

Happy New Year! 2023!

ARLINGTON'S NEWS & NOTES

Please Remember That Fireworks Are Not Permitted At Any Time.

Lot Rent Increase:

To all residents of Arlington Woods,

For the upcoming year, our increase will be \$15 per month beginning on January 1, 2023.

This substantial increase is necessary to keep our community locally owned and operated as well as cover the increased costs to maintain the community. Not to mention that the rising inflation is driving up our costs on nearly everything.

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.

Prevent Snowplow Damage:

What Kind of Damage Can Snowplows Cause?

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

- **Edges of Property:** The edges of your property are the most vulnerable to snowplow damages. Plows can dig into the ground, causing sections of the lawn to be lifted up or be removed entirely.
- **Sprinklers:** In ground sprinklers are usually placed along the edges of the lawn leaving them open to being hit by snowplows, rendering them useless.
- **Mailboxes:** Snowplows can end up hitting mailboxes at the end of the driveway because they can't see them, causing them to knock down or destroy completely.
- **Corner Posts and Yard Decor:** Corner posts and Yard Decor that is placed too close to the road are at risk of getting hit by a snowplow.

Preventing Snowplow Damage to Your Property

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

- **Mark Edges of Lawn:** Make it easier for snowplow drivers to see the edge of your lawn by putting brightly colored wooden stakes along the edges. Drivers are less likely to plow over your lawn if the edges are clearly marked.
- **Mark Irrigation Sprinkler Heads:** While you are marking the edges of your territory, add in some wooden stakes near your sprinkler heads as well for extra protection against snowplow damage.
- **Relocate the Mailbox:** Make sure your mailbox is not too close to the road.
- **Relocate or Remove Corner Posts and Yard Decor :** Remove yard decor and or corner posts to an appropriate area when it snows so snowplow drivers can clear up as much of the road as possible without damaging your items.

New Residents:

Savannah Potter and Chris Chartrand with child Kyla to 3813 Victorian.

Joshua Stapel and Jasmine Matuszek with children Benjamin & Evelyn to 3710 Richardson.

Cheryl Orona, Esther Johnson and Ruth Layde to 2424 Dutch Lane.

Elexis Terrell and Kyleigh Strong to 3826 Manatee.

Anniversaries:

Mr. & Mrs. David Morris 1/1

Mr. & Mrs. Patrick Ferrier 1/9

Mr. & Mrs. Christopher Zatalokin 1/13

Mr. & Mrs. Thomas Munafo 1/16

Mr. & Mrs. Craig Kovalcik 1/25



Get Well:

Jessica Dakin
Neoma Patterson
Mark Stafford
John Gale
Tammi Punches



Congrats:

To Emma Pratt on the birth of her new baby, Kingston, born November 15.

To Grandparents Jackie & Larry Johnson on the birth of twin baby girls Kinsley & Applelona.

Congratulations to all!



Birthdays:



Jason Bebout 1/1	Jakob Whitlow 1/10	Dixie Jett 1/22
Richard Carey 1/1	Dema Gerencer 1/11	Cameron Ross 1/22
Richard Elwell 1/1	Jeff Smith 1/11	Georgia Stordahl 1/22
Destiny Villalpando 1/1	Judith Still 1/11	Denise Archambeau 1/23
Betty Willis 1/1	Kimberly Turgeon 1/11	Ruth Spira 1/23
Lars Bulson 1/2	Julia Chesnic 1/12	Anthony Bussing 1/24
Jeri Gannon 1/2	Joseph Jeffery 1/12	Christopher Follett 1/24
Joseph Kiesgen 1/2	Anondra Smith 1/12	Thomas II Munafa 1/24
Judi Rasey 1/2	Crystal Smith 1/12	Carlos Sanchez 1/24
Charles Walker 1/2	Sage Jackson 1/13	Robert Barforth 1/25
Elijah Fouty 1/3	Tyler Baushke 1/14	Amelia Hibbs 1/25
Jayce Hernandez 1/3	James Goodwin 1/14	Christine Johnson 1/25
Taylor Ward 1/3	John T. Graftema 1/14	Jane Orban 1/25
Caitlynn Christiansen 1/5	Calista Jenkins 1/14	Amber Beavister 1/26
Craig Kovalcik 1/5	Zachary Milliron 1/14	Heather Edsall 1/26
Jonathan Tatro 1/5	Derrick Bevans-Sniff 1/15	Michael Gee 1/26
Gary Armstrong 1/6	Ryan Holeman 1/15	Patricia Gemzer 1/26
Elexis Terrell 1/6	Devin Riggs Jr 1/15	Nicole Hildman 1/26
Kelly Vanoordt 1/6	Lisa Rose 1/15	Brandon Moureau 1/26
Peter Vigue 1/6	Brian Salinas 1/15	Jennica Ross 1/26
Megan Chase 1/7	Gary Foster 1/16	Madilynn Ulvund 1/26
Constance Cody 1/7	Journey Speers 1/16	Naomi LeBaron 1/27
Derek Douthwaite 1/7	Keaire Gray 1/17	William Noggle Jr 1/27
Zayne Forest 1/7	Brenda Newville 1/17	Alice Bisard 1/28
Rick Howell 1/7	Courtney Berson Tice 1/18	Trevor Jones 1/28
Jason Lock 1/7	Susan Pierson 1/18	Sandra Fore 1/29
Creg Barendse 1/8	Makenna Johnson 1/19	Christine Matteson 1/29
Josiephine Harinton-Fish 1/8	Declan Leiter 1/19	Phyllis Mears 1/29
Cheryl Hill 1/8	Lydia Padecky 1/19	Randy Morehouse 1/29
Savanna Vos 1/8	Neoma Patterson 1/19	Kevin Obrien 1/29
Alfredo Cuellar 1/9	Tonya Barnett 1/20	Connie Thies 1/29
Daniel Gilbert 1/9	Carter Franklin 1/20	Alva Wiseman-Slorf 1/29
Pam Popps 1/9	Coty Maxwell 1/20	Glen Denig 1/30
Dylan Schaub 1/9	Jessie Hamilton 1/21	Skyler Himer 1/30
Cody Hill 1/10	Jasmine Hemmes 1/21	Michael Posthumus 1/30
Keith Nichols 1/10	Skyler Moore 1/21	Shelley Brown 1/31

Auto Withdrawal:

We can set up automatic withdrawals from your checking/savings account to pay your monthly lot rent without any worries. We are able to extend that same offer for your home payments as well. In short, you will be able to have all of your monthly payments deducted straight from your checking or savings and paid straight to us with no late fees or worries!

Be sure to grab a sign up form if you're interested.

You can also set up automatic withdrawal through our Tenant Web Access.

Winter Parking:

Please remember to park your vehicles on your off- street parking pad during winter months. Street parking from midnight to 7:00 am is prohibited. Any vehicles parked in the street are in violation of this rule and will be towed at the owners' expense without warning. Street parking during heavy winter storms is also prohibited. Management normally plows during the early morning hours (3am-7am). Vehicles parked in the street make it impossible to plow properly. We appreciate all of your cooperation with this.

Winter Reminders:

- Keep roof vents clear of ice & snow.
- 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 stream on cold days/nights to avoid pipes from freezing.

Patio Sheds:

Each home without a garage is required to have a patio shed within 60 days after occupancy of the home. All sheds are to be located behind the home unless Management approves a different location. Wooden sheds are encouraged-keep them well painted & in good condition. If your shed is not properly maintained, Management may require you to remove it from the community. Only one shed per lot is allowed. Additional sheds require Management approval prior to constructing. They may not interfere with your neighbor's enjoyment of his/her site. Temporary sheds are not permitted. You are also responsible for any permits required by Muskegon Charter Township.

Trash Carts:

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.

Dropbox:

There is a dropbox located at the front of the office for your convenience.

Please be sure to have the address of the home you want your payment applied to on the check/ money order when placing them into the dropbox for payments.

Storage Area:

When entering and exiting the South Storage area, PLEASE remember to shut and lock the gate. We installed the gate to keep the area locked and secured. There have been several times we get called because it was left open. Also, when opening and shutting the gate DO NOT slam it. When you do this it relocates the rollers and makes the gate impossible to open. It rolls very smooth and can be opened and closed properly.

We appreciate your cooperation.

Homes On Corner Lots or 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.

Remove yard decor and or corner posts to an appropriate area when it snows so snowplow drivers can clear up as much of the road as possible without damaging your items.

The New Rent Manager (RM) App:

The new RMresident App makes it easy to schedule and submit payments, make maintenance requests, stay in contact with us and more!

To begin using the app on your mobile device:

1. From Google Play or the App Store, search and download the rmresident app.
2. After you open the app, you will be asked to enter the following: **Company Code: arl**
3. Log in with your TWA account: your email (must match the email we have on file)

We're excited to offer services that deliver continued flexibility and freedom to stay in touch with us from your smart devices. If you have any questions about the app, please feel free to contact us at tjones@arlingtonwoods.us or 231-773-0843.

Classifieds:

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

YARD CARE:

Shoveling: Call Curtis 231-220-5931

Snow Shoveling: \$35. Call Randel 231-262-3155.

Snowplowing: Call Tyler 231-329-4180.

Snowblowing driveways & sidewalks \$15. Call Ron 231-773-5093

Professional Snow Removal & Lawn Care: Veteran Owned & Operated. Jeff Foster (owner) 231-719-5150.

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

YARD DOG LAWN CARE: Spring/Fall clean up, weekly mowing, minor landscaping, use pruning, power washing. Call Greg 616-405-8934.

GRASS CLIPPINGS LAWN CARE: Mowing, trimming, edging, leaf removal. Call Kevin Ritz at 231-571-6641.

SERVICE AND REPAIR:

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.

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.

Handyman service local in Muskegon no job too big or too small. Drywall repairs, painting, finish carpentry, windows, doors, decks & deck repair, kitchen and bathroom remodeling, flooring, etc. call Greg at 616 335-1557 for all your handyman needs.

There is an organization called Christmas Behind Bars. They minister to people in prison by visiting and passing out packets of literature to brighten their day. They take in and distribute Bibles and cards as well. They want each card to be homemade with no name as to who made it. Anyone with an interest in helping with these projects may call Noah at 231.821.9025 or Andy at 231.821.0771. They will be glad to provide you with information.

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.

I will pick up all your appliances & all metal at your home. Free!! And wires too. Please call Cliff at 231-286-0595.

Classifieds:

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.

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.

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.

The Painter Sisters: Great work, great pricing and insured. 6 years of professional cleaning & painting services for residential & commercial. 231-670-0444 Kim Bitson or 231-747-6789 Rita Harpe.

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.

Lee's Window Cleaning-Commercial & Residential with 10 years experience. Thomas Lewis: email lewisthomas8000@gmail.com or call 231-740-0870.

TAKING YARN DONATIONS: call Judy 327-3821

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

ITEMS FOR SALE:

For Sale: 6' prelit Christmas Tree. \$25.00, Call Sheryl at 231-773-2416 evenings only.

For sale: One pair of cowboy boots size 10 E. \$75 like brand new. Call Fred or Linda at 231-724-0390 or 231-288-2177. 3909 Malibu.

For Sale: One Fedora Hat size medium. \$75. Call Fred or Linda at 231-7240 or 231-288-2177. 3909 Malibu.

Bathtub & surround. White full size with drain on right side. Pick up on deck. \$100. Call Betty 231-777-5850.

Original owner. 2017 Flagstaff Super Lite 5th Wheel. 4 sliders, additional awnings, heated underbelly, Reese revolution hitch. Asking \$32,500. Call or Text Larry (231) 340-9758.

Order personalized popsicle holders: \$3.00 each. Call/text Melissa at 616-375-6606.

Electric Fireplace \$60. Call Rita 231-747-6789.

Motorized Wheelchair used once. Bought for \$2100-selling for \$1500 obo. Call Chuck at 231-750-6076.

Kirby Legend II Vacuum w/complete set of attachments-never used. \$30 OBO////. Four Kitchen chairs-tubular contraction-back & seat cushion (tan color) w/castors \$20 each OBO////. Bicycle carrying rack by Thule to be used in trailer hitch \$50 OBO////. Call Gerrit 231-557-4807.

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

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

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 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 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.

EAST COMMUNITY: 3794 VICTORIAN

\$50,000 for this 1998 Fortune, 3 bedroom, 2 bath home. Includes: stove, fridge, microwave, dishwasher, washer/dryer. Located on a corner lot, home has very large kitchen with plenty of cabinet space. Beautiful doublewide located on a corner lot.

Call Gary 231-894-9608. Must be approved for residency.

EAST COMMUNITY: 2475 FRIENDSHIP LANE

\$15,000 for this 2007 Horton 3 bedroom, 3 bath home. Includes stove, fridge, portable dishwasher, central air & shed.

Call Susan at 231-780-8854. Must be approved for residency & home must remain in the community. Payments not accepted.

NORTH COMMUNITY: 3902 BOBBY LANE

\$35,000 for this 3 bedroom, 1 bath home located in our North community. Home has a new metal roof.

Must be approved for residency. Call Nicole for more details at 231-215-5835.

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 before the 15th of the month.