



ARLINGTON'S

NEWS & NOTES

SPEEDING:



In recent years the amount of people speeding in the community has greatly increased. This is a reminder that residents are fully responsible for their guests while they are visiting Arlington Woods. The State of Michigan mandated **speed limit is 15 mph at all times**. Please abide by it and all posted stop signs while in our communities. We encourage our residents to enjoy outdoor activities such as walking, riding bikes, having children play, etc. We do not want anyone hurt and they should not have to worry about speeding vehicles or people running stop signs. Please keep in mind that a habitual speeder who refuses to change his/her habits could be evicted for violating the speed limit after being warned in writing three or more times. We will be strictly enforcing this process and would appreciate your cooperation.

WATER FLUSH NOTICE:

THIS IS TO NOTIFY YOU THAT WE WILL BE FLUSHING THE WATER SYSTEM ON TUESDAY, WEDNESDAY AND THURSDAY APRIL 21, 22, & 23, 2026 FROM APPROXIMATELY 8:00 AM TO 4:00 PM.

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

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

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

DATE: APRIL 22- 24, 2025 COMMUNITY MANAGER: THERESA JONES PHONE NO: 231-773-0843

SPRING INSPECTIONS COMING SOON:

Spring Inspections may begin the last week of April or beginning of May (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 is neat in appearance

****See Page 2 For 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

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.

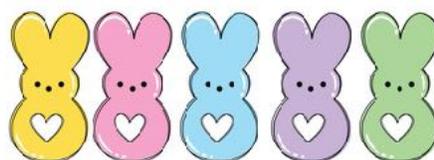
- Uncapped sewer pipes on vacant lots
- Open holes/water crocks (secured with hard cover) on vacant lots
- Uncapped water lines/risers on vacant lots
- Exposed electrical wires including telephone wires
- Unsecured electrical and breaker (emergency shut off) boxes on vacant lots, with or without a meter 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





RECREATIONAL MOTORIZED TOYS:

Please remember that no dirt bikes, E-bikes (while motor is engaged), motorized scooters or unlicensed motorcycles are allowed.



ANIMAL DROPPINGS:

When taking your animal out to use the bathroom please be sure to pick up after him/ her each time and please do not let them use another resident's home- site as a bathroom. It is very disturbing to residents without animals.

LOOSE TRASH:



Please be sure to put your trash into bags and secure them shut inside of your trash cart. We have been left with a lot of loose, blowing trash in the community on trash pick up day.

CHILDREN/BEHAVIOR POLICY:

Residents are held fully responsible for the conduct of the children in their household. If a child's' behavior is determined to be destructive, the resident responsible for the household will receive **ONE** notice of violation. After an opportunity to correct the child's conduct, if the child's behavior is determined to have become an ongoing nuisance to the community, the resident's tenancy in Arlington Woods may be terminated and proceedings to evict the entire household from Arlington Woods may be instituted.

WATERMELON MINT COOLER:

2 cups watermelon, 8 mint leaves, 1 tbsp honey, 1 cup water.
Mix and enjoy!



LEAKING VEHICLES:

Please remember that leaking vehicles are not permitted in the communities for the protection of the on site water supply. If you have a leaking vehicle it must be repaired or removed and not allowed to leak into the ground. All oil or fluid that may have leaked onto the street, driveway, sidewalk, etc. should be cleaned up immediately.

If you have any further questions or concerns please contact the office at 231-773-0843.



GOLF CARTS:

Over the past several years, golf carts have been permitted to be driven in the community and the amount of golf carts in the community has increased. Therefore we thought this would be a good time to remind everyone of the rules regarding golf carts:

1. Golf Carts may be operated on the community streets.
2. They must be driven by licensed adults.
3. Golf Carts cannot be driven to become an annoyance to other residents and cannot disturb the legal quiet enjoyment of another resident's own home.
4. Golf Carts operated upon the streets shall abide by all laws and rules of the road applicable to motor vehicle traveling on the community streets.
5. The number of passengers shall be limited to the designed seating capacity of the golf cart.
6. No loud or bypassed mufflers are permitted.

We appreciate your cooperation by abiding by all the required regulations to continue golf carts being used in the community.



NEW RESIDENTS:

Tye Corlew to 2338 Marlette.

Shannon Minzey to 3623 Easy Circle.

Kirsten Buchner and Camden with son Caleb to 3895 Elmore.

David Enders to 3883 Malibu.

Aubrie & Victor Nelson with son Victor Jr. to 3931 Malibu.

Karen Bohn and Corey Spaniola to 3944 Revere.

Kayla Scobey, Angela Anderson and children Layton, Langston & Colton to 3937 Malibu.

Aubree Karis to 3658 Easy Circle.

Jasmine Barnes to 3721 Richardson.

GET WELL:



Tammy Lorenz	Glenn Knapp
Tammi Panches	Judy Delis
Mary Maner	David Ahlstrom
Sarah Hibbs	

ANNIVERSARIES:

Mr. & Mrs. Talmage Parker 4/1
Mr. & Mrs. John Dill 4/3
Mr. & Mrs. Jeremy Johnson 4/13
Mr. & Mrs. Armand Loomis 4/18
Mr. & Mrs. Eric Ulvund 4/18
Mr. & Mrs. Irvin Johnson 4/26
Mr. & Mrs. Dennis Popp 4/28
Mr. & Mrs. Chuck Carlisle 4/29



SYMPATHIES:

To Michael Schroeder, Laura Herremans and family/friends on loss of Michael's brother Paul.

To Susan Peloso and family/friends on the tragic loss of Susans' son.

To Haileigh Hall and family/friends on the loss of Haileighs' uncle.

BLACK ANTS:



How to Get Rid of Ants in Trees.

Tiny, black, beaded pests are invading the trees in your yard and you have no clue how to get rid of them. It might seem like a huge problem, but with a little help from this article, you can overcome the ant infestation and clear your yard up in no time. Below are some suggestions to assist you.

- Find ant hills or homes near or in the tree. After you find the place where the little creatures dwell, pour about 2 gallons of boiling water on their home. This will kill the ants inside and also wash away the hill.
- Mix a 50/50 solution of baking soda and icing sugar. Disperse the solution around the tree. The ants will be attracted to the sweetness, but once they eat it, it will expand in their bodies and cause them to explode.
- You can purchase insecticides at any local department store and follow the directions.
- Sprinkle chalk around the tree. Ants will not get near chalk. You can put a line of chalk around the base of the tree and they will not cross it. You can also purchase ant chalk, which has insecticides in it for added protection.
- Use Tanglefoot products around the base of the tree. Tanglefoot has been around since 1885 and offers great products to get rid of pests. One of these is a sticky band that traps the ants at the base of the tree and prevents them from doing any further damage to the tree.

IRRIGATION:

Cross Connection Control Program

Arlington Woods is committed to protecting our drinking water system from contamination. One of the ways that contamination can get into the water system is through a cross connection. A cross connection can be an actual or potential connection between a drinking water supply and a source of contamination.



How can a cross connection occur?

For example, suppose you are filling a pool with a garden hose, and the hose is submerged in the pool. If there were to be a water line break down the street causing a loss in pressure, the contents of the pool could be 'vacuumed' back into the water supply. This is an example of **backsiphonage**.

How can these be prevented?

Cross connections are prevented through either a physical separation or use of a backflow preventer. Physical separation means that there is a gap of air between the source of contamination and the water supply. In the swimming pool example, simply moving the hose so that it fills the pool from above the water line would prevent a backflow event.

A backflow preventer could be used to ensure that a cross connection does not occur. This mechanical device, if properly installed and maintained, is designed to prevent contaminated water from entering the drinking water supply. There are many different types of backflow devices that can have different applications depending on the situation.

What are the requirements for testing backflow devices?

All testable backflow devices must be tested at set frequencies by a state certified tester, notifications will be sent when the device tests are due. A tester must submit device test data to the office.

How is it regulated?

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) requires water utilities to have a cross connection control program. This is defined in Section 325.1014 of the State of Michigan Safe Water Drinking Act 399 of 1976. Additionally, the EGLE has published a Cross Connection Rules Manual which more fully explains Cross Connection Control Programs. The Michigan Plumbing Code also has requirements regarding preventing cross connections.

Arlington Woods has had a EGLE approved cross connection program since 2015. This program is responsible for identifying and eliminating cross connections within our water system. To accomplish this, staff inspects irrigation systems and require testing of backflow preventers every 5 years.

Who are the Certified Testers?

All testers must be certified by the Michigan Plumbing and Mechanical Contractors Association and by January 2018 all backflow device testers must hold ASSE 5110 certification to test devices in Michigan. Please call Theresa Jones at 231.773.0843 with any questions.

Residential Cross Connection Control Program

Residents who have a lawn irrigation system will be required to have their lawn irrigation backflow device tested.

The updated EGLE Safe Drinking Water Rules now require that all lawn irrigation backflow devices installed on the potable water system be tested at a minimum of every five years. This is to insure that the device is working correctly to protect the water distribution system from contaminates in the event that a backflow incident may occur.

A Pressure Vacuum Breaker similar to the one shown here is the most common type of residential backflow device on a lawn sprinkling system.



BIRTHDAYS:

Susan Chorny 4/1	James Clark 4/11	Teresita Langub 4/20
April Davis 4/1	Robert Denhof 4/11	Andrea Lindsey 4/20
Mary Alviar 4/2	Marcella Garner 4/11	Benjamin Morrison 4/20
Charles Hill 4/2	Talmage Parker 4/11	Frances Beaton 4/21
Alexandria Elwell 4/3	Jerrett Phelps 4/11	Breeana Groen 4/21
Macey Gee 4/3	David Price 4/11	Erica Herbert 4/21
Colleen Macy 4/3	Jennifer Johnson 4/12	Jordan Smith 4/21
Vanda Schneider 4/3	Bradley Long 4/12	Mikael Wheeler 4/21
Makaila Smith 4/3	Gavin Long 4/12	Brooke Burns - Francis 4/22
Phenix Wyant 4/3	Luca Olivas 4/12	Jessica Dusette 4/22
Briar Manley 4/4	David Padecky 4/12	Seth Showers 4/22
Agapito Suarez 4/4	Debora Juergens 4/13	Aiden Gooden 4/23
Ronald Zoulek 4/4	Misty Shullenberger 4/13	Stefan Olivas Jr 4/23
Jeremy Sandford 4/5	Donald Wagner 4/13	Brian Sweet 4/23
Kris West 4/5	Kacey Wallace 4/13	Rylee Eklund 4/24
Sarah Hibbs 4/6	Beth Budde 4/14	Austin Fouty 4/24
Karen Johnston 4/6	Makayla Dove 4/14	Joseph Dausman 4/25
Jorgan Norwick 4/6	Andrea Mendez 4/14	Tammi Punches 4/25
Cynthia Bellefeuil 4/7	Layla Whelpley 4/14	Zach Bentley 4/26
Gina Edwards 4/7	Mercedes Follett 4/15	Montana Burns 4/26
Zarek Graham 4/7	Matthew Minton 4/15	Irene Dempsey 4/26
Lori Lathrop 4/7	Karson Cripe 4/16	Katelyn Moseley 4/26
Ramona Newton 4/7	Faith Hardenburgh 4/16	Elizabeth Bluhm 4/27
Sheila Obrien 4/7	Jody Hoppus 4/16	Chloe Bullard 4/27
Robert Stewart 4/7	Lyle Updyke 4/17	Gracie Bullard 4/27
Michelle Armstrong 4/8	Amy Gallegos 4/18	Daxxon Hekkema 4/27
TJ Goodman 4/8	Jaimi Loomis 4/18	Zephyr Thompson 4/27
Joanna Graftema 4/8	Craig Plantenga 4/18	Absity Trogden 4/28
David Gutierrez III 4/8	Scott Reed 4/18	Alexander Christiansen 4/29
Larry Hause 4/8	Robert Ring 4/18	Kurstin Cosens 4/29
Nicholas Tanksley 4/8	Laura Spier 4/18	Maria McClain 4/29
Micah Hibbs 4/9	Jimmy Chronister 4/19	Marceline Noordhoff 4/29
Amaris Lopez 4/9	Carter Jones 4/19	Kandi Lake 4/30
Lillian Schaefer 4/9	David Ahlstrom 4/20	James Wagner 4/30
	Larry Anderson 4/20	

CLASSIFIEDS:

April 2026

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.

Pro Wash Powerwashing: 231-740-5088 If no answer, please leave voicemail.

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.

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.

Dethatching, mowing, leaf pickup, and general yard care. Call Tim Weiss at 231-288-7793.

TopTier Lawncare: Chris 231-340-6939.

Yard Care: Mowing: \$15, Watering & other care message me. Maceyne Gee 231-830-5734.

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

SERVICE AND REPAIR:

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. 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.

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 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.

Aarons Rent To Own for all of your furniture, appliance, electronic needs! No credit check required. Call us at 231-767-2664 or visit our website at aarons.com.

ITEMS FOR SALE:

One Brand New Humidifier for sale, \$30. Call Fred 231-288-2177.

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 BTY 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.

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.

HOMES FOR SALE:

EAST COMMUNITY: 2322 FRIENDSHIP LANE - \$30,000 OR BEST OFFER

1988 Sterling 3 bedroom, 2 bath doublewide handyman special. Home has a lot of potential with some TLC. Asking \$30,000 but are open to offers. Text/call Victoria at 231-343-4193.

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.

MUST BE APPROVED FOR RESIDENCY

SOUTH COMMUNITY: 3669 EASY CIRCLE - \$21,00 or TAKE OVER PAYMENTS

\$21,000 cash price or take over payments of approx. \$135 month with about \$1650 due at closing (includes \$300 security deposit for lot) on this 1989 Skyline 2 bedroom, 1 bath cute, light and cozy home. Appliances include stove, fridge and dishwasher. Home comes with central air, shed and was recently remodeled with a slider off kitchen and lots of windows. Call Stacy at 231-780-8613 for more details or to view this home.

MUST BE APPROVED FOR COMMUNITY RESIDENCY

SOUTH COMMUNITY: 2238 HALLMARK - \$25,000

Asking \$25,000 for this 1975 Skyline 2 bedroom, 1 bath singlewide. Home has a lot of upgrades including a new stand up shower & new windows. This home does come with central air, shed, washer/dryer and the carpets were all recently steam cleaned. Asking \$25,000. Call Margaret at 231-288-5357 for more details or to view this home.

MUST BE APPROVED FOR COMMUNITY RESIDENCY

SOUTH COMMUNITY: 3764 LIBERTY - \$19,900

Asking \$19,900 for this 1971 New Moon, 2 bedroom, 1 bath singlewide home. Newer roof & windows, updated bathroom, flooring & paint throughout. Home comes with central air, deck & shed. Buyer & buyers agent to verify all information.

Call Licia/ReMax at 231-766-6328/231-733-1236.

MUST BE APPROVED FOR COMMUNITY RESIDENCY

NORTH COMMUNITY: 3951 BOBBY LANE - \$20,000 or MONTHLY PAYMENT OPTIONS

1977 Holly Park, 2 bedroom, 1 bath singlewide home. Maintenance free metal roof, vinyl windows, newer water heater & furnace. Call/Text Josh once approved at 231-730-2396 for more details.

MUST BE APPROVED FOR RESIDENCY



HOMES FOR SALE:

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.

MUST BE APPROVED FOR RESIDENCY

NORTH COMMUNITY: 3889 MANATEE - IN HOUSE FINANCING/TAKE OVER PAYMENTS

Approx. \$3000 once approved to take over payments on this 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.

MUST BE APPROVED FOR COMMUNITY RESIDENCY

SOUTH COMMUNITY: 3709 LIBERTY - \$20,000 obo

Asking \$20,000 or best offer for this 1989 Schult 2 bedroom, 2 bath singlewide home. This cute & cozy home is situated on a nice corner lot. A must see! Call Kevin at 231-955-8971 for more details or to view this home.

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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.

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NORTH COMMUNITY: 3922 REVERE - AVAILABLE SOON!

\$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

SOUTH COMMUNITY: 2262 HALLMARK - \$38,000

Asking \$38,000 for this very well maintained 2016 Harmony, 2 bedroom, 1 bath single wide home. This home comes completely furnished, has a covered front porch and is located on star lot. All appliances included: stove, fridge, dishwasher, washer & dryer. Call Linda to view or for more details at 352-255-3079.

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If you would like to place your home for sale ad or have removed from the newsletter, please contact the office at 773-0843 or email officemanager@arlingtonwoods.us before the 15th of the month.