

# ARLINGTON'S NEWS & NOTES

## REMINDERS:

We have free books and puzzles available in the community room for residents to enjoy.

Keep branches & leaves cleared from your roof to avoid them from rotting.

Animal runs and houses are not permitted in our community. Animals are not to be let loose out of doors at any time. They are to be on a leash and under the supervision of a responsible person at all times. All feces must be immediately cleaned up and animals may not use community property or other yards as a bathroom.

**HAPPY  
VALENTINE'S  
DAY!**

## WINTER REMINDER:

When nights (and days) are cold please remember to let your faucet stream cold water about the size of a pencil. Flowing water is much harder to freeze.

Keep your roof and vents clear of large amounts of snow and ice. This keeps your furnace and any appliances with roof vents running smoothly.

## SKIRTING & SNOWPLOWS:

If you live on a corner lot or road with skirting very close to the street, we highly recommend you re-enforce the skirting during the winter months. Some residents have used wood in front of their skirting. Please be sure this is done in a neat and orderly fashion or we will ask that it be removed or redone. When we plow we do so with the utmost care but at the same time we must push the snow from the roads at a high rate of speed which forces the snow into whatever is on the side of the road. With homes and skirting so close on corner lots and some end streets, the skirting is vulnerable to damage. We are informing you in advance to protect your skirting from the winter plowing "harshness" as we will not be responsible for damage from snow.

## COMMUNITY FENCING:

The white fence caps in the North Community are being damaged on a regular basis. We replace them and more are damaged. Please do not climb on or over the fence. Do not permit your children to climb on or over the fence or damage the caps. Parents are responsible for the actions of their children. Leaseholders are responsible for the actions of their guests. Let's work together to keep our community nice and neat.

We appreciate your cooperation, thank you.



## SYMPATHIES:

To Kathy Fohlbrook, Robert Jones Jr & families on the loss of their father, Robert Jones Sr.

To Carl Peters & family on the loss of Carl's son, Tom Peters.

To Peggy Pikel, Jamario Dash, Leo Dash & family/friends on the loss of Peggy's daughter, Jamario & Leo's mother, Jennifer.

To Mary Jacobs & family/friends on the loss of her husband Stephen.

To Richard Elwell & family/friends on the loss of his son Anthony.

To Linda & Don Hough on the loss of Linda's mother, Barb Faucher.

To Diane & Charles Hall & family/friends on the loss of Diane's sister & brother.

## NEW RESIDENTS:

Britney Bishop with children Carmen, Kielea & Alexander to 3902 Karsen.

Destiny Hinton to 3776 Topper.

Christopher King & Geoffery Lineberry to 3875 Manatee.

Kemera Walker, Mahala Gensterblun & Isabelle Harwood to 3763 American.

## ANNIVERSARIES:

Mr. & Mrs. Charles Nelson 2/12

Mr. & Mrs. Michael Hagan 2/13

Mr. & Mrs James Wagner 2/14

Mr. & Mrs. James Goodwin 2/14

Mr. & Mrs. Gregory Robar 2/22

Mr. & Mrs. Thomas Maycroft 2/24



## GET WELL:

Dan Whalen

Judy Vanderlaan

Roy Curtis

Curtis Skuse

Joe Patitucci

Jessica Helm



## BIRTHDAYS:



Robert Newton 2/1	Rebecca Tindall 2/10	Debra Lenore 2/19
Jamie Showers 2/1	Jaqueline Johnson 2/10	Anthony Lock 2/20
Arianna Sanford 2/2	Sharon Peterman 2/10	Melissa Coonrod 2/20
Peter King 2/2	Keith Beauister 2/11	Remington Gawronski 2/21
Chad Burkall 2/2	James Terpstra 2/11	Robert Bosch 2/21
Reagan Bridges 2/3	Felix Langub 2/11	Phyllis Cooper 2/21
Tara Marbra 2/4	Sherry Bunting 2/11	Nathan Deuling 2/22
Alyssa Anderson 2/4	Charles Nelson 2/11	Jason Kern 2/22
Jourdain Joslin 2/5	Donna Cooper 2/11	Michael Sweet 2/23
Ryan Johnson 2/5	Casy Wilcoxson 2/12	Larry Vaandering 2/23
Thomas Lewis 2/5	Geoffery Lineberry 2/12	Sue Barendse 2/23
Rachel Stewart 2/6	Mackenzie Ingersoll 2/13	Gregory Howe 2/24
Mary Vanderlaan 2/6	Blair Depung 2/13	Sylas Slagle 2/25
Jeffery Smith 2/6	Riddick Zatalokin 2/14	Kayce Galindo 2/25
Alexander Carr 2/7	Jessica Perry 2/14	Israel Cisneros 2/25
Kylee Sanford-Hughes 2/7	Jamario Dash 2/14	Janice Hagan 2/25
Cheyenne Lock 2/7	Kortnie Williams 2/14	Robert Willson 2/25
Jerry Baker 2/7	Dekota Harman 2/16	Ivan Flanery 2/26
Ashley Farr 2/7	Caliegh Slagle 2/16	Micheal Chick 2/26
Janet Thoma 2/7	Scott Shoup 2/16	Lori Lee 2/26
Kaliona Pray 2/8	Gary Morse 2/16	Thomas Reister 2/26
Dennis Poppo 2/8	Freya Folkertsma 2/17	Shirley Spicer 2/26
Nancy Wheeler 2/8	Harley Wright 2/17	Charlie Goodwin 2/27
Cameron Brooks 2/9	Michelle Smith 2/17	Leo Dash 2/27
Mark Stafford 2/9	Destiny Hinton 2/18	Alyssa Smith 2/27
Christopher King 2/10	Jessee Spier 2/19	Dustin LeBaron 2/27
Benjarmin Dykema 2/10	Susan Thompson 2/19	Leo Tardi 2/28
Sage Stressman 2/10	Brandy Wright 2/19	Kelly McKinnon 2/29
Carson Brooks 2/10	Dawn Leach 2/19	

## TENANT WEB ACCESS:

We have had quite a bit of positive response to the Tenant Web Access and are glad many residents are using it. We hope this system works well for many years to come and please do not hesitate to notify us of any issues you come across using the Tenant Web Access and we will do our best to correct it. Here are some things to keep in mind:

- Residents with home payments can only pay their home payment amount due, anything paid above the home payment amount due will be applied to their lot rent.
- In order for residents to pay their lot rent in advance, it must be posted on our end. We have set up our system to post lot rent on the 15th of each month. This will allow residents to pay next months rent if they choose to. You do not have to, but the option is there.
- If you have a problem logging into your account, contact us and we can email you a link or if you need your password reset we can do that as well.
- We do still accept all payments in the office other than cash.
- There is no fee to pay online when payment is made using the auto withdraw from your checking/savings account.
- A 3.5% fee is charged if payment is made using a credit or debit card online.
- You can set up monthly automatic withdrawals.

---

## AUTOMATIC WITHDRAWALS (ACH):

We can set up automatic withdrawals from your checking/savings account through our office 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.



## TITLE REQUIREMENTS:

All homes in Arlington Woods must be owner occupied, this is done by placing the home in your name at the time of purchase and providing the title to our office at the time of lease signing.

When selling your home, it is a requirement that the title be in the name of the buyer prior to them moving in, taking possession and signing their lease. What this means for you: It is the responsibility of the buyer and seller to properly transfer the title with the Secretary of State at the time of sale. The current lease holder (seller) will be responsible for the home, lot and rent until the qualified buyer signs the lease and presents the title in their name.

---

## MAIL/DROPBOX SLOT:

A dropbox/mail slot is located on the front of the office, just past the office entrance door and can be used to pay rent or for other communications with the Managers, it is available for use at all times.

---

## SPEED LIMIT:

BY STATE LAW, THE SPEED LIMIT IN MANUFACTURED HOUSING COMMUNITIES IS 15-MILES PER HOUR. A habitual speeder who refuses to change his/her habits could be evicted for violating the speed limit after being warned in writing three times. Residents are held fully responsible for the speed at which their guest travel while on community property.

## RESIDENT UPDATES:

Please remember to keep your account information updated regularly. Emails, phone numbers, vehicles and places of employment are some examples of the information that the office struggles to keep updated. We cannot contact you when needed if we do not have the correct information on your account.

---

## RENT, TERMS & OCCUPANCY:

Rent is due on the first day of each month.

A one time per month late fee of \$25.00 will be added to the rent account on the 10th day of each month.

Late fees are removed for any payment in the drop box the morning of the 10th. You can also pay online until midnight of the 9<sup>th</sup> day to avoid the late fee. We accept credit, debit, check, money order , online payments through our Tenant Web Access or you may sign up for auto withdraw (a form must be completed in the office).

A \$25.00 Charge will be added to your rent account for any check that is returned by the bank for insufficient funds.

Rent is based on the occupancy of the home by two (2) people. An additional charge of \$5.00 per month for each additional person will be charged for occupancy of additional people.

An charge of \$5.00 per month is made if you have an animal (cat or dog) living in your home.

## 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 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 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.

### 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.

Contact Alex at 231-327-1701. Must be approved for residency & home must remain in the community. Payments not accepted.

### NORTH COMMUNITY: 3917 MALIBU

\$13,000 or Take Over Payments on this 1974 Schult 2 bedroom 1 bath home. Approximately \$900 down with monthly payments of about \$167.00. Lot rent & \$300 security deposit due at time of signing. Call Markus 231-683-05290.

Must be approved for residency & home must remain in park.

### NORTH COMMUNITY: 3902 BOBBY LANE

\$18,000 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.

### NORTH COMMUNITY: 3894 MALIBU

\$9,000 for this 2 bedroom, 1 bath 1977 Sterling home. Includes: stove, fridge, awning, newer vinyl windows.

TEXT: 231-670-9530.

Must be approved for residency & home must remain in the community.

### SOUTH COMMUNITY: 3721 LIBERTY

\$5000 for this 1979 Skyline, 3 bedroom, 1.5 bath home. Includes: stove & fridge. Home is located on an outside lot with a fence behind. Great location with great neighbors. Call Marissa 231-726-0980.

Must be approved for residency & home must remain in park.

Restore Properties has homes available. Call/Text Josh for details at 231-730-2396.