

Arlington's News & Notes



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.

Plowing & Winter Parking:

Reminder of the winter parking regulations when parking your vehicles during the winter months:

Please park your vehicles on your off street parking pad during the winter months. Street parking from Midnight to 7:00AM is prohibited. Management will remove cars parked in the street in violation of this rule during the months of December through March at the vehicle owner's expense. Street parking during heavy winter snowstorms is prohibited. Management normally plows during the early morning hours (Midnight to 7AM). Vehicles parked in the street make it impossible to plow properly. Your cooperation is requested.

In order to push the snow, the plow must obtain a higher speed to clear the entire street. When you see the plow coming please stay clear. Keep in mind the plow driver is just doing his job, clearing the street of snow.

Snowplows & Damage:

Due to their 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.
- **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.

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 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.

Please remember that Arlington Woods is not liable for any damage you may incur from the snowplows.



New Resident's:

Gina Edwards with children Steve, Adella & Lonnie to 3727 American.

Darlene Cherwinski to 2394 Marlette.

Caitlin Hemmes & Briar Manley to 3923 Malibu.

Shelby Sittser with child Brody to 2253 New Moon.

Roommate's:

Please remember that all occupants of Arlington Woods MUST be approved to reside in our community. Anyone moving in with you will need to fill out a roommate application, provide picture I.D., social security card & pay the \$10 fee to have the criminal background check done for each person 18 years of age & over. Anyone that is not approved to reside here is considered to be an unauthorized person and is cause to begin the eviction process. Please contact our office if you have any further questions regarding this matter.

Get Well:

Tracy Larabee	Jennifer Rupright
Anondra Smith	Bruce Rupright
Deb Lanore	Richard Yager
Tom Lewis	Richard Shepherd



Sympathies:

To Joseph Siwicke & family/friends on the loss of his father.

To Connie Cody & family/friends on the loss of Connie's husband Ray.

To Diane Sodini & family/friends on the loss of her husband Michael.

Tenant Web Access:

We have had quite a bit of positive response to the Tenant Web Access and are glad so 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. When making a payment online please keep the following 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 around 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.
- There is no fee to pay online when payment is made from your checking/savings account. You can also set up automatic monthly recurring payments.
- A 3.5% fee is charged for payments with credit card or a \$4.95 flat rate fee for debit card payments.

Winter Reminder:

When nights 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. This keeps your furnace and any appliances with roof vents running smoothly.



Birthdays:



Hailey Larson 2/1	Carson Brooks 2/10	Destiny Hinton 2/18
Robert Newton 2/1	Benjarmin Dykema 2/10	Dawn Leach 2/19
Jamie Showers 2/1	Jaqueline Johnson 2/10	Debra Lenore 2/19
Chad Burkall 2/2	Christopher King 2/10	Jessee Spier 2/19
Peter King 2/2	Sharon Peterman 2/10	Brandy Wright 2/19
Arianna Sanford 2/2	Sage Stressman 2/10	Melissa Coonrod 2/20
Charles Tanksley 2/2	Rebecca Tindall 2/10	Anthony Lock 2/20
Reagan Bridges 2/3	Keith Beavister 2/11	Robert Bosch 2/21
Oliver Kamerad 2/3	Sherry Bunting 2/11	Darlene Cherwinski 2/21
William Keith 2/3	Donna Cooper 2/11	Remington Gawronski 2/21
Alyssa Anderson 2/4	Felix Langub 2/11	Nathan Deuling 2/22
Tara Marbra 2/4	Charles Nelson 2/11	Sue Barendse 2/23
Jozlynn Sampsell 2/4	James Terpstra 2/11	Michael Sweet 2/23
Ryan Johnson 2/5	Geoffery Lineberry 2/12	Larry Vaandering 2/23
Jourdain Joslin 2/5	Tyler Nichols 2/12	Randy Gilmore 2/24
Thomas Lewis 2/5	James Pickell 2/12	Gregory Howe 2/24
Lillian McGuire 2/6	Casy Wilcoxson 2/12	Israel Cisneros 2/25
Jeffery Smith 2/6	Blair Depung 2/13	Kayce Galindo 2/25
Rachel Stewart 2/6	Mackenzie Ingersoll 2/13	Janice Hagan 2/25
Mary Vanderlaan 2/6	Jamario Dash 2/14	Sylas Slagle 2/25
Jerry Baker 2/7	Jessica Perry 2/14	Robert Willson 2/25
Alexander Carr 2/7	Kortnie Williams 2/14	Michael Chick 2/26
Cheyenne Lock 2/7	Riddick Zatalokin 2/14	Ivan Flanery 2/26
Kylee Sanford-Hughes 2/7	Alyssa Plowman 2/15	Lori Lee 2/26
Janet Thoma 2/7	Dekota Harman 2/16	Thomas Reister 2/26
Dennis Popps 2/8	Gary Morse 2/16	Leo Dash 2/27
Kaliona Pray 2/8	Scott Shoup 2/16	Charlie Goodwin 2/27
Nancy Wheeler 2/8	Caliegh Slagle 2/16	Dustin LeBaron 2/27
Cameron Brooks 2/9	Freya Folkertsma 2/17	Alyssa Smith 2/27
Etta Ruffin 2/9	Michelle Smith 2/17	Leo Tardi 2/28
Mark Stafford 2/9	Harley Wright 2/17	Kelly Spring 2/29
Myles Barnhouse 2/10		

Anniversaries:



Mr. & Mrs. Charles Nelson 2/12	Mr. & Mrs. James Goodwin 2/14
Mr. & Mrs. Michael Hagan 2/13	Mr. & Mrs. Gregory Robar 2/22
Mr. & Mrs. James Wagner 2/14	Mr. & Mrs. Thomas Maycroft 2/24

Classifieds:

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

YARD CARE:

Snow-Blowing: Starting at \$30. Call Dover at 231-578-1807.

Shoveling: Call Noah 231-375-1475

Shoveling: Call Curtis 231-220-5931

Snowplowing: Call Tyler 231-329-4180.

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

High Pressure Power Washing: Call: 231-206-8861.

Mr. Powerwash: Get your home washed now. Over 20 years experience. Call for a free estimate 231-773-5093.

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.

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

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

TopTier Lawn care: Chris 231-340-6939.

Grind to Shine Powerwashing: Look us up on facebook.

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.

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, Moles. 15 years experience, Licensed &

Classifieds:

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.

Scrapper Services: Call Dover at 231-578-1807.

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:

Large Arts & Crafts Collection - many pieces. Luggage Roller & Luggage on rollers \$70. Call 231-767-5270.

Sony portable Radio cassette disc amp AM/FM radio. Battery or electric \$30. Call 231-767-5270.

Elvis 50 years/50 hits CD \$10. 37 old record albums \$15. Call 231-767-5270.

New DC 12 volt portable Air Compressor \$10. Call 231-767-5270.

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.

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.

Automatic Withdrawals (Ach):

As most everyone already knows, we can set up monthly automatic withdrawals from your checking/savings account to pay your 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 account and paid straight to us with no late fees or worries! Stop by the office and grab a sign up form or give us a call at 231-773-0843 if you're interested.

Homes For Sale:

NORTH COMMUNITY: 2071 VINDALE

\$20,000.00 obo for this 3 bedroom, 2 bath 1998 Holly Park singlewide home. Appliances include a stove & fridge. The home is located on an outside lot & is vinyl sided with a shingled roof, has a large awning & comes with a shed. Home must remain in the park and must be park approved. No payments accepted. Call Tyler 231-769-5611.

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 231-578-2465. Must be approved for residency.

NORTH COMMUNITY: 3930 KARSEN

\$6500.00 for this 1988 Happy House 3 bedroom, 1 bath home. Appliances include a stove, washer & dryer. stove & fridge. No shed and home needs some work. Call 231-766-8083. Must be approved for residency.

NORTH COMMUNITY: 3875 BOBBY LANE

IN-HOUSE FINANCING AVAILABLE: \$1200.00 DOWN AND 360 PAYMENTS OF \$526.76

2023 Harmony 3 bedroom, 2 bath singlewide home includes stove, fridge & dishwasher. Ready for immediate occupancy.

\$1200.00 down and 360 payments of \$526.76 based on the total of (\$190833.71) which includes the financed amount (\$79176.06) the down payment (\$1200.00), sales tax (\$4544.49), title fee (\$90.00) and interest (\$110457.65) at a fixed percentage rate of 7.0% over 30 years.

CALL US TO SET UP AN APPOINTMENT TO VIEW THE HOME AT 231-777-2504

WEST MICHIGAN HOMES NMLS#:349840

EMAIL: ARLINGTON.ESTATES@COMCAST.NET

Happy Valentines Day!

