



# ARLINGTON'S NEWS & NOTES



## **LOT RENT INCREASE:**

Please see pages 2 and 3 for information regarding the 2022 lot rent increase.

This will be the only notice you will receive regarding the lot rent increase.

## **SPEEDING:**

We have received several complaints of residents & their guests speeding in the community after 5pm when the office closes. All residents are held fully responsible for the actions of their guests while visiting and 3 or more written warnings may be cause for eviction. By State Law, the speed limit in manufactured housing communities is 15 mph at all times. No exceptions.

## **HOMES ON CORNER LOTS/ CLOSE TO ROADS:**

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

## **TRASH CANS & 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.

## **HOLIDAY TRASH PICK UP:**

During the weeks of December 25, 2021 and January 1st, 2022, trash pick up for the Christmas and New Year's Day holidays will run on schedule. There will be no delay in trash pick up for either holiday. Please place your trash can out on Wednesday evening for a Thursday pick up as normal.

## **VETERAN'S THANK YOU:**

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

To all residents of Arlington Woods,

The time has come to announce the lot rent increase for 2022.

According to the Rent Comparison Report on the next page, Arlington Woods charges the third lowest adjusted rent which also includes the following services: Water, Sewer, Cable and Trash (W/S/T/C listed on the report). These four services, on average, would cost you another \$103 per month if they were not included. As you can see, most of the other communities do not include as many services yet they charge more for their base (market) rent.

Because of our low adjusted rent combined with the services we include, several large companies have attempted to purchase Arlington Woods over the last few years. Historically, these large companies increase rent while reducing the services included.

In an effort to remain an independent, locally owned company, we will be increasing our rent over the next few years to bring us in line with the other communities in our area.

For next year, our increase will be \$15 per month beginning on January 1, 2022. This substantial increase is necessary to keep our community locally owned and operated as well as cover the increase in costs to maintain the community.

We believe we provide the best value of any manufactured community in Muskegon County and will continue to do so providing our rents are closely comparable to surrounding communities.

Sincerely,

Arlington Woods

## Allegan/Muskegon/Ottawa Counties, Michigan JLT Market Report - February 2021

### Muskegon Area Ranked By Average Adjusted Market Rent

COMMUNITY	# OF HOME SITES	HOME SITES	HOME 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													
Egelcraft	458	449	98%		\$496	\$496	\$496	W/T/C - \$70	\$426	\$426	\$426	\$3	\$429
Norton Shores	656	415	63%		\$409	\$409	\$409	None	\$409	\$409	\$409	\$3	\$412
Apple Carr Village	716	617	86%		\$421	\$446	\$421	T - \$16	\$405	\$430	\$405	\$3	\$408
Bellaire Estates	116	94	81%		\$342	\$352	\$342	None	\$342	\$352	\$342	\$3	\$345
Park Meadows	300	297	99%		\$402	\$412	\$402	W/S/T - \$63	\$339	\$349	\$339	\$3	\$342
Edgewood Mobile Park	48	40	83%		\$372	\$382	\$372	W/S/T - \$63	\$309	\$319	\$309	\$3	\$312
Timberline Estates MHP	302	249	82%		\$357	\$367	\$357	W/S/T - \$63	\$294	\$304	\$294	\$3	\$297
Arlington Woods	657	615	94%		\$392	\$392	\$392	W/S/T/C - \$103	\$289	\$289	\$289	\$3	\$292
Clover Estates MHC	223	214	96%		\$365	\$365	\$365	S/T/C - \$89	\$276	\$276	\$276	\$3	\$279
Oaks Mobile Home Park	172	132	77%		\$332	\$342	\$337	W/S/T - \$63	\$269	\$279	\$274	\$3	\$277
Total for All Ages	3,648	3,122	86%				\$406				\$356		\$359

**10 Communities**



## GOLFCARTS:



Golf Carts can only be driven by a licensed person and must follow the 15 MPH speed limit at all times while driving in the community. Golf Carts have only recently, in the past few years, been permitted in the Community. If the regulations are not followed, we will refrain from allowing them on the Community streets.

We appreciate your cooperation.

## SYMPATHIES:

Our hearts go out to Leroy Beukema and family on the loss of Leroy's daughter.

Our deepest sympathies to Russ Sheffer & family/friends on the loss of Russ's brother Rick.

Our thoughts are with Terry Ferris & family on the loss of his nephew.

Our condolences to Nancy Wheeler on the loss of Ray Wheeler.



## GET WELL:

Kim Turgeon

Richard Hitsman

Paula Dekker

Russell Pankow

Mary Vanderlaan

Peggy Franklin



## ANNIVERSARIES:

Mr. & Mrs. Robert Peterman 12/4

Mr. & Mrs. Robert Walker 12/29



## CONGRATS:

To Adam & Ashley Whaling on the birth of their son Nikolai.



## NEW RESIDENTS:

Nancy and Morris Bon to 3860 Bobby Lane.

Morgun McLouth to 3895 Elmore.

Nicholas Perfitt and Jenna Richards to 2033 Vindale.

Roy Curtis to 3826 Revere.





## BIRTHDAYS:

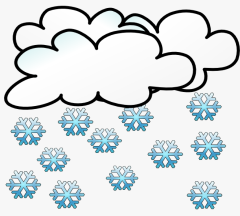
DECEMBER 2021

Burl Jones 12/1  
Denine Murphy 12/1  
Lois Smith 12/1  
Heidi Flores 12/2  
Paige Heney 12/2  
Katherine Jobs 12/2  
Abel Raugh 12/2  
Michelle Smith 12/2  
Jessica Link 12/3  
David Morris 12/3  
Michael Parker 12/3  
Breanna Rudick 12/3  
Charles Updyke 12/3  
Jesse Flores Jr 12/4  
Paisleigh Skinner 12/4  
Brandon Stafford 12/4  
Brooke Zank 12/4  
Karene Anderson 12/5  
Timothy Campbell 12/5  
Susan Chapman 12/5  
Chris Close 12/6  
Aydin Henson 12/6  
Maryanne Maycroft 12/6  
Charlene Flores 12/7  
Greg Genson 12/7  
Sarah Jeffery 12/7  
Melissa McWhinnie 12/7  
Leticia Rodriguez 12/7  
Billie Welch III 12/7  
Frances Wood 12/7  
Elizabeth Bazany 12/8  
Peggy Franklin 12/8  
Bruce Rupright 12/8  
Samantha Benkert 12/9  
Liam Bishop 12/9  
Trent Strandberg 12/9  
Judy Buffum 12/10  
David Daniels 12/10  
Frances Langlois 12/10  
Michael Short 12/10

Aubrey Gavitt 12/11  
Rena Petersen 12/11  
Victoria Smith 12/11  
Khristina Zeller 12/11  
Emmalyn Akers 12/12  
Larry Burns 12/12  
Shane Parish 12/12  
Erin Rooney 12/13  
Miranda Norton 12/14  
Janey Decker 12/15  
Allison Genson 12/15  
Anthony Spear 12/15  
Mona Wungnema Vanderstelt 12/15  
Brendan Schaub 12/16  
Myra Thies 12/16  
Stefanie Thomas 12/16  
Rian Williams 12/16  
Rachel Bird 12/17  
David Hall 12/17  
James Hutson 12/17  
Kacey Mitchell 12/17  
Brianna Neuman 12/17  
Jourdan Scarbrough 12/17  
Robert Toney 12/17  
Micheal Freeman 12/18  
Meri Phelps 12/18  
Ona Nelson 12/19  
Zachary Flint 12/20  
Maximus Knight 12/20  
Calvin Muskovin 12/20  
James Weathers 12/20  
Anita Wilks 12/20  
Amanda Dausman 12/21  
Mason Dexter 12/21  
Kelly LeBaron 12/21  
Angela Mahan 12/21  
Andrew Tinney 12/21  
Adam Whaling 12/21  
Daciana Williams 12/21  
Martin DeBruyn 12/22

Tiffany Ferrier 12/22  
Kieran Selgor 12/22  
Jeff Yell 12/22  
Phyllis Carey 12/23  
Russell Pankow 12/23  
Emersyn Hampton 12/24  
Silver Maressa 12/24  
Bill McGonigle 12/24  
Troy Miller 12/24  
Kari Pastor 12/24  
Phillip Barber 12/25  
Julianne Graftema 12/25  
Maverick McGovern 12/25  
Andrew Adams 12/26  
Mathiel Walker 12/26  
Braylee Anderson 12/27  
Harley Dusetta 12/27  
Tristan Hibbs 12/27  
Preston Hitsman 12/27  
Sereina Stressman 12/27  
Dee Anderson 12/28  
Teresa Green 12/28  
Victor Richmond 12/28  
Mary Bingham 12/29  
Spencer Speers 12/29  
Samuel Vandebosch 12/29  
Sophia Vandebosch 12/29  
Jessica Heney 12/30  
Leah Johnson 12/30  
Khristopher Morse 12/30  
Shelby Ogden 12/30  
Kurtis Pierce 12/30  
Brock Temple 12/30  
Robert Walker 12/30  
Michelle Bentley 12/31  
Christopher Gilmore 12/31  
Nellamarie Oliphant 12/31  
Logan Skinner 12/31  
Kevin Waller 12/31



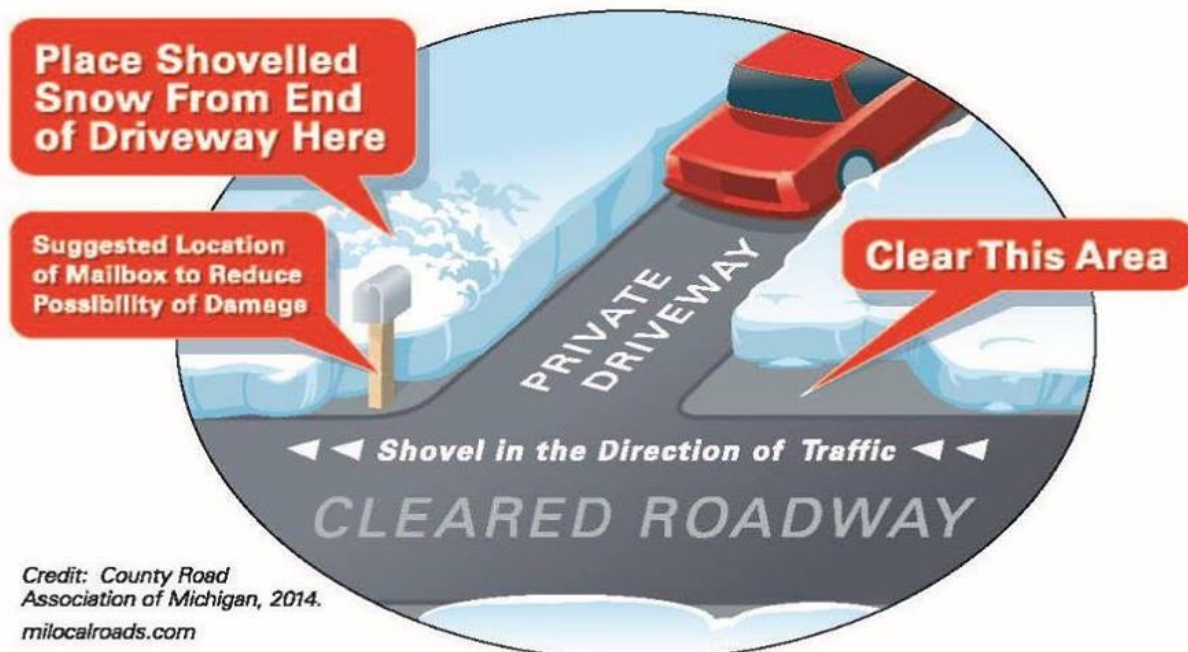


## WINTER REMINDERS:

- **KEEP ROOF VENTS CLEAR OF ICE & SNOW.**
- **HAVE YOUR FURNACE INSPECTED, CLEANED & CHANGE THE FILTERS.**
- **CHECK THE HEAT TAPE UNDER YOUR HOME TO BE SURE IT IS IN PROPER WORKING ORDER.**
- **HAVE ALL SKIRTING IN PLACE TO PROTECT PIPES.**
- **LET YOUR WATER RUN THE SIZE OF A PENCIL ON COLD DAYS/NIGHTS TO AVOID PIPES FROM FREEZING.**
- **INSULATE & BOX IN THE EXTERIOR WATER PIPES LEADING TO YOUR HOME.**

## Avoid the "Second Shovel"

People can play a part in ensuring the ends of their driveways remain clear of snow even after their local snowplow comes through. Shoveling a "corner" of the right-of-way free of snow in the area several feet before the driveway will help keep that same snow from being pushed into the driveway in an icy, heavy pile. Clearing an area large enough to hold the snow coming off the plow may help reduce the "second shovel."





## CLASSIFIEDS:

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

### HELP WANTED:

**CB WILSON CONSTRUCTION**  
616-638-37285. PAID SICK LEAVE, PAID VACATION \$15 - 35 HR.

### YARD CARE:

**Snowplowing:** Call Tyler at 231-329-4180.

**Snowblowing:** Driveways & sidewalks \$15. Call Ron at 231-773-5093.

**Snowplowing \$10:** Call Chuck at 231-557-6134.

**Mike's Snow Removal & Lawncare:** Specializing in lawn care, fall leaf clean up, & snowplowing. Call Mike at 231-375-9324.

**Tim Baker Lawn & Order Yard Care:** 231-215-5337.

**Lawn Work:** Call Fred at 231-288-2177 or 231-724-0390.

**General Labor:** Hi I'm Tim, I will do yard work, painting, etc. I'm reliable and work hard. Please call me at 989-544-9419.

**Jessica Heney's Lawncare** and odd jobs. Local and reliable. Call (810) 858-1151.

**GRASSCLIPPINGS LAWN CARE:** Mowing, trimming, edging, leaf

removal. Call Kevin Ritz at 231-571-6641.

**Michelson's Lawn Care** and more (231) 736-9476, call today for a free estimate. We look forward to serving you.

### SERVICE AND REPAIR:

**House Cleaning** with current residential cleaning experience. Dependable professional non-smoker that lives in South Arlington Woods. Call Diane at 231-670-0613.

**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.

**Todd Mines-Anchor Insurance Agency** for your mobile home. Call today for affordable rates at 231-726-5081.

**Appraisals** for your manufactured home: Call Data Comp at 616-574-0470.

**Standard Point Services**-Licensed and Insured. Call 616-414-0403. We do plumbing, gutters, maintenance, outlets, faucets, cleaning, gas fittings, mechanical services and so much more. Give us a call we do it all! 24 hour emergency service available.

**Affordable Chimney Services:** For all your chimney services and repairs, call 231-928-1229.

**Wilson's Supplies & Mobile Home Parts:** For all your mobile home needs. Located in Howard City. Call us at 231-937-6556.

**Dave's scrapping** (hauling & cleanup too). Painting, small repairs, etc. Call 231-457-7113.

**D & L Scrapping.** Free pickup or drop off. Call 231-629-9771 or 231-286-5483.

**I will pick up all your appliances & all metal** at your home. Free!! And wires too. Please call Cliff at 231-736-7222.

**100% Hassle Free Scrap Metal & Appliance Removal & Recycling**  
231.736-0657

**I am available as a CERTIFIED NOTARY PUBLIC** for STATE OF MICHIGAN - MUSKEGON COUNTY. Gail 231-736-7111 or 231-767-8548.

**Financial Education Services credit repair.** Call or text Robin at 616-259-4670 or email theblueribboncredit@gmail.com for more info.

**Smith & Son Building & Remodeling Inc.** for all your home repairs. We are insurance claim specialists and we are accredited with the BBB. Give us a call for a free estimate at 231-773-2118.

**G & W REFRIGERATION & HEATING, INC.** HVACR Contactors. Air conditioning & Heating repairs, tune ups, new installations. FREE estimates on



## CLASSIFIEDS:

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.

**The Painter Sisters:** Great work, great pricing and insured. 6 years of professional cleaning & painting services for residential & commercial. 231-670-0444 Kim Bitson owner or 231-286-1911 Rita Harpe owner.

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.

**MORSE CONSTRUCTION** Call Rod Morse at 616-862-5714. From roof overs to floor installation and everything in between.

**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.

**Warner-Schuitema Moving and Storage**, call toll free 1-800-877-7765 or 722-2292

**Lee's Window Cleaning-Commercial & Residential** with 10 years experience. Thomas Lewis at 231-286-0055 or email leewcservice@gmail.com.

**TAKING YARN DONATIONS:** call Judy 327-3821

**FAMILY PAINTING CO.** Locally owned and operated. Call Robert for a free estimate at 231-215-2800

**Western Star Insurance Services** 1-800-545-8608, your Foremost insurance Company Connection.

We can write home insurance for any age of manufactured homes for very reasonable rates. Call ALLSTATE at 799-2222.

### ITEMS FOR SALE:

**Greeting Cards:** June Bugs Originals. \$2.00 and up. Call 231-766-8125.

**Several Items For Sale:** 1 chair w/ ottoman, love seat & sofa \$200. 1 window AC \$30, 1 window AC \$60, 1 window AC \$100 (with remote control & sensor). Craftsman rider lawnmower (blown head gasket) \$100 obo, Compressor (needs new electrical plug) \$100 obo, Old electric push mower (won't start) Best offer. Misc. handicap items... canes, walkers, etc. Call Greg 231-327-2357.

**Water Heater:** 30 gallon Vanguard. Electric. \$40 Call Chuck 231-340-6934

**Lawnmower:** like new \$75 call 231-557-7346.

**Singer sewing Machine:** #3323 w/foot pedal, table lamp, carrying case on rollers. Excellent condition \$75. Call 231-981-2582.

**Twin size beds:** 2 head boards, frames, 2 mattresses, 2 boxsprings, 2 sets of sheets - top & bottom, 4 pillow cases, 2 skirts and 2 quilts. \$250.00 Call 231-981-2582 excellent condition.

**Solid Oak Octagon cocktail table** on wheels 38" x 16", excellent condition \$50. Call 231-981-2582.

**Shark battery charged carpet/floor sweeper** \$10. Call 231-981-2582.

**Variety of cookie jars** \$7 each Call 231-981-2582.

**For Sale:** 4x8 utility trailer \$800. Call 231-457-3144.

**New Skylight** 21 x 25 usually \$100 but will sell for \$50. Still in box. Call 231-767-8935.

**Birdhouses by Ron**, custom designed birdhouses, bird feeders, windmills, lighthouses, wishing wells & planter chairs. Contact Ron Spicer at 767-8935.

**PET CREATIONS** Standard and custom supplies, collars, leashes, harnesses, toys, coats, boots and much more. Deb Larabee Owners. Phone 231-903-5318. Facebook: petcreations231.

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 Arlington.estates@comcast.net before the 15<sup>th</sup> 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 park! We currently have many vacant lots to choose from. Once you are park approved it's as simple as picking your own lot, paying a \$300.00 security deposit, get a FREE estimate from the mover and schedule your home to be moved to our community! Your lot rent would not start until the Certificate of Occupancy is issued from the Muskegon Township.

RESTORE PROPERTIES HAS HOMES FOR SALE...READY TO MOVE IN, DOWN PAYMENT with MONTHLY PAYMENT OPTIONS! Once you're park qualified, contact Josh Springstead at 231-730-2396 to see which homes are available for immediate occupancy.

If you would like to list your home for sale, at no charge, in our newsletter, please contact the office at 231-773-0843 or email to [Arlington.estates@comcast.net](mailto:Arlington.estates@comcast.net) before the 15th of the month.

### **SOUTH COMMUNITY: 3630 EASY CIRCLE**

\$5000 obo for this 1972 Skyline 2 bedroom, 1 bath home. New roof installed last year and home needs some TLC. Call 231-327-8330. Must be park approved.



### **SOUTH COMMUNITY: 2253 NEW MOON**

\$8000 for this 1975 Carlton 2 bedroom, 1 bath home. AS IS. Call Larry 616-828-6973. Must be park approved.

### **SOUTH COMMUNITY: 3740 TOPPER**

\$1500 for this 1985 Carrollton 2 bedroom, 1 bath home. Call 231-726-0429 for more details. Must be park approved.

### **NORTH COMMUNITY: 3916 BOBBY LANE**

\$54,000 for this 2020 Clayton 3 bedroom, 2 bath home. All new stove, fridge, dishwasher, washer & dryer included. Home is equipped with central air & is a smoke free/pet free home. Call Cheryl at 241-571-7944. Must be park approved.

### **NORTH COMMUNITY: 3895 MALIBU**

\$5000 for this 1976 Bendix 2 bedroom, 1 bath home with large deck. Includes stove, fridge, air conditioner, washer & dryer.

Needs Work. Call Melissa at 231-340-9778 must be approved.

### **EAST COMMUNITY: 3919 FAIRMONT LANE**

\$55,000 for this 1999 Redman doublewide home. 4 bedrooms, 2 baths and includes stove, fridge, washer & dryer. Has newer furnace & water heater. Call Richard at 616-638-3096. MUST BE PARK APPROVED.

ARLINGTON WOODS

3785 EVANSTON AVE

MUSKEGON, MI 49442

DECEMBER 2021

**CONTACT INFO:**

**PHONE:** 231-773-0843

**LINE 2:** 231-777-2504

**Fax:** 231-773-7250

**EMAIL:**

**ARLINGTON.ESTATES@COMCAST.NET**

**WEBSITE:**

**ARLINGTONWOODS.US**

**From all the staff at Arlington:**

