



ARLINGTON'S NEWS & NOTES



Daylight Savings Time: March 8, 2026
Don't forget to turn your clocks ahead by 1 hour.



Welcome Aboard Al:

We would like to welcome our new maintenance employee, Al Beaton, to the Arlington team! Al will be assisting Kevin with all the community maintenance job duties. Welcome aboard Al!

Yard of the Month Contest:

We will be holding the Yard of The Month Contest again this year. During the month's of June, July and August we will ask that residents drive through the park and vote for their favorite yards. There will be 3 winners each month, one from the South Community, one from the North Community and one from the East Community. Each winner will receive free lot rent for the following month. Rules are simple, make your yard the prettiest and hope your neighbors vote for you. You can only win one time per year. You cannot vote for yourself and your lot rent must be current to win. There will be one change in how the winner is done this year. Rather than most votes wins hands down, we will take the top 5 picks and have a neutral person pick one yard each month. Start early and maintain a beautiful lawn all summer long!

Gardens:



Gardens are to be planted in the rear of your home, only decorative fencing is permitted and you cannot enclose any area. Any plants should have room enough to grow on your own lot, not your neighbors lot or yard.

Please do not plant gardens in the front or side of your home and lot, please do not use chicken wire or similar fencing to enclose any area.

Newsletters:

Over the last couple months, we have noticed most of the printed newsletters are not being taken from the mail houses and we are having to throw them away. We have decided to stop printing the newsletters beginning in April, 2026. The Arlington News & Notes will be available on our website, <http://arlingtonwoods.us> and in the Tenant Web Access. We will see how this works out for everyone and make adjustments in the future, if needed.

Cross Connections:

In accordance with the requirements set forth by the EGLE, Arlington Woods water system agrees to implement the cross connection rules to protect our water supply system.

“Cross Connections” is defined as a connection or arrangement of piping or appurtenances through which a backflow could occur. “Backflow” means water of questionable quality, waste or contaminants entering the public water supply system due to reversal of flow.

Any resident with an underground sprinkling must hire an ASSE certified inspector to have the vacuum breaker inspected. A copy of the inspection must be given to the office no later than June 30, 2026. This test must be done every 5 years and a copy filed with the office. Lascko Plumbing has the ASSE 5110 Certification and can perform the test and repairs if needed. You can contact them at (231) 725-2777 or find a ASSE Plumber at ww.asse-plumbing.org. Any repairs done to your irrigation must be inspected by an ASSE certified inspector and kept on file.

A Cross Connection Rules Manual is available in the office for you to review or answer any questions you may have.



Homesite State 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.



BUREAU OF CONSTRUCTION CODES
611 W. OTTAWA • LANSING, MICHIGAN 48909
www.michigan.gov/bcc



Welcome New Residents:

Justin Terpstra to 3945 Malibu

Seth Showers and Ruthie Sutliff to 3752 Richardson

Roofs and Snow:

To avoid roof leaks, ceiling stains from water and water entering inside your home you should remove the snow from your roof EVERY time it snows. Melting snow creates ice which backs up then when the snow or ice starts to melt the water cannot run off your roof and enters your home creating damage. Experts suggest to **remove at least 2-3 feet of snow** off the edge of your roof around your entire home EVERY time it snows. Do not let ice form around the edges of your roof. **If there is no snow there will be no ice.** They also suggest putting rock salt around all vents on your roof. Do not let the snow and ice build up higher than your vents as this will cause water to enter your home through the vents. **Keep the vents on your roof clear of snow** in order for your furnace to run properly. If you have skylights, keep snow clear around your skylights as well. When hiring someone to remove snow and ice from your roof verify they are licensed and insured.

Spring Inspections:

Spring Inspections will begin the last week of April (weather permitting). We will be inspecting each home site

throughout our community. Here are a few things we will be checking for:

- Toys, trash, misc. items left out
- Home needs washing, painting or repair
- Condition of doors, windows, decks, porches, skirting and shed
- Lawn needs to be raked, mowed, watered & is neat in appearance

Be sure to have your home and yard in excellent shape!

Anniversaries:

Mr. & Mrs. David Nelson 3/19

Mr. & Mrs. Michael Delis 3/15

Mr. & Mrs. Joe Galindo 3/26



Stork Report:

Congratulations to new dad Tyler Larabee and new grandma Tracy Larabee on the birth of baby boy Myles, born January 30, 2026! Both grandma and dad are overjoyed!



SYMPATHIES:

Our prayers go out to the family and friends on their loss of Brian Sweet.

Our hearts go out to the family and friends on the tragic loss of Ray Estep.

Get Well:



Oscar Garcia

Ariana Garcia

Pam Workman

Shelby Sittser

Richard Pickard

Do Not Reply Emails:

Please be aware that informational emails (receipts, balances due, etc.) come from our Rent Manager program and cannot be responded to. If you see the words "Do Not Reply" in the email address of the sender, please view the email & respond to the email address that is listed at the bottom.

If you need to email Theresa: tjones@arlingtonwoods.us

If you need to email Lori: lpeery@arlingtonwoods.us

Birthdays:


Miranda Cole 3/1	Marsai LaBelle 3/11	Adrienne Herrera 3/19
Ashley McCarthy 3/1	Lakelyn Marbra 3/11	Carol Wynn 3/19
Payton Carlisle 3/2	Lenora Marbra 3/11	Gavin Cobb 3/20
Valerie Corlew 3/2	Peggy Pikel 3/11	Tinsley Dove 3/20
Bob Goloversic 3/2	Gerald Thoma 3/11	Pamela Munafo 3/20
Brett Grumm 3/2	Rachel Jones-Depung 3/12	Amber Ross 3/20
Robert Lain 3/2	William King 3/12	Dylan Berson-Tice 3/21
Joseph Patitucci III 3/2	Kyle Kralely 3/12	Zackary Norris 3/21
Abbie Rodgers 3/2	Kevin Moore 3/12	Shirley Seevers 3/21
Catherine Wright 3/2	Brenna Shank 3/12	Rylee Tatro 3/21
Caleb Andersen 3/3	Julia Burke 3/13	Anthony Roelofs Jr 3/22
Max Burns-Francis 3/3	Bruce Cunningham 3/13	Bonnie Stoltzfus 3/22
Kelly Gasaway 3/3	Alexes McCune 3/13	Ayvah Haff 3/23
Samuel Neuman 3/3	Jordan Barnhouse 3/14	Jeanie DeBruyn 3/24
Daniel Rewa 3/3	"AL" Lee Beaton 3/14	Ethyl Ingersoll 3/24
Breanna Borrow 3/4	Paula Flores 3/14	Julie Smock 3/24
Lonnie Garlock 3/4	Taylor Holt 3/14	Pamela Torrez 3/24
Josaline Sutton 3/4	Alicia Ramthun 3/14	Elijah Lock 3/25
Emily Tucker 3/4	Adrian Smith 3/14	Ashley Rebone 3/25
Casey Vanderwagen 3/4	CeliaDiana Broca 3/15	Chelsea Renick 3/25
Charles Hall 3/5	Ellyanah Garner 3/15	Jacob Richards 3/25
Michael Schroeder 3/5	Brittany Janoskie 3/15	Ruben Salazar 3/25
Jenna Tinney 3/5	Lerra Kiesgen 3/15	Gera Ulvund 3/25
Timothy French 3/6	Scott Muenstermann 3/15	Mikel Vaandering 3/25
Joe Galindo 3/6	Sandra Stine 3/15	Kennedy Welch 3/26
John Neer 3/7	Nancy Terpstra 3/15	Martin DeBruyn Jr. 3/27
Joseph Cobb 3/8	Hannah Torrenza 3/15	Patrick Gee 3/27
Caydence Felt 3/8	Lynn Vogel 3/15	Laura Hutson 3/28
Patricia Rhanor 3/8	Kaylie Beebe 3/16	Kinzlee Yack 3/28
Jan Waldo 3/8	Mason Denig 3/16	Michael Blamer 3/29
Katherine Balogh 3/9	Joseph Glynn 3/16	Mark Decker 3/29
Jacob Graff 3/9	LLoyd Jett 3/16	Jacob Flanigan 3/29
Thomas Westbrook 3/9	Michael Posthumus Jr 3/16	Kaleb Jones 3/29
David Wills 3/9	Rebecca Steighner 3/16	Rebecca Jones 3/29
Bruce Zitka 3/9	Walter Karr 3/17	Evelyn Matuszek 3/29
Dawn Baird 3/10	Liberty Lock 3/17	Ricky Rautanen 3/29
Clark Bingham 3/10	Jesse Smith 3/17	Sheila Hilbrand 3/30
Justin Grasmeyer 3/10	Tonya Webb 3/17	Matthew Kalsbeek 3/30
Roger Tindall 3/10	Jason Moore 3/18	Jeffery Olson 3/30
Michael Vanderlaan 3/10	Stacy Vanhohenstein 3/18	Phyllis Suarez 3/30
Erin Bullard 3/11	Edwin VanNatter 3/18	Savannah Moore 3/31
Tristan Evans 3/11	Makenuale Crisman 3/19	Timothy Palmer 3/31
Sharon Gunn 3/11	Andrew Davis 3/19	Danniella West 3/31
Robert Israel 3/11	Ruger Fout 3/19	

Classifieds:

MARCH 2026

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

INDOOR ESTATE SALE: 3/26 - 3/28 ONLY! 3937 PALM HARBOR

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 Chuck at 231-557-6134.

Hello, my name is Tyler Nichols, and I live here in the park. I'm a Sales Representative and Lawn Technician with All Green Lawn Care. We specialize in weed control, fertilization, mole control, insect control, and more. Our proven lawn care program targets a wide range of weeds and weedy grasses while promoting a thick, healthy, emerald-green lawn. Our goal is simple: to make your lawn as lush, green, and weed-free as possible. If you're interested in improving your lawn, give me a call and I'd be happy to explain how we can make your lawn All Green.

And don't forget—we offer a \$75 referral credit for every new customer you refer! Tyler Nichols, Sales Representative, All Green Lawn Care. Office: 616-662-5100 (Be sure to ask for Tyler) Cell: 231-220-7054.

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.

SERVICE AND REPAIR:

Arlington North Park sewing services: Clothing alterations and repairs, affordable prices Call Kathy 231-766-1342.

Looking for older individuals who may need affordable help with housework or shopping. Please give Marcy a call. 231-676-4233.

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. Dangi 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.

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.

Classifieds:

MARCH 2026

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

Having issues with your roof or need snow removed from your roof? 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.

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 Oxecelpure RWF0900A. 5 for \$20. 231-766-8125.

One Double Size spring air mattress \$75. Call Fred at 231-288-2177 or come to Arlington Woods to 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 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...

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.

EAST COMMUNITY: 3728 RICHARDSON

1987 Holly Park, 3 bedroom, 2 bath doublewide home. Well-maintained home with abundant natural light and a comfortable open layout. The kitchen comes fully equipped with all appliances, including newer upgrades and fresh carpeting throughout. Includes three-season room off the back with ramp. Home is move-in ready. Asking \$67,000. Call Lisa Vela at 231-557-9133/Five Star Realty 231-733-3080 for more details or to view this home.

EAST COMMUNITY: 2322 FRIENDSHIP LANE - \$32,000

1988 Sterling 3 bedroom, 2 bath doublewide handyman special. Home has a lot of potential with some TLC. Asking \$32,000 but are open to offers. Text/call Victoria at 231-955-5377.



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

EAST COMMUNITY: 3956 FLEETWOOD - \$80,000

Newer 2017 Harmony 3 bedroom, 2 bath home. This spacious home features a great open floor plan with generous room sizes. Buyer & buyers agent to verify all information. Call Diane at 231-563-3476 for more details or to view this home.

SOUTH COMMUNITY: 3734 RICHARDSON - *HANDYMAN SPECIAL!* \$5000 obo

1976 Skyline, 2 bedroom, 1 bath spacious singlewide home. Needs some TLC but has a metal roof with awning and shed. Appliances include a fridge and stove. Asking \$5,000 obo. Call/text Tristan at 231-886-4596 for more details.

NORTH COMMUNITY: 3937 MALIBU - \$20,000 obo

1979 Derose, 3 bedroom, 1.5 bath home that comes with patio and a shed. Appliances include a fridge, newer stove, and microwave. New furnace in 2022. Asking \$20,000 obo. Call Tyler at 231-571-2199 for more details.

NORTH COMMUNITY: 3832 MANATEE - \$12,000

Asking \$12,000 for this 1972 Fleetwood, 2 bedroom, 1 bath home. Appliances included are a stove, fridge, washer & dryer.

Call Emily at 616-843-5093 for more details.



Homes For Sale:

NORTH COMMUNITY: 3889 MANATEE - TAKE OVER PAYMENTS

2016 Harmony 3 bedroom, 2 bath singlewide home. Appliances included are a fridge, stove & dishwasher. Gray siding, entryway contains hookups for washer and dryer, pantry/closest on the right after you enter, walk into kitchen, turn left for dining space and spacious living room. Down the hallway past the living room is the backdoor on the left, a bedroom on the right, continue down hallway to full bathroom at the end of the hallway, bedroom to the right. Back through living room and past the kitchen is master bedroom with walk in closet and master bathroom. Contact Justine at 231-563-0689 for more details.

NORTH COMMUNITY: 3709 LIBERTY - \$25000

1989 Schult, 2 bedroom, 2 bath singlewide home located in the North Community. Call Kevin at 231-955-8971.

NORTH COMMUNITY: 3908 KARSEN - \$63379.67

In-House financing available for this 3 bedroom, 2 bath 2025 Harmony with vinyl siding and a 20 yr shingled roof. Appliances include a stove, fridge & dishwasher. Ceiling fans, vinyl coated drywall throughout. \$1200 down with payments of \$405.53 based on the total of (\$147190.72), which includes the financed amount (\$66072.45), down payment (\$1200.00), sales tax (\$3802.78), title fee (\$90.00), & interest (\$79918.27) at a fixed percentage rate of 6.22% over 30 years. Call us to set up an appointment to view this home at 231-777-2504, West Michigan Homes NMLS # 349840. Email officemanager@arlingtonwoods.us.

NORTH COMMUNITY: 3883 MALIBU - BRAND NEW!

NOW AVAILABLE!

2026 Cavco Hubbard 2 bedroom, 2 bath hoe includes stove, fridge, microwave and dishwasher. Vinyl windows with blinds, congoleum vinyl wood flooring throughout, upgraded roof load, ceiling fans and is ready for immediate occupancy. Home has a one year manufacturer warranty. Home must remain in community.

\$1200 down and 360 payments of \$391.23 based on the total payment of (\$142044.25) which includes the financed amount (\$64081.72) the down payment (\$1200.00) sales tax (\$3690.10), title fee (\$90.00) and interest (\$76762.53) at a fixed percentage rate of 6.17% over 30 years. Contact us to set up an appointment to view this home at 231-777-2504, email: officemanager@arlingtonwoods.us. West Michigan Homes, 2250 Friendship Lane, Muskegon, MI 49442. NMLS #349840

NORTH COMMUNITY: 3931 MALIBU - BRAND NEW!

NOW AVAILABLE!

2026 Cavco Hubbard 2 bedroom, 2 bath hoe includes stove, fridge, microwave and dishwasher. Vinyl windows with blinds, congoleum vinyl wood flooring throughout, upgraded roof load, ceiling fans and is ready for immediate occupancy. Home has a one year manufacturer warranty. Home must remain in community.

\$1200 down and 360 payments of \$387.20 based on the total payment of (\$140592.81) which includes the financed amount (\$63421.34) the down payment (\$1200.00) sales tax (\$3652.72), title fee (\$90.00) and interest (\$75971.47) at a fixed percentage rate of 6.17% over 30 years. Contact us to set up an appointment to view this home at 231-777-2504, email: officemanager@arlingtonwoods.us. West Michigan Homes, 2250 Friendship Lane, Muskegon, MI 49442. NMLS #349840

NORTH COMMUNITY: 3854 MALIBU - \$30,000. 1989 Point West, 3 bedroom, 1 bath singlewide home with a shed & central air. New flooring in most rooms. Appliances include fridge, microwave, washer and dryer. Asking \$30,000. Call Laverne Speers at 231-670-5444 for more details.

****ALL HOMES ARE OWNER OCCUPIED AND YOU MUST BE APPROVED FOR COMMUNITY RESIDENCY BEFORE PURCHASING OR MOVING IN TO ANY HOME.**





Consumer Confidence Report (4 pages):

2025 Water Quality Report for Arlington Woods

Water Supply Serial Number: 40356

This report covers the drinking water quality for Arlington Woods for the 2025 calendar year. This information is a snapshot of the quality of the water that we provided to you in 2025. Included are details about where your water comes from, what it contains, and how it compares to United States Environmental Protection Agency (U.S. EPA) and state standards.

Your water comes from 8 groundwater wells, each over 65 feet deep. The State performed an assessment of our source water to determine the susceptibility or the relative potential of contamination. The susceptibility rating is on a seven-tiered scale from "very-low" to "very-high" based on geologic sensitivity, well construction, water chemistry and contamination sources. The susceptibility of our source is moderate.

There are no significant sources of contamination in our water supply. We are making efforts to protect our sources by conducting routine samples.

If you would like to know more about this report, please contact: Theresa Jones, Manager at (231) 773-0843, 3785 Evanston Avenue, Muskegon, MI 49442, email: tjones@arlingtonwoods.us.

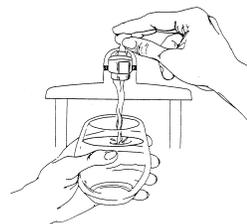
Contaminants and their presence in water: Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline (800-426-4791).

Vulnerability of sub-populations: Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune systems disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. U.S. EPA/Center for Disease Control guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

Sources of drinking water: The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. Our water comes from wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.
- **Inorganic contaminants**, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.
- **Pesticides and herbicides**, which may come from a variety of sources such as agriculture and residential uses.
- **Radioactive contaminants**, which can be naturally occurring or be the result of oil and gas production and mining activities.
- **Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.



In order to ensure that tap water is safe to drink, the U.S. EPA prescribes regulations that limit the levels of certain contaminants in water provided by public water systems. Federal Food and Drug Administration regulations establish limits for contaminants in bottled water which provide the same protection for public health.

Water Quality Data

The table below lists all the drinking water contaminants that we detected during the 2025 calendar year. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. Unless otherwise noted, the data presented in this table is from testing done January 1 through December 31, 2025. The State allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. All the data is representative of the water quality, but some are more than one year old.

Terms and abbreviations used below:

- **Maximum Contaminant Level Goal (MCLG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- **Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Residual Disinfectant Level Goal (MRDLG):** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Treatment Technique (TT):** A required process intended to reduce the level of a contaminant in drinking water.
- **N/A:** Not applicable
- **ND:** not detectable at testing limit
- **ppm:** parts per million or milligrams per liter
- **ppb:** parts per billion or micrograms per liter
- **ppt:** parts per trillion or nanograms per liter
- **pCi/l:** picocuries per liter (a measure of radioactivity)
- **Action Level (AL):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.
- **Level 1 Assessment:** A study of the water supply to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment:** A very detailed study of the water system to identify potential problems and determine (if possible) why an *E. coli* MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Monitoring Data for Regulated Contaminants

Regulated Contaminant	MCL, TT, or MRDL	MCLG or MRDLG	Level Detected	Range	Year Sampled	Violation Yes/No	Typical Source of Contaminant
Nitrate (ppm)	10	10	0.20	ND-.20	2025	NO	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
Sodium (ppm)	N/A	N/A	25	11-25	2023	NO	Erosion of natural deposits
Combined radium (pCi/L)	5	0	0.500	0.410-0.500	2022	NO	Erosion of natural deposits
Uranium (ppb)	30	0	N/D	N/D	2025	NO	Erosion of natural deposits
Total Coliform	TT	N/A	N/A	N/A	2025	NO	Naturally present in the environment
E. coli in the distribution system (positive samples)	See E. coli note	0	N/A	N/A	2025	NO	Human and animal fecal waste
Fecal Indicator – E. coli at the source (positive samples)	TT	N/A	N/A	N/A	2025	NO	Human and animal fecal waste

Consumer Confidence Report (cont'd):

Per- and polyfluoroalkyl substances (PFAS)							
Regulated Contaminant	MCL, TT, or MRDL	MCLG or MRDLG	Level Detected	Range	Year Sampled	Violation Yes/No	Typical Source of Contaminant
Hexafluoropropylene oxide dimer acid (HFPO-DA) (ppt)	370	N/A	<2.0	<2.0- <2.0	2025	NO	Discharge and waste from industrial facilities utilizing the Gen X chemical process
Perfluorobutane sulfonic acid (PFBS) (ppt)	420	N/A	3.4	<2.0- 3.4	2025	NO	Discharge and waste from industrial facilities; stain-resistant treatments
Perfluorohexane sulfonic acid (PFHxS) (ppt)	51	N/A	<2.0	<2.0- <2.0	2025	NO	Firefighting foam; discharge and waste from industrial facilities
Perfluorohexanoic acid (PFHxA) (ppt)	400,000	N/A	<2.0	<2.0- <2.0	2025	NO	Firefighting foam; discharge and waste from industrial facilities
Perfluorononanoic acid (PFNA) (ppt)	6	N/A	<2.0	<2.0- <2.0	2025	NO	Discharge and waste from industrial facilities; breakdown of precursor compounds
Perfluorooctane sulfonic acid (PFOS) (ppt)	16	N/A	5.4	2.7-5.4	2025	NO	Firefighting foam; discharge from electroplating facilities; discharge and waste from industrial facilities
Perfluorooctanoic acid (PFOA) (ppt)	8	N/A	3.5	<2.0- 3.5	2025	NO	Discharge and waste from industrial facilities; stain-resistant treatments
Inorganic Contaminant Subject to Action Levels (AL)	Action Level	MCLG	Your Water	Range of Results	Year Sampled	Number of Samples Above AL	Typical Source of Contaminant
Lead (ppb)	15	0	0	0-2	2024	0	Lead service lines, corrosion of household plumbing including fittings and fixtures; Erosion of natural deposits
Copper (ppm)	1.3	1.3	0.3	0.0-0.3	2024	0	Corrosion of household plumbing systems; Erosion of natural deposits

Information about lead: *Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. Arlington Woods is responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for at least 5 minutes to flush water from both your home plumbing and the lead service line. If you are concerned about lead in your water and wish to have your water tested, contact Theresa Jones, Manager (231) 773-0843 for available resources. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <https://www.epa.gov/safewater/lead>.*

Complete Distribution Service Material Inventory (CDSMI)

Arlington Woods has submitted the CDSMI to the Michigan Department of environment, Great Lakes, and Energy (EGLE) as required by the United States Environmental Protection Agency (EPA) lead and Copper Rule Revisions (LCRR). The CDSMI was submitted prior to the deadline, October 16, 2024. As required, Arlington Woods completed physical material verifications of the private side and public side of service lines throughout the Community. During the physical verification process no lead service lines were found. The materials that were found during the verification process are presented in the table below. Arlington Woods' Service Line Inventory can be found in the Community office. If you have any questions regarding your individual private side or public side service line, please contact Theresa Jones at tjones@arlingtonwoods.us.

SERVICE LINE MATERIAL	RESIDENT SIDE	COMMUNITY SIDE - RISER
GALVANIZED	16	657
NON-LEAD PLASTIC	395	0
NON- LEAD COPPER	237	0
VACANT LOT	9	
TOTAL	657	657

Monitoring and Reporting to the Department of Environment, Great Lakes, and Energy (EGLE) Requirements: The State of Michigan and the U.S. EPA require us to test our water on a regular basis to ensure its safety. We met all the monitoring and reporting requirements for 2025.

We will update this report annually and will keep you informed of any problems that may occur throughout the year, as they happen. Copies are available at the office of Arlington Woods, 3785 Evanston Avenue, Muskegon, MI 49442. This report will not be sent to you.

We invite public participation in decisions that affect drinking water quality. For more information about your water, or the contents of this report, contact Theresa Jones, Manager of Arlington Woods, 3785 Evanston Avenue, Muskegon, MI 49442, (231) 773-0843 or tjones@arlingtonwoods.us, arlingtonwoods.us. For more information about safe drinking water, visit the U.S. EPA at <http://www.epa.gov/safewater>.

THE FOLLOWING 2 PAGES ARE FROM A RENT STUDY BY JLT AND ASSOCIATES OF HENDERSON, NEVADA. THIS COMPANY DOES RENT STUDIES OVER THE ENTIRE UNITED STATES AND THIS STUDY IS DONE FOR MANUFACTURED HOME COMMUNITIES IN ALLEGAN, OTTAWA AND MUSKEGON COUNTIES. THE ENTIRE STUDY IS 91 PAGES & IS AVAILABLE IN THE OFFICE FOR YOUR REVIEW.

THE 2 PAGES SHOW ADJUSTED RENTS FOR THE FOURTY ONE COMMUNITIES IN THE ABOVE NAMED COUNTIES. ACTUAL RENTS ARE ADJUSTED ACCORDING TO THE SERVICES INCLUDED IN RENT. SERVICES THAT MAY BE INCLUDED ARE WATER (W), SEWER (S), TRASH REMOVAL (T) AND CABLE (C).

FOR MUSKEGON COUNTY WATER IS VALUED AT \$26 PER MONTH, SEWER AT \$41 PER MONTH, TRASH REMOVAL AT \$23 PER MONTH AND CABLE AT \$40 PER MONTH. FOR ARLINGTON, ACTUAL RENT IS REDUCED BY \$130 PER MONTH AS WATER, SEWER, TRASH REMOVAL AND CABLE ARE ALL INCLUDED. AS THE REPORT STATES ARLINGTON IS THE ONLY COMMUNITY TO PROVIDE ALL FOUR SERVICES.

THE REPORT ALSO SHOWS THAT OF THE FOURTY ONE COMMUNITIES, THIRTY NINE HAVE HIGHER ADJUSTED RENTS THAN ARLINGTON.

AS STATED THE ENTIRE REPORT IS AVAILABLE AT THE OFFICE FOR YOUR REVIEW.

Allegan/Muskegon/Ottawa, Michigan JLT Market Report - February 2026 Ranked By Average Adjusted Market Rent + Pass Thru

COMMUNITY	# OF HOME SITES	HOME SITES OCC*	% OCC	MONTHLY MARKET RENT			SERVICES* IN RENT	ADJUSTED MARKET RENT			MONTHLY PASS THRU	AVG ADJUSTED MARKET RENT + PASS THRU
				LOW	HIGH	AVG**		LOW	HIGH	AVG**		
All Ages Communities												
Windmill MHP	400	390	98%	\$795	\$795	\$795	None	\$795	\$795	\$795	\$3	\$798
Hunters Glen	424	420	99%	\$785	\$785	\$785	None	\$785	\$785	\$785	\$3	\$788
Presidential Estates	364	358	98%	\$773	\$778	\$773	T - \$21	\$752	\$757	\$752	\$3	\$755
Allendale Meadows	352	350	99%	\$768	\$785	\$768	T - \$21	\$747	\$764	\$747	\$3	\$750
Lincoln Estates	191	191	100%	\$767	\$767	\$767	T - \$20	\$747	\$747	\$747	\$3	\$750
Timberline Estates	296	291	98%	\$754	\$764	\$754	T - \$21	\$733	\$743	\$733	\$3	\$736
Leisure Estates Village	438	438	100%	\$696	\$716	\$696	None	\$696	\$716	\$696	\$3	\$699
Waverly Shores Village	415	414	100%	\$708	\$733	\$708	T - \$21	\$687	\$712	\$687	\$3	\$690
Country Hills Village	239	238	100%	\$682	\$702	\$702	T - \$21	\$661	\$681	\$681	\$3	\$684
Knollwood	161	159	99%	\$694	\$694	\$694	T - \$21	\$673	\$673	\$673	\$3	\$676
Holiday West Village	341	340	100%	\$688	\$708	\$688	T - \$21	\$667	\$687	\$667	\$3	\$670
Windsor Woods Village	314	313	100%	\$658	\$658	\$658	T - \$20	\$638	\$638	\$638	\$3	\$641
River Haven Village	721	715	99%	\$678	\$688	\$678	S/T - \$51	\$627	\$637	\$627	\$3	\$630
Park Meadows	300	294	98%	\$615	\$615	\$615	None	\$615	\$615	\$615	\$3	\$618
Hidden Oaks MHC	102	101	99%	\$649	\$649	\$649	C - \$40	\$609	\$609	\$609	\$3	\$612
Boulder Ridge	196	196	100%	\$595	\$595	\$595	None	\$595	\$595	\$595	\$3	\$598
Egelcraft	458	455	99%	\$611	\$611	\$611	W/T - \$49	\$562	\$562	\$562	\$3	\$565
Logan Estates	378	378	100%	\$617	\$617	\$617	T/C - \$61	\$556	\$556	\$556	\$3	\$559
Gun River MHC, East Park	163	144	88%	\$573	\$573	\$573	T - \$20	\$553	\$553	\$553	\$3	\$556
Gun River MHC, West Park	61	48	79%	\$573	\$573	\$573	T - \$20	\$553	\$553	\$553	\$3	\$556
Bel Air Estates MHC	92	85	92%	\$550	\$550	\$550	None	\$550	\$550	\$550	\$3	\$553
Apple Carr Village	713	688	96%	\$555	\$580	\$555	T - \$23	\$532	\$557	\$532	\$3	\$535

*See Glossary for Definitions
***Annual Pass Thru divided by 12

**The Average Rent is normally rent for a Standard Homesite
The Monthly Market Rent & Adjusted Market Rent is net any pass thrus

JLT Rent Study (page 2):

Allegan/Muskegon/Ottawa, Michigan JLT Market Report - February 2026
Ranked By Average Adjusted Market Rent + Pass Thru

COMMUNITY	# OF HOME SITES	HOME SITES OCC*	% OCC	MONTHLY MARKET RENT			SERVICES* IN RENT	ADJUSTED MARKET RENT			MONTHLY PASS THRU	AVG ADJUSTED MARKET RENT + PASS THRU
				LOW	HIGH	AVG**		LOW	HIGH	AVG**		
Country Estates	254	225	89%	\$530	\$530	\$530	None	\$530	\$530	\$530	\$3	\$533
Clover Estates MHC	223	215	96%	\$550	\$550	\$550	T - \$23	\$527	\$527	\$527	\$3	\$530
North Shore MHC	123	119	97%	\$545	\$545	\$545	W/S - \$43	\$502	\$502	\$502	\$3	\$505
Rabbit River	103	78	76%	\$595	\$595	\$595	W/S - \$95	\$500	\$500	\$500	\$3	\$503
Pontaluna Shores	134	131	98%	\$495	\$495	\$495	None	\$495	\$495	\$495	\$3	\$498
Crystal Downs MHC	104	91	88%	\$612	\$612	\$612	W/C/I - \$137	\$475	\$475	\$475	\$3	\$478
Ottogan Estates	272	272	100%	\$472	\$482	\$472	None	\$472	\$482	\$472	\$3	\$475
Forest Lake Estates	221	213	96%	\$466	\$466	\$466	None	\$466	\$466	\$466	\$3	\$469
Village Green	397	397	100%	\$552	\$572	\$552	W/S/C - \$94	\$458	\$478	\$458	\$3	\$461
Dumont Creek Estates	74	74	100%	\$567	\$567	\$567	W/S/T - \$115	\$452	\$452	\$452	\$3	\$455
Crockery MHP	168	151	90%	\$520	\$520	\$520	W/S/T - \$75	\$445	\$445	\$445	\$3	\$448
Maple Island Estates	127	97	76%	\$462	\$462	\$462	T - \$23	\$439	\$439	\$439	\$3	\$442
Orchard Hills Village	167	167	100%	\$427	\$427	\$427	T - \$20	\$407	\$407	\$407	\$3	\$410
Timberline Estates MHP	302	221	73%	\$437	\$447	\$437	W/S/T - \$90	\$347	\$357	\$347	\$3	\$350
Arlington Woods	657	645	98%	\$472	\$472	\$472	W/S/T/C - \$130	\$342	\$342	\$342	\$3	\$345
Maple Valley Estates	161	158	98%	\$460	\$460	\$460	W/S/T/C - \$143	\$317	\$317	\$317	\$3	\$320
Hylander Valley	71	41	58%	\$360	\$360	\$360	W/S/T - \$105	\$255	\$255	\$255	\$3	\$258
Total for All Ages	<u>10,677</u>	<u>10,301</u>	<u>96%</u>			<u>\$618</u>			<u>\$580</u>			<u>\$583</u>
<u>55+ Communities</u>												
Hidden Creek Community	195	174	89%	\$854	\$854	\$854	None	\$854	\$854	\$854	\$3	\$857
Brookshire West	96	96	100%	\$785	\$785	\$785	W/S/T - \$88	\$697	\$697	\$697	\$3	\$700
Total for 55+	<u>291</u>	<u>270</u>	<u>93%</u>			<u>\$831</u>			<u>\$802</u>			<u>\$805</u>
Grand Total	<u>10,968</u>	<u>10,571</u>	<u>96%</u>			<u>\$624</u>			<u>\$586</u>			<u>\$589</u>

*See Glossary for Definitions

***Annual Pass Thru divided by 12

**The Average Rent is normally rent for a Standard Homesite
The Monthly Market Rent & Adjusted Market Rent is net any pass thrus