231-773-0843 at any time in case of an emergency.



Anniversaries:

Mr. & Mrs. David Morris 1/1

Mr. & Mrs. Thomas Munafo 1/16

Mr. & Mrs. Savannah Lewis 1/18

Mr. & Mrs. Craig Kovalcik 1/25

Get Well:

John Neer

Robert Newville

Deb Lanore

Pam Workman

Shannon Minzey

Andrea Lindsey

Sympathies:

Our thoughts go out to former resident Frank Pieczynski, his family and friends on the loss of his wife Nancy.

Our deepest prayers go out to the family and friends of longtime resident Mr. Allan Hall on his passing.

Our heartfelt sympathies go out to Wayne Witham, his family and friends on the tragic loss of Waynes' wife Joanne.

Our condolences go out to Landon Shaw, Tamara Plichta, their families and friends on the loss of their beloved dog Ginger.



Birthdays:

Jason Bebout	1/1	Crystal Colon	1/12	Anthony Bussing	1/24
Richard Carey	1/1	Steve Edwards	1/12	Dyllan Christiansen	1/24
Roary Wallace	1/1	Patience Sherwood	1/12	Christopher Follett	1/24
Betty Willis	1/1	Anondra Smith	1/12	Leroy Hill	1/24
Jeri Gannon	1/2	Sage Jackson	1/13	Thomas Munaflo II	1/24
Joseph Kiesgen	1/2	Grace Baun	1/14	Donald Schaefer	1/24
Elijah Fouty	1/3	Tyler Baushke	1/14	Amelia Hibbs	1/25
Jayce Hernandez	1/3	James Goodwin	1/14	Christine Johnson	1/25
Rhonda Hicks	1/3	John T. Graftema	1/14	Antone Langlois	1/25
Taylor Ward	1/3	Sadie Hamel	1/14	Dakota Mitchell	1/25
Craig Kovalcik	1/5	Zachary Milliron	1/14	Rebecca Bazzett	1/26
Jonathan Tatro	1/5	Derrick Bevans Sniff	1/15	Amber Beavister	1/26
Gary Armstrong	1/6	Michael Garvey	1/15	Leon Bobtyl	1/26
Jessica Hekkema	1/6	George Mattfolk	1/15	Michael Gee	1/26
Elexis Terrell	1/6	Devin Riggs Jr	1/15	Patricia Gemzer	1/26
Constance Cody	1/7	Lisa Rose	1/15	Brandon Moureau	1/26
Derek Douthwaite	1/7	Barb Bruder	1/16	Jennica Ross	1/26
Peyton Gee	1/7	Gary Foster	1/16	Madilynn Ulvund	1/26
Rick Howell	1/7	Zaniah Sherman	1/16	Naomi LeBaron	1/27
Jason Lock	1/7	Jennifer Anderson	1/17	Alayah Lewis	1/27
Kalie Amos	1/8	Brenda Newville	1/17	William Noggle Jr	1/27
Creg Barendse	1/8	Courtney Berson Tice	1/18	Alice Bisard	1/28
Cheryl Hill	1/8	Susan Pierson	1/18	Luna Degen	1/28
Virginia Hinton	1/8	Stephanie Cobb	1/19	Jayce Fredericks	1/28
Christopher Whelpley	1/8	Declan Leiter	1/19	Trevor Jones	1/28
Alfredo Cuellar	1/9	Lydia Padecky	1/19	Jacob Brandow	1/29
Daniel Gilbert	1/9	Neoma Patterson	1/19	Sandra Fore	1/29
Greyson Noordhoff	1/9	Tonya Barnet Siwicke	1/20	Christine Matteson	1/29
Pam Popps	1/9	Coty Maxwell	1/20	Phyllis Mears	1/29
Dylan Schaub	1/9	Jessie Hamilton	1/21	Mateo Mendez	1/29
Rebecca Dove	1/10	Skyler Moore	1/21	Randy Morehouse	1/29
Cody Hill	1/10	Marlee Parm	1/21	Connie Thies	1/29
Jakob Whitlow	1/10	Dixie Jett	1/22	Alva Wiseman-Slorf	1/29
Dema Gerencer	1/11	Andrew Kauranen Jr	1/22	Glen Denig	1/30
Axton Groen	1/11	Marjorie Nichols	1/22	Joshua Petty	1/30
Gregory Hysell	1/11	Cameron Ross	1/22	Michael Posthumus	1/30
Jeff Smith	1/11	Lee Schutter	1/22	Autumn Ritz	1/30
Judith Still	1/11	Denise Archambeau	1/23	Shelley Brown	1/31
Kimberly Turgeon	1/11	Ruth Spira	1/23	Jonathan Gemzer	1/31
Julia Chesnic	1/12				



Classifieds:

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

YARD CARE:

Snow Removal: Call Brandon 231-286-8931.

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: all Chuck at 231-557-6134.

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

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

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. Dangl 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 Cassandra, 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.

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

Classifieds:

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:

Boots, men's: Size 10.5 - 11. Cabela's Realtree. Insulated 2000 grams, thinsulate/waterproof. Like new \$46. 231-563-6520.

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.

Keyboard with stand: Like new, battery or electric. Used approx. 5 hours. PSRE253 \$50. 231-766-8125.

Furnace Filters: 10 1/2 x 8 3/4. XL Oxeclpure RWF0900A. 5 for \$20. 231-766-8125.

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:

Restore Properties has homes for sale...

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: 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

East Community: 3956 Fleetwood \$80,000

Newer Harmony 3 bed, 2 bath home. This spacious home features a great open floor plan with generous room sizes. Lot rent includes water, sewer, trash and cable. Buyer & buyer's agent to verify all information. Call Diane/Trensyd Realty 231-563-3476. asking \$80,000. Must be approved for residency

North Community: 3908 Karsen - \$63379.67 or \$1200.00 down & \$405.53 mo.

In-house financing available for this 3 bedroom, 2 bath, 2025 harmony with vinyl siding and a 20 yr shingled roof, appliances included are stove, refrigerator and dishwasher. ceiling fans, vinyl coated drywall throughout. home is available for in-house financing with monthly payments of \$405.53. \$1200 down and payments of \$405.53 based on the total of (\$147190.72) which includes the financed amount (\$66072.45) the down payment (\$1200.00), sales tax (\$3802.787), title fee (\$90.00) and interest (\$79918.27) at a fixed percentage rate of 6.22% over 30 years. call us to set up an appointment to view the home at 231-777-2504. west michigan homes nmls#:349840. email: officemanager@arlingtonwoods.us

North Community: 3847 Manatee - \$22,000

1979 holly park, 2 bedroom, 2 bath, 14x70 singlewide home located in the north community. home is well maintained with large shed, newer carpet and central air. appliances include a stove, fridge, washer & dryer. call gary at 231-733-6370. must be approved for residency

North Community: Brand new homes available soon! 3883 Malibu & 3931 Malibu

\$1,500.00 down includes lot security deposit, down payment on home and 1st month's lot rent is free. low monthly payments available on this home. contact us at 231-777-2504. this is a 2 bedroom, 2 bath 2026 cavco, hubbard. this home is a 16x56 with 858 square feet of living space. it comes 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 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, 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: 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. Must be approved for community residency

