



ARLINGTON'S

NEWS & NOTES



WE WILL NO LONGER ACCEPT CREDIT OR DEBIT CARDS IN OFFICE EFFECTIVE JANUARY 1, 2024:

We will no longer accept credit or debit card payments in the office as of January 1, 2024

From food, gasoline and everything in between, costs are rising. This includes credit card processing fees. Rather than raising rent to cover these costs, we have made the decision to no longer accept credit and debit card payments in the office.

We offer the Tenant Web Access which accepts credit and debit cards (for a fee) as well as from your checking or savings account (at no costs to you). You are also able to set up autopay through that system. If you need assistance setting up your Tenant Web Access account, stop by or call the office for assistance. Once set up, this can be done from the convenience of your home.

We will still accept checks and/or money orders in the office. You can also set up automatic withdrawal from your checking or savings account that will be withdrawn on the 10th of each month by completing paperwork in the office.

We apologize for any inconvenience this may cause but the high cost of accepting credit and debit cards is no longer viable especially as it can be done through the Tenant Web Access.

We appreciate your understanding and we are available to assist with setting up your Tenant Web Access online account.

RENT INCREASE:

On January 1, 2024, our lot rent will go up by \$20.00 making our basic lot rent \$445.00 per month. A one animal per household animal fee will remain \$5.00 per month and we have decided to remove the additional person fees on all lot rent accounts. We hope that you understand this increase will be used for the upkeep of the infrastructure within our community. As our equipment ages, repairs become more necessary.

We know that a rent increase is never popular, but keep in mind that of the 35 Communities in our area, Arlington's lot rent is one of the lowest and the only one that includes water, sewer, cable and trash.

BIRTHDAYS:

Burl Jones 12/1	Bruce Rupright 12/8	Kelly LeBaron 12/21
Traver Skubick 12/1	Samantha Benkert 12/9	Adam Whaling 12/21
Glen Davey 12/2	Liam Bishop 12/9	Martin DeBruyn 12/22
Adam Eikenberry III 12/2	Judy Buffum 12/10	Tiffany Ferrier 12/22
Heidi Flores 12/2	Frances Langlois 12/10	Daniel Ritz 12/22
Paige Heney 12/2	Michael Short 12/10	Kieran Selgor 12/22
Katherine Jobes 12/2	Renae Petersen 12/11	Jeff Yell 12/22
Jessica Link 12/3	Victoria Smith 12/11	Phyllis Carey 12/23
David Morris 12/3	Larry Burns 12/12	Russell Pankow 12/23
Michael Parker 12/3	Miranda Norton 12/14	Silver Maressa 12/24
Breanna Rudick 12/3	Korbyn Smith 12/14	Bill McGonigle 12/24
Thomas Schalk 12/3	Sheila Cooley 12/15	Troy Miller 12/24
Jacob Tanksley 12/3	Janey Decker 12/15	Kari Pastor 12/24
Charles Updyke 12/3	Allison Genson 12/15	Julianne Graftema 12/25
Jennifer Green 12/4	Patricia Rohn 12/15	Samantha Dejonge 12/26
Paisleigh Skinner 12/4	Anthony Spear 12/15	Mathiel Walker 12/26
Brandon Stafford 12/4	Mona Wungnema Vanderstelt 12/15	Braylee Anderson 12/27
Brooke Zank 12/4	Brendan Schaub 12/16	Chad Booth 12/27
Karene Anderson 12/5	Myra Thies 12/16	Harley Dusette 12/27
Timothy Campbell 12/5	Stefanie Thomas 12/16	Tristan Hibbs 12/27
Susan Chapman 12/5	Rian Williams 12/16	Amy Olthof 12/27
Chris Close 12/6	Rachel Bird 12/17	Sereina Stressman 12/27
Maryanne Maycroft 12/6	David Hall 12/17	Dee Anderson 12/28
Thomas Rohn 12/6	James Hutson 12/17	Amy Bennett 12/28
Brandon Timmerman 12/6	Jonathon Miller 12/17	Teresa Green 12/28
Jenna Dykes 12/7	Kacey Mitchell 12/17	Victor Richmond 12/28
Greg Genson 12/7	Robert Toney 12/17	Mary Bingham 12/29
Sarah Jeffery 12/7	Meri Phelps 12/18	Samuel Vandenbosch 12/29
Melissa McWhinnie 12/7	Ona Nelson 12/19	Sophia Vandenbosch 12/29
Malakai Miller 12/7	Zachary Flint 12/20	Jessica Heney 12/30
Maverick Miller 12/7	Maximus Kniat 12/20	Shelby Ogden 12/30
Leticia Rodriguez 12/7	Calvin Muskovin 12/20	Kurtis Pierce 12/30
Billie Welch III 12/7	Curtis Skuse 12/20	Brock Temple 12/30
Frances Wood 12/7	James Weathers 12/20	Michelle Bentley 12/31
Elizabeth Bazany 12/8	Anita Wilks 12/20	Christopher Gilmore 12/31
Tammi Lorenz 12/8	Amanda Dausman 12/21	Nellamarie Oliphant 12/31
Lilah Miller 12/8	Mason Dexter 12/21	Kevin Waller 12/31
Aubree Nelson 12/8		



THE 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. A big thank you to all!



HOLIDAY TRASH PICK UP:

During the weeks of December 25, 2023 and January 1st, 2024, 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 Tuesday evening for a Wednesday pick up.

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.

WINTER REMINDERS:

- Keep roof vents clear of ice and snow.
- Have your furnace inspected, cleaned and 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 stream the size of a pencil on cold days/nights to avoid freezing pipes.
- Insulate and box in the exterior water pipes leading to your home.



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.





NEW RESIDENTS:

Sheila Cooley to 3651 Easy Circle.

Thomas Grant & Kaitlyn Davis to 3959 Malibu.

Kayla & Erik Roberts to 3908 Elmore.

Laurie Toney to 2385 Friendship.

Eva Davis & son Cameron to 3868 Elmore.

Amanda Pastor with children CeliaDiana & Oakhlani to 3966 Bobby Lane.

FURNACE PROGRAM:

The furnace program is set to begin on December 1st and is being offered to low income families in need of furnace replacement or repair. Please contact Bowen Heating & Cooling at 231-788-4870 for details.



ILLEGAL DUMPING:

Please be aware that the leaf dump site is for the leaves and yard waste of residents only. Anything brought in from outside the community is considered to be illegal dumping and criminal charges will be pursued. It is very important to our community that we work together to keep our costs, which ultimately reflect on the monthly lot rent, down to a minimum.

Thank you all for your cooperation in this matter.

SYMPATHIES:

To Meri Phelps and family/friends on the loss of Meri's mother.

To Paul Langlois & family/friends on the loss of Paul's brother.

To Clark Bingham & family/friends on the loss of Clark's brother.

To Richard Cahill & family/friends on the loss of Richard's wife Rosella.



CONGRATS:

To Jenna Richards & Nicholas Perfitt on their new baby Xenia Sky!

GET WELL:



James Wade

Ryan Hutson

Bob Willson

Kathy Johns

Ray Cody

Dan Gilbert

Royce Rees

Tonya Webb

Mike Spink

Paula Dekker

Lori Gordon

Diane Sodini

Kendra Riley

Clark Bingham

Jody Hoppus

Andrea Lindsey

TRASH CARTS & 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.

CLASSIFIEDS:

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

YARD CARE:

Shoveling: Call Noah 231-375-1475

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

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

Leaf Pick up: Call Delbert King at 231-747-4926.

Local (In Park) Lawn care/Powerwashing. Call 231-798-5589.

Grassclippings Lawn Care: Call Kevin at 231-571-6641.

Lawn Care: Tim Weiss 231-288-7793.

DeWolfe Lawn Care LLC: Family owned, licensed & insured. Free estimates. Mowing, edging, trimming call 231-288-4743.

TopTier Lawn care: Chris 231-340-6939.

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

Jessica Heney: 810-858-1151, heney500@gmail.com for yard work, power washing & odd jobs.

SERVICE AND REPAIR:

Handyman service local in Muskegon no job too big or too small. Winterizing, water boxes and heat tape installation, 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.

Plumber: Small jobs. Call Tom 231-215-5216.

Is there anyone in the park that builds ramps or anyone that knows of people that could build a small ramp on our home here in the park. Call Tim 231 343 7460 afternoons only.

Standard Point Services: Plumbing, heating, cooling, handyman, installs, roofing, decks, power washing, remodels, windows, electrical, welding. Call 616-414-0403. See our website: standardpointcs.com

Kids Clothing Closet at Connection Point Church 2270 S Mill Iron Road Muskegon, MI 49442 (Corner of Mill Iron and Evanston). Contacts: Marla Punches 231.286.8030 or Krista Panozzo 231.903.7065. Do you know a child or teen who needs clothes or shoes? Connection Point Church is starting a KIDS CLOTHING CLOSET. Sizes are infant to adult small (for the teens). There is never a charge and no questions will ever be asked. Please call Marla or Krista to set up a time to shop. Donations of gently used or new items (Only NEW underwear and socks still in original packaging) will be accepted every Sunday between 8:30 - 11:30 am or by prior appointment.

Having issues with your roof? Need 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.

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.

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

Greenix Pest Control: Call 616-286-8382.

Dog Walker Needed: I need someone to walk my small dog for me. I am currently disabled & cannot walk. Please contact me at 231-773-5317.

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.

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 EAST 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,

CLASSIFIEDS:

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.

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.

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.

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

ITEMS FOR SALE:

Deer Blind tree stand: 2 man with removal Bimini top \$80. 231-563-6520.

Firewood Bundles: 1x1 ft of cut, split & wrapped firewood. \$6.00 bundle or 2/\$10.00. Call/text Jeff 231-301-1386.

2007 Softail Standard: Many extras, bumped up to 103", strong runner. \$5000 call 231-260-8715 Jerry B.

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.

Bicycle carry rack by Thule to be used in trailer hitch \$40 OBO////. Call Gerrit 231-557-4807.

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

Troybilt Chipper Shredder & Vacuum. 5HP, incudes accessory kit. Good working condition \$250.00. Call Rick 231-740-7541.

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:



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: 3977 PALM HARBOR

\$ 149,900.00 for this 1997 Hart 3 bedroom, 2 bath double-wide home is located in our East Community and overlooks Black Creek. The home has a 3 season room, huge kitchen with center island, 2 living rooms, formal dining room, attached heated garage, irrigation, central air & newer furnace. Appliances include a stove, fridge, dishwasher & microwave.

Contact Realtor Kim Colegrove for more details at 231-719-2103. Must be approved for residency.

SOUTH COMMUNITY: 2394 MARLETTE

\$55,900 for this 2-bedroom 1 bath home has an open floor plan, 4x6 exterior walls, drywall interior walls and beautiful hard wood cabinets. This home has new carpet in the master bedroom and living room, new flooring in second bedroom, new paint through the home, Amish built shed and new windows that snap open for easy cleaning. This home is ready to move in upon possession. Included in sale: Washer, Dryer, Dishwasher, Microwave, Shed, Lawnmower, Wheelbarrow, Other misc. yard items from shed, Entertainment Center with fireplace, TV, End Tables, Two living room lamps, Kitchen Dining Set.

Call Kelly at 231-672-5882 for showing. Must be approved for residency. No land contracts, renters or rent to own options.

NORTH COMMUNITY: 3854 MANATEE

\$1500 down and monthly payments of \$209.86

In House financing for this 1974 Marlette 2 bedroom, 1 bath home. Appliances include a stove & fridge. Home has new carpet & vinyl flooring, new vinyl windows with blinds, new furnace, water heater & countertops. Maintenance free metal roof, large awning, freshly cleaned & painted. Ready for immediate occupancy. \$1500.00 down & 240 payments of \$209.86 based on the total payment of (\$51867.08) which includes the financed amount (\$25090.00) the down payment (\$1500.00) sales tax (\$1500.00), title fee (\$90.00) and interest (\$25277.08) at a fixed rate of 8% over 20 years.

Call to set up an appointment to view the home at 231-777-2504, Email: arlingtonestates@comcast.net. West Michigan Homes NMLS #349840

NORTH COMMUNITY: 3930 KARSEN

\$15000 for this 19588 Happy House 3 bedroom, 1 bath home. Appliances include washer/dryer, stove & fridge.

Call Scott 231-666-1689.

NORTH COMMUNITY: 3832 MANATEE

\$13000 for this 1972 Squire singlewide home with a new roof. Living room & master bedroom carpet installed 2 years ago. Appliances included are washer & dryer (less than 1 year old), stove & fridge. All reasonable offers considered. Move-In ready.

Call John 616-551-6609. Must be approved for residency.





MORTGAGE
CORPORATION

PRE-OWNED HOME PROGRAM

- ◆ Financing for 1976 or newer model homes*
- ◆ Minimum loan amount will vary by qualifying customer
- ◆ Financing for all credit scores
- ◆ Zero Down for qualifying 750+ credit score customers
- ◆ 140% of base NADA if home is on site and no options are financed
- ◆ 130% of base NADA plus options if home is to be delivered and set
- ◆ DataComp appraisals available for homes placed or to be placed within a park or community
- ◆ Land Home turnkey (spec) full appraisals available
- ◆ Options that can be financed include:
 - Air Conditioning
 - Delivery & Set
 - Electric, Water, Sewer, & Gas Hookups
 - Footers
 - Gutters & Downspouts
 - Pad
 - Skirting
 - Steps & Decks
 - Trim Out

RETAIL FINANCING AVAILABLE FOR:

Home only and land home lending
for primary and secondary residency,
vacation homes, investment
properties, and buy-fors



Have Questions or Need More Information?
Speak to a Business Development Manager!
866-709-6989 | www.21stmortgage.com

*Varies by State