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Moody on The Market

Pat
Moody

Update on Old Texas Corral Restaurant Site

What's happening with the old Texas Corral/Red Lobster site on Pipestone Road, near the Benton Harbor Aldi store?

Several MOTM readers have noticed recent clean up, repair and maintenance activity going on at the former restaurant property. Does that mean one of those 'dreamed about' national restaurant chains is ready to open a new Southwest Michigan eatery?

Unfortunately, no! There is no deal in the works. The observed activity is NOT for a new buyer or specific potential buyer.

That word comes from the real estate developer who controls the site, Jim Paul of JPA Real Estate. Paul is the investor who spent several years successfully re-developing Fairplain Plaza and most recently spearheaded the re-birth of an old commercial strip center along M-139 as the new location of JoAnn Fabrics and Ollie's Bargain Outlet. Jim Paul specializes in resurrecting challenging commercial properties.

Paul explained to MoodyOnTheMarket.com that 'fix up' work underway at the old Texas Corral site is targeted at helping the property 'present more positively' to restaurant chains or others who might consider the site, with its good traffic count and several attractive neighboring businesses. Workers have been mowing the lawn, trimming trees and shrubs, and clearing out some interior items that were exclusively installed for Texas Corral.

"It's probably not going to be another steak place," Paul told us. "So, wood floor and knotty pine don't really help a new tenant imagine how their concept would look inside. We want them to be able to easily see the size and potential of the building."

Continued on page 10



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Marcy
Simpson

Executive
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Fun and interesting things to do in Southwest Michigan

Summer is still serving up the great weather and the good times! There is plenty of musical entertainment at many wineries, breweries, cideries, and distilleries, check our calendar to find out when and where your favorites will be. Be sure to ask for your Makers Trail Passport access codes along the way.

The Acorn continues to bring in some of the best live music around. A band dedicated to tributing Crosby, Stills, Nash, and Young is unheard of due to the difficulty in replicating the 3- and 4-part vocal harmonies that made the group international superstars. Marrakesh Express excels at reproducing CSNY's com-

Continued on page 2

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Simpson *Continued from cover*

plex songs and cascading, layered harmonies, and takes the audience back to the late 1960s with energetic musicians who bring an authentic hippie vibe and visuals to the stage. Join The Acorn on Saturday, September 9 at 8:00 p.m. for this special show.

On Sunday, September 10 at 11:00 a.m. Round Barn Winery and Estate will host Sip + Savor Wine Trail Tasting. All at one location, you can taste a curated selection of wines from Tabor Hill Winery, Round Barn Winery, and Free Run Cellars. For the ultimate tasting experience, they will also have Round Barn Distillery's small-batch spirits to taste and a variety of craft brews from the Round Barn Brewery to sample - a little something for everyone.

The final Love Local Weekend of the season is coming up Friday, September 15 through Sunday, September 17. Celebrate all things Southwest Michigan during the Love Local weekends! Attendees will enjoy extended shopping hours, events, and special offers throughout local businesses in Southwest Michigan. Take a small break from the shopping on Saturday, September 16 at 9:00 a.m. for 2023 Fall Fest. All ages are sure to have fun at this celebration of autumn at Lake Bluff Park in St. Joseph. Attendees will enjoy the critter barn, balloon twisters, a farmers' market, interactive booths featuring local organizations, and more.

Bring a friend and head over to 1232 Broad Street Mercantile in St. Joseph. The vintage goods shop offers a wide array of antique, vintage, handmade, and new items for your home, garden, and wardrobe. They

are donating 10% of all sales to the Box Factory for the Arts on Tuesday, September 19 beginning at 5:30.

Krasl Art Center's exhibit opening 'The Stop-Motion Worlds of Joe Baughman' opens with a special Q&A with the artist. Afterward, head inside to mingle with the artist and enjoy a first look at the new art on view. Light bites and cash bar will be provided. The opening is Friday, September 15 at 6:00 p.m.

CPR Dance: Inhale Movement brings their performance of 'Exhale' to GhostLight Theatre on Saturday, September 16 at 7:00 p.m. A premier dance company and aesthetic movement art collective with Carolyn Pampalone Rabbers. Breathing movement, Breathing life, with attendance towards one another. They value bringing access to dance and movement while sharing collaborative and engaging opportunities to connect, view, and participate in movement.

Morton House Museum is hosting a downtown Benton Harbor historical walking tour. This fascinating look at the history of downtown Benton Harbor will begin at the Benton Harbor Welcome Center at the corner of 5th and Territorial on Friday, September 22 at 5:00 p.m. They will talk about the places and people of Benton Harbor from the mid-1800s, through the Gay 90s and the Roaring 20s, and on to the bustling 1950s and up to the present day. The walk is approximately one mile.

If you would like more information on these and many more events and activities in the area, please visit our website at swmichigan.org.

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Photo by Molly Pate

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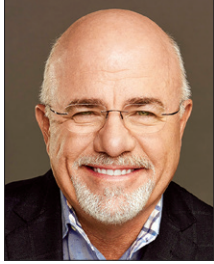
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Dave Ramsey
Financial Expert
The Ramsey Show

Dave Says Life Insurance Isn't a Baby Step

Dear Dave,
I just discovered you and your teachings a couple of weeks ago. I'm already on Baby Step 2, and I was wondering if I should buy life insurance now or wait until I've finished paying off debt. I'm single with no children, and I owe a total of \$44,700. I have a \$25,000 company-funded life insurance policy through my employer. What do you think I should do?

— Elizabeth
Dear Elizabeth,

If you have a life insurance need, it's not a Baby Step. It's a necessity in your budget and something you need to put in place as soon as possible. But from what you've told me, you don't have a great need for life insurance at this point. No one, except you, is depending on your income, and the \$25,000 policy you have through your employer is more than enough to take care of any final expenses if something happened to you.

The main purpose of life insurance is to take care of those you leave behind when you die. If someone is financially dependent on your income, I recommend having 10 to 12 times your annual income wrapped up in a good level term life insurance policy. That means if you make \$80,000 a year, you should have a policy worth anywhere from \$800,000 to \$960,000.

If I were you, I wouldn't buy another life insurance policy at all right now. If you get married or have kids somewhere down the road, then buy it immediately. In that case, both you and your spouse should have 15- to 20-year level term policies of 10 to 12 times your individual incomes.

And never buy anything except level term life insurance. The reason? That covers you until you're out of debt—should a spouse bring some into the picture—and the two of you have so much cash piled up that you don't need to pay for a life insurance policy anymore. It's called being self-insured, and that's a great place to be.

Good question, Elizabeth!
— Dave

*Description automatically generated * Dave Ramsey is an eight-time national best-selling author, personal finance expert and host of "The Ramsey Show." He has appeared on "Good Morning America," "CBS This Morning," "Today," Fox News, CNN, Fox Business and many more. Since 1992, Dave has helped people take control of their money, build wealth and enhance their lives. He also serves as CEO for Ramsey Solutions.*

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**Don
Stuart**

Humorist

www.MailMaxOnline.com
 My tried-and-true method for eliminating weeds is a laborious, lower-back-wrecking process of spreading newspaper over the ground I wish to be weedless, then piling mulch on top of that. Okay, I bet I know what you're thinking: "He may be trying that method, but it doesn't sound very 'true.'" Well, let me tell you, it's *not* a complete failure; it often works! To prevent the growth of the plants that I DO want to thrive. You know, the ones I paid good money for at the nursery.

Weeds, We'd Love to Beat!

Every so often, I take stock of my garden – as in the British sense, meaning "my yard" – and resolve that TODAY WILL BE THE DAY that I tidy it up.

Then I go inside, find a quiet dimly lit spot to lie down, and wait for that resolve to dissolve.

But yesterday, all the quiet dimly lit spots were taken by cats or children (No. 4 and No. 5 sons are with us for bit). Plus, my wife caught me "resolving" and made it clear that she would brook no further procrastination: TODAY WILL BE THE DAY that I get something – anything! – done to tidy the garden.

(She was unconvinced when I said I really was eager to get to it, but that TOMORROW was feeling more like THE DAY.)

So, I found myself taking my little garden spade in hand and subjecting my lower back to unnatural parentheses-shaped postures that resulted in aches and strains that can only be alleviated by lying down in a quiet dimly lit spot for two to three days. Well, not too dimly lit, since there's a lot of college football to watch.

My primary focus was, as always, the vast huddled masses of weeds that infest my landscape. I don't know, and don't ever care to learn, what species each weed is. I don't know, but sort of do care to learn, why they don't take up residence in the gardens of our neighbors.

My weeds have various strategies for tolerating my assaults. Soft-stemmed, pliant ones ACT like they're acquiescing to my yanks, but actually only break off juuuuust below ground level, leaving enough root to grow right back, usually overnight. Tough, crabby grasses with root systems that snake to the other side of the earth leave my lying exhausted on the ground while they busily regenerate new growth, usually before I get back up. Some just snap at the base, leaving a quarter-inch stem that's impossible to grip. So, I dig out the offending root. Which disturbs the soil. Which allows new weeds to germinate into mutantly robust versions of their progenitors.

Sometimes I get into a groove where weeds are readily succumbing. Then I start pretending we're doing battle. Pulled weeds squeal in anguish (I actually say these things aloud, using my array of funny voices): "Auggghh!" "Screech!" Nearby weeds, filled with dread, send word to the rear to the evil top-dog weed: "He's decimating us commander!" "We can't hold out much longer!" Bewildered and beset, and with no other options, the head weed shouts, "Give up the fight! Retreat! Permanently evacuate!"

Which is what I fervently hope will someday actually happen! (Though I also fervently hope my neighbors never catch me play-acting with my array of funny voices!)

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Miranda Heward, *Lost and Found*. Colored pencil illustration.

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Kate Marie

Writer

today, Katie trained with House of Colour USA, which has 35+ years of color and style analysis experience. Upon completing her training, Katie decided to open her own studio in Southwest Michigan in May of 2021. Since then, she has helped over 400 clients... and counting!

"My passion is to help everyone embrace and find joy in their own unique design, using the power of color and style," Katie says.

By reading all the client testimonials that she has on her stylist website and social media, you can really tell that Katie takes her time and shows a sense of pride in helping others feel comfortable in their own clothes... literally.

The consultation is a one-time investment, and you will receive a lifetime of impact in just that one-time. It would be perfect for a magnitude of occasions such as: a self-care day, a couple's date, a girl's day, bridal parties, graduation gift, professional development, or even just a fresh start! Finding your best colors and styles will display you in a whole new light. It will help you to feel

(and look) glowing, radiant, younger, slimmer, professional... the list could go on for days, but I only have a certain number of words that I can fit into one article so I will stop myself there.

To learn more about House of Colour and in-depth details of what Katie does, you can check out "House of Colour Southwest MI" on Facebook and Instagram. There, you will also be able to find client testimonials as well as before and after photos of people who have taken that leap of change. When you decide you are ready, you can contact Katie at 269-208-6509 or email her at katie.jones@houseofcolour.com to schedule a consultation. Be sure to tell her you read all about her in your *MailMax!*

Are you or someone you know a new business in the area? Contact me today to put your business in the spotlight.

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New Business Spotlight
House of Colour – Katie Jones

Have you ever looked at someone walking down the street and thought "WOW! That is such a nice outfit. It looks like it was made just for them. I could never pull off something like that." Well, the truth is, you can look that good in your own clothes, you just need a little bit of help finding your own style that compliments who YOU are. That's where our next New Business Spotlight comes into play.

Katie Jones is a member of **House of Colour USA** and a stylist for Southwest Michigan. House Of Colour is a personal color and style analysis business. You ask

"What does that mean?" Great question. It means that if you book a consultation with Katie, she will take you through different tests to determine which colors compliment your specific skin tone and will find the color palette that looks best for you. Once you have your colors nailed down, she will then go through an in-depth process to help you learn your clothing personality. "But clothing is just fabric... how can it have a personality?" ANOTHER GREAT QUESTION! The clothing that you wear should take into consideration your personality, proportions (i.e. body shape), and lifestyle. It should reflect who you are and boost your confidence so that you can feel your best.

Katie is a native of Southwest Michigan, so she felt that it was only right to help the area that helped shape her into who she is



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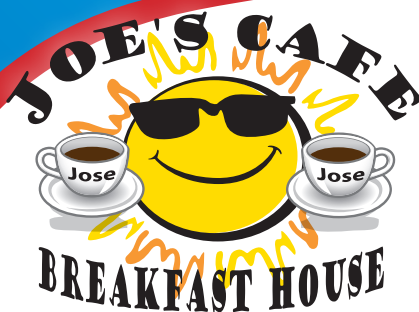
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Box office: 269-927-8700, option 1 | Events subject to change.

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Moody *Continued from cover*

Paul said that while he's not close to a deal at the moment, he's "cautiously optimistic" the building will attract a solid new tenant, either a national or regional chain. He said he's had serious discussions in the past few months with "a multi-location regional operator" that would be perfect. However, the challenges of staffing and the current high cost of borrowing money caused the deal to "cool off."

Paul believes the property is actually in a great location, despite its proximity to the nearly dead Orchards Mall. He said the mall has no significant negative effect on a restaurant nearby and pointed out a big advantage among restaurant development sites: There are TEN hotels within about a mile of the site... and only ONE nationally branded sit-down restaurant (Applebee's) in the same radius. Paul said he would challenge any developer to match that opportunity anywhere in the Midwest region.

So... you won't be going to dinner there in the near future. But if Jim Paul has his way, he'll help someone write a new chapter at the site, just as he's done at several other locations in Southwest Michigan.

New Name, New Location, New Leadership at Montessori Children's Center

A long-running children's Montessori program in the area has a new name, new leadership and a new location as another school year begins.

Great Lakes Montessori had been most recently located in the Blue Roof Church, off Niles Road in St. Joseph. The church needed its space back for expanding church programs. So, GLM went looking for a new location, under the guidance of board member Hilda Banyon.

Along the way, Banyon helped the school find a new principal and a new administrative director, as well as a new location. All of that change worked together to lead the organization to choose a new name that better describes its mission: **Montessori Children's Center.**

Banyon tells us she's never been more excited about the school's future than she is today, under the leadership of new Principal Dr. Gillian Joseph and Administrative Director Mary Wardlaw. Banyon says Joseph has extensive experience in elementary school leadership and Wardlaw has successfully managed educational daycare/child development centers for over 20 years.

Montessori Children's Center is up and running at its new location at 1000 Miners Road, St. Joseph, just East of Scottsdale. Director Wardlaw tells MoodyOnTheMarket.com there are several key points she wants to emphasize about the Montessori Children's Center program:

- **Consistent Authentic Curriculum:** Despite the recent name and location changes, the Montessori Children's Center continues

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to offer the same authentic Montessori curriculum, ensuring its students a high standard of education.

• **Consistent Staff:** Key Great Lakes Montessori teaching staff, known for their expertise and dedication, have transitioned to the new facility, providing a stable learning environment for all students.

• **Faith-Based Continuity:** The school continues its commitment to a faith-based educational approach, enriching its students' spiritual and academic lives.

• **Broad Age Range Programs:** Montessori Children's Center offers a comprehensive suite of programs for infants, toddlers, preschoolers, and kindergarteners, making it a complete early childhood education center.

• **Revitalized Leadership and Governance:** The center is now under new leadership, and a forward-thinking governing board focused on enriching and expanding the school's offerings.

• **Principal Dr. Gillian Joseph:** Taking the reins of leadership is Dr. Gillian Joseph, who brings her extensive expertise in elementary school leadership to guide the center's future.


• **Planned Expansion to Elementary**

Grades: Dr. Joseph and the new governing board have announced plans to extend the Montessori program to include grades 1-3, aiming to launch these new grades for the 2024-25 academic year.

• **Community Partnership:** As the center embarks on this exciting new chapter, MCC leadership looks forward to actively engaging with parents and the Berrien County community to ensure the school meets and exceeds family needs and expectations.

Wardlaw suggests that parents with questions about Montessori Children's Center contact her directly at 269-256-4456 or Mary@MontessoriChildrensCenter.com

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Race Red, 2.7 V6 EcoBoost Engine, Locking Rear Axle, Platform Running Boards, Privacy Glass, Trailer Tow Package, 20 Inch 6 Spoke Wheels, and Much More! F23233

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AS LOW AS \$48,995

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2022 RAM 1500 CREW CAB BIG HORN 4X4

Patriot Blue Pearlcoat, Bucket Seats, Sport Appearance Package, Power Seat, Touchscreen Radio, Power Adjustable Pedals, Rear Power Sliding Windows, Anti-Spin Rear Axle, Navigation, Remote Start, 20 Inch Aluminum Chrome Clad Wheels, and Much More! C22230

MSRP.....\$57,305
SIEMANS DISCOUNT..- 7,810
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MILITARY OR FIRST RESPONDER BONUS CASH* - 500
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MSRP.....\$65,660
ADD FOR PLOW.....+11,402
SUBTOTAL.....\$77,062
SIEMANS DISCOUNT.....- 12,067
SALE PRICE FOR EVERYONE \$64,995
2022 ON-THE-JOB SNOW PLOW UPFIT*** - 1,000
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MSRP.....\$67,225
ADD FOR DUMP BODY.....+21,673
SUBTOTAL.....\$88,898
SIEMANS DISCOUNT.....- 8,903
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WAS \$37,995



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2.3 EcoBoost EFI Engine, 10 Speed Automatic, Aluminum Wheels, 21K Miles, Bedliner, Running Boards, Climate Control, Front Collision Mitigation, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Rear Parking Aid, Back-Up Camera, Remote Keyless Entry System, Ford Certified! Magnetic, F23108A

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2.0 EcoBoost EFI Engine, 8 Speed Automatic, Aluminum Wheels, Only 17K Miles! Remote Start, Navigation, SYNC 3, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Panoramic Vista Roof, Climate Control, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Evasion Assist, Back-Up Camera, Hands-Free Liftgate, Remote Keyless Entry System, Ford Certified! Rapid Red Metallic, U23090

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2018 CADILLAC PREMIUM

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6.2 V8 EFI Engine, 10 Speed Automatic, Aluminum Wheels, 61K Miles, Leather Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, DVD Entertainment System, Adaptive Cruise Control, Blind Spot Monitor, Front Collision Warning, Front and Rear Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Cadillac Certified! Crystal Red Tintcoat, C23108A

MANAGER'S

WAS \$25,869



2019 FORD F-150 XL REGULAR CAB

NOW \$23,980

3.6 V6 EFI Engine, 6 Speed Automatic, Aluminum Wheels, 57K Miles, SYNC, Power Windows and Locks, 8 Foot Box, Vinyl Floors, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Ford Certified! Agate Black Metallic, F23112A

WAS \$24,571



2018 VOLKSWAGEN ATLAS LAUNCH EDITION AWD

NOW \$21,870

3.6 EFI Engine, 8 Speed Automatic, Aluminum Wheels, 89K Miles, 3rd Row Seating, Dual Pane Sunroof, Back-Up Camera, Remote Keyless Entry System, Reflex Silver Metallic, C23105B

WAS \$43,735



2022 HONDA PASSPORT ELITE AWD

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3.5 V6 EFI Engine, 9 Speed Automatic, Aluminum Wheels, 19K Miles, Remote Start, Navigation, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, Power Sunroof, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Balance of Factory Warranty! Platinum White Pearl, F23024A

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1.5 EFI Engine, 1 Speed CVT Transmission, Power Driver's Seat, Power Sunroof, Climate Control, Monitor, Cross-Traffic Alert, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Honda Certified! Crystal Red Pearl, C23108A

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2020 FORD FUSION SE

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WAS \$36,599



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2.3 EcoBoost EFI Engine, 10 Speed Automatic, Aluminum Wheels, 38K Miles, Bedliner, Running Boards, Remote Start, Blind Spot Monitor, Cross-Traffic Alert, Front Collision Mitigation, Lane Departure Warning, Lane Keeping Assist, Lane Departure Warning, Rear Parking Aid, Back-Up Camera, Trailer Tow Package, Remote Keyless Entry System, Ford Certified! Saber Metallic, U23077

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3.6 V6 HYBRID Engine, 1 Speed CVT Automatic, Aluminum Wheels, Only 3K Miles! Remote Start, Memory Power Leather Heated Front
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Cruise Control, Blind Spot and Rear Cross Path Detection, Lane Departure Warning, Lane Keeping Assist, Lane Departure Warning, Front
Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Chrysler Certified! Ceramic Gray Clearcoat, C23160A

**2017 CHEVY
EXPRESS CARGO VAN**
NOW \$29,758

6.0 V8 EFI Engine, 6 Speed Automatic, Aluminum
Wheels, 97K Miles, Cruise Control, Power Windows and
Locks, Vinyl Flooring, Back-Up Camera, Black, U23083

2021 CHEVY MALIBU RS
NOW \$22,892

1.5 EFI Engine, 1 Speed Automatic, Aluminum Wheels, 50K Miles, Remote Start,
Power Driver's Seat, Remote Keyless Entry System, Lane Keep Assist with
Departure Warning, Side Blind Zone Alert, Rear Cross Traffic Alert, Rear Park Assist,
Back-Up Camera, Remote Keyless Entry System, Mosaic Black Metallic, C23112B

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**2020 FORD
EXPLORER XLT 4X4**
NOW \$26,743

2.3 EcoBoost EFI Engine, 10 Speed Automatic, Aluminum Wheels 129K Miles, Navigation, SYNC 3, Power Leather
Heated Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, Twin Panel Moonroof, Climate Control, Adaptive Cruise Control,
Evasive Steering Assist, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Lane Departure
Warning, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Agate Black Metallic, F23161A

**2017 FORD
MUSTANG V6 COUPE**
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3.7 V6 EFI Engine, 6 Speed Automatic, Aluminum Wheels, 67K
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Limited Slip Axle, Reverse Sensing System, Back-Up Camera,
Remote Keyless Entry System, Ruby Red Metallic, F222251

**2020 FORD F-250 SRW
LARIAT CREW CAB 4X4**
NOW \$54,681

7.3 V8 EFI Engine, 10 Speed Automatic, Aluminum Wheels, 58K Miles, Security Cover, Bedliner, Running Boards, FX4
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Keyless Entry System, Diamond Black Crystal, C23045A

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NOW \$73,369

6.7 Cummins Turbo DIESEL Engine, 6 Speed Automatic, Aluminum Wheels, Less Than 11K Miles! Bedliner, Remote
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Towing Prep Group, Remote Keyless Entry System, Balance of Factory Warranty! Granite Crystal Metallic, C23077A

2020 NISSAN ROGUE S AWD
NOW \$19,977

2.5 EFI Engine, 1 Speed CVT Automatic, Styled Wheel Covers, 76K Miles, Power Windows and
Locks, CD-Player, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane
Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote
Keyless Entry System, Caspian Blue Metallic, C23073B

**2022 CHEVY
TRAILBLAZER ACTIV**
NOW \$26,974

1.3 EFI Engine, 1 Speed CVT Automatic, Aluminum Wheels, 36K Miles, Remote Start, Power Driver's
Seat, Heated Front Seats, Heated Steering Wheel, Auto Temp Control, Lane Departure Warning, Lane
Keeping Assist, Front Collision Warning and Mitigation, Back-Up Camera, Remote Keyless Entry
System, Balance of Factory Warranty, Summit White Roof and Satin Steel Metallic Body, F23106A

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2020 RAM 1500 BIG HORN CREW CAB 4X4
NOW \$36,995

3.6 V6 eTorque Engine, 8 Speed Automatic, Aluminum Wheels, 38K Miles, Remote Start, Power Driver's Seat, Power Adjust Pedals, Power Slide Rear Window, Touchscreen Display, Anti-Spin Differential Rear Axle, Back-Up Camera, Remote Keyless Entry System, Ram Certified, Ram Certified! Delmonico Red Pearlcoat, C23069A



2018 FORD F-150 XLT SPORT SUPERCREW 4X4
NOW \$25,851

5.0 V8 EFI Engine, 10 Speed Automatic, Aluminum Wheels, 135K Miles, Security Cover, Bedliner, Running Boards, Remote Start, Navigation, SYNC 3, Power Heated Front Seats, Power Adjust Pedals, Climate Control, Twin Panel Moonroof, CD-Player, Blind Spot Information System with Trailer Tow Monitor, Reverse Sensing System, Back-Up Camera, Pro Trailer Back-Up Assist, Remote Keyless Entry System, Lead Foot, F23219A



2021 RAM 1500 LARAMIE CREW CAB 4X4
NOW \$47,995

6.7 V8 HEMI eTorque Engine, 8 Speed Automatic, Aluminum Wheels, 22K Miles, Security Cover, Bedliner, Running Boards, Remote Start, Navigation, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, 2nd Row Heated Seats, Wireless Charging Pad, 19 Speaker Harman Kardon Premium Sound, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Ram Certified! Delmonico Red Pearlcoat, F23182A



2020 JEEP GRAND CHEROKEE ALTITUDE 4X4
NOW \$35,583

3.6 V6 EFI Engine, 8 Speed Automatic, Aluminum Wheels, Only 18K Miles, Remote Start, Navigation, Power Driver's Seat, Suede Heated Front Seats, Heated Steering Wheel, Blind Spot Monitor, Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Jeep Certified! Granite Crystal Metallic, C23190H



2020 FORD F-150 LARIAT SUPERCREW 4X4
NOW \$43,385

5.8 V8 EFI Engine, 10 Speed Automatic, Aluminum Wheels, 62K Miles, Security Cover, Bedliner, Running Boards, Remote Start, Navigation, SYNC 3, Memory Power Leather Heated/AC Front Seats, Power Adjust Pedals, Heated Steering Wheel, Climate Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Ford Certified! Magnetic, F23121B



2020 FORD RANGER XLT SUPERCREW 4X4
NOW \$35,386

2.3 EcoBoost EFI Engine, 10 Speed Automatic, Aluminum Wheels, 18K Miles, Security Cover, Bedliner, Running Boards, Remote Start, Blind Spot Information System, Cross Traffic Alert, Lane Keeping System, Front Collision Mitigation, Back-Up Camera, Trailer Tow Package, Remote Keyless Entry System, Ford Certified! Magnetic, C23190A



2019 JEEP WRANGLER SAHARA UNLIMITED 4X4
NOW \$36,953

2.0 EFI Engine, 8 Speed Automatic, Aluminum Wheels, 73K Miles, Running Boards, Remote Start, Heated Front Seats, Heated Steering Wheel, Sky One-Touch Power Top, Touchscreen Display, Back-Up Camera, Trailer Tow and Aux Switch, Remote Keyless Entry System, Billet Silver Metallic, F23236A

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2016 FORD F-150 LARIAT SUPERCREW 4X4
NOW \$35,741

3.5 V6 EcoBoost EFI Engine, 6 Speed Automatic, Chrome-Like PVD Wheels, 58K Miles, Security Cover, Bedliner, Running Boards, Remote Start, Navigation, Memory Power Leather Heated/AC Front Seats, Power Adjust Pedals, Heated Steering Wheel, 2nd Row Heated Seats, Climate Control, CD-Player, Blind Spot Information System, Reverse Sensing System, Back-Up Camera, Pro-Trailer Back-Up Assist, Remote Keyless Entry System, Shadow Black, F23185A



2019 FORD F-150 RAPTOR SUPERCREW 4X4
NOW \$62,795

3.5 V6 EcoBoost EFI Engine, 10 Speed Automatic, Aluminum Wheels, 37K Miles, Security Cover, Bedliner, Running Boards, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Panoramic Moonroof, Auto Climate Control, Power Slide Rear Window, 360 Degree Camera, Front Collision Mitigation, Reverse Sensing System, Back-Up Camera, Pro Trailer Back-Up Assist, Remote Keyless Entry System, Ford Certified! Magnetic, F23208A



2019 FORD EXPLORER XLT 4X4
NOW \$28,995

3.5 V6 EFI Engine, 6 Speed Automatic, Aluminum Wheels, 62K Miles, Remote Start, Navigation, SYNC 3, Power Leather Heated Front Seats, Heated Steering Wheel, Auto Climate Control, Blind Spot Information System, Forward and Reverse Sensing System, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Ford Certified! White Platinum Metallic, C23083B



2019 CHEVY EQUINOX LT
NOW \$23,987

1.5 EFI Engine, 6 Speed Automatic, Aluminum Wheels, 48K Miles, Remote Start, Power Driver's Seat, Heated Front Seats, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Front Collision Mitigation, Front Collision Warning, Back-Up Camera, Power Lift Gate, Remote Keyless Entry System, Balance of Factory Warranty! Sandy Ridge Metallic, U232123

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2020 JEEP GRAND CHEROKEE LIMITED 4X4
NOW \$33,989

3.6 V6 EFI Engine, 8 Speed Automatic, Aluminum Wheels, 31K Miles, Remote Start, Navigation, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Climate Control, Power Moonroof, Blind Spot and Cross Path Detection, Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Jeep Certified! Walnut Brown Metallic, F23214A



2020 CHEVY EQUINOX LT AWD
NOW \$27,500

1.5 EFI Engine, 6 Speed Automatic, Aluminum Wheels, 24K Miles, Remote Start, Power Driver's Seat, Heated Front Seats, Auto Climate Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Balance of Factory Warranty! Pacific Blue Metallic, U232122



2021 HYUNDAI PALISADE CALLIGRAPHY AWD
NOW \$48,995

3.8 EFI Engine, 8 Speed Auto, Alum Wheels, 32K Miles, Remote Start, Nav, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated/Cooled Seats, 3RD Row Seats, Auto Climate Control, Power Sunroof, Adaptive Cruise Control, Lane Keeping Assist, Lane Departure Warning, Front & Rear Collision Mitigation, Blind Spot Monitor, Rear Parking Aid, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Balance of Factory Warranty! Moonlight Cloud, M24202A



2019 RAM 2500 LARAMIE LONGHORN CREW CAB 4X4
NOW \$64,503

6.7 Cummins Turbo DIESEL Engine, 6 Speed Automatic, Aluminum Wheels, Bedliner, Power Running Boards, Remote Start, Navigation, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, 2nd Row Heated Seats, Power Sunroof, 17 Speaker Harmanardon Premium Sound, Blind Spot and Cross Path Detection, Back-Up Camera, Remote Keyless Entry System, Ram Certified! Pearl White, C23049A



2021 CHEVY EQUINOX LT AWD
NOW \$26,899

1.5 EFI Engine, 6 Speed Automatic, Aluminum Wheels, 34K Miles, Remote Start, Power Driver's Seat, Heated Front Seats, Front Collision Warning with Mitigation, Lane Keeping Assist with Lane Departure Warning, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Balance of Factory Warranty! Nightfall Gray Metallic, U231116



2006 HONDA CR-V SE AWD
NOW \$6,500

2.4 EFI Engine, 5 Speed Automatic, Aluminum Wheels, 227K Miles, Leather Heated Front Seats, Power Sunroof, Power Windows and Locks, CD-Player, Sahara Sand Metallic, M23014A



2021 RAM 1500 BIG HORN NIGHT EDITION CREW CAB 4X4
NOW \$39,873

5.7 V8 HEMI EFI Engine, 8 Speed Automatic, Alum Wheels, 62K Miles, Security Cover, Bedliner, Step Bars, Remote Start, Nav, Power Driver's Seat, Power Adjust Pedals, Power Side Rear Window, Heated Front Seats, Heated Steering Wheel, Touchscreen Radio, Back-Up Camera, Remote Keyless Entry System, Ram Certified! Flame Red Clearcoat, U23066A



2012 JEEP WRANGLER RUBICON CALL OF DUTY 4X4
NOW \$17,591

3.6 V6 EFI Engine, 5 Speed Automatic, Aluminum Wheels, 167K Miles, Remote Start, Navigation, Dual Top Group, Call of Duty Group II, Heated Front Seats, CD Player, Touchscreen Display, Trailer Tow Group, Remote Keyless Entry System, Black, C22135C



2020 FORD RANGER XLT SUPERCREW 4X4
NOW \$33,627

2.3 EcoBoost EFI Engine, 10 Speed Automatic, Aluminum Wheels, 44K Miles, 5 Foot Box, Sport Appearance Package, Auto Climate Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Lane Departure Warning, Back-Up Camera, Remote Keyless Entry System, Ford Certified! Rapid Red Metallic, U23118



2017 MERCEDES GLE350 4MATIC AWD
NOW \$29,704

3.5 EFI Engine, 7 Speed Automatic, Aluminum Wheels, 81K Miles, Navigation, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Auto Climate Control, Power Sunroof, CD-Player, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Black, F23163A

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2021 RAM 1500 BUILT TO SERVE EDITION CREW CAB 4X4
NOW \$44,995

5.7 V8 HEMI EFI Engine, 8 Speed Automatic, Aluminum Wheels, 33K Miles, Bedliner, Running Boards, Remote Start, Navigation, SYNC 3, Power Driver's Seat, Power Adjust Pedals, Heated Front Seats, Heated Steering Wheel, Touchscreen Display, Rear Power Side Window, Front and Rear Park Assist w/ Stop, Back-Up Camera, Remote Keyless Entry System, Ram Certified! Orange Spirit Clearcoat, U23117



2020 JEEP GRAND CHEROKEE SUMMIT
NOW \$41,458

3.6 V6 EFI Engine, 8 Speed Automatic, Aluminum Wheels, 29K Miles, Remote Start, Navigation, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Dual Pane Panoramic Sunroof, 2nd Row Heated Seats, Auto Climate Control, Adaptive Cruise Control With Stop, Blind Spot and Cross Path Detection, Lane Departure Warning, Front Collision Mitigation, Rear Collision Mitigation, Back-Up Camera, Power Lift Gate, Trailer Tow Group II, Remote Keyless Entry System, Jeep Certified! State Blue Pearlcoat, F2316A



2014 BUICK ENCLAVE PREMIUM
NOW \$17,936

3.6 V6 EFI Engine, 6 Speed Automatic, Aluminum Wheels, 82K Miles, Remote Start, Memory Power Leather Heated/AC Front Seats, Power Sunroof, CD Player, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Front Collision Warning, Rear Parking Aid, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Quicksilver Metallic, U23105A



2016 FORD F-250 LARIAT CREW CAB 4X4
NOW \$40,902

6.2 V8 EFI Engine, 6 Speed Automatic, Chrome Clad Aluminum Wheels, 96K Miles, Running Boards, Remote Start, Navigation, Power Leather Heated/AC Front Seats, Power Adjust Pedals, Auto Climate Control, Back-Up Camera, Remote Keyless Entry System, White Platinum Metallic, U23091A



2020 CHEVY EQUINOX LT AWD
NOW \$27,995

1.5 EFI Engine, 6 Speed Automatic, Aluminum Wheels, Only 20K Miles! Power Driver's Seat, Auto Climate Control, Touchscreen Stereo, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Front Collision Warning, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Warranty! Pacific Blue Metallic, U23115




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Spoonholtz**

*Regional
Director,
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Join Us for Drew Dudley!

Like many of you, over the years I've had the pleasure of attending various leadership development seminars, being part of cohorts, and reading my fair share of books on the topic. The truth is, leadership is an ongoing process, one that we must actively practice and participate in otherwise we lose the forward momentum and excitement that we had leaving a seminar or training. While it can feel overwhelming, what if I told you that it's not always a massive transformation that leads to leadership success? But the small ones, the bite sized ones that are less intimidating and more realistic, and easy to incorporate immediately! Well, that's exactly what I'm telling you.

Internationally acclaimed leadership speaker, Wall Street Journal bestselling author, and creator of the renowned TedTalk "Everyday Leadership – The Lollipop Moment", **Drew Dudley**, will be joining the **Southwest Michigan Regional Chamber** for a special engagement on **Monday, October 2nd** at

www.MailMaxOnline.com
Noon inside **Corewell Health Lakeland's Frederick S. Upton Foundation Education Center.**

Called one of the most dynamic speakers in the world, Drew's presentation will provide attendees of all levels with honest, engaging, and useful information to create a culture that retains, inspires, activates, and engages staff on every level. As the founder and chief catalyst of **Day One Leadership**, he has helped top organizations around the world increase their leadership capacity. With a mission to help people unlearn some dangerous lessons about leadership, his clients have included **McDonald's, American Express, JP Morgan Chase, the United Way**, and more than 100 colleges and universities.

Prior to launching Day One Leadership, Drew spent eight years as the lead of one of Canada's largest leadership development programs at the **University of Toronto**. It was those leadership students who changed the course of his professional life: by secretly organizing a campaign to put him onstage at **TEDxToronto 2010**, where he delivered a talk that would go on to generate more than **5 million views** around the web. That TED talk "Everyday Leadership (The Lollipop Moment)" was voted "one of the 15 most inspirational TED talks of all time".

In addition to his viral success, Dudley is also the bestselling author of **This is Day One: A Practical Guide to Leadership That Matters**, which debuted at **#6 on the Wall Street Journal** bestseller list. As a speaker, he has delivered keynotes to more than 250,000 people across five continents.

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DISC GOLF CLINIC

DINE & DISCOVER

DATE: Sunday, September 10th, 2023
TIME: 4:00 pm
LOCATION: Jones Park
1345 Barron Lake Road, Niles, MI 49120

DINNER WILL BE PROVIDED


TO REGISTER:
CALL Berrien County Veteran Services @ 269-983-7111, ext 8224
OR email: veterans@berriencounty.org



Participation is limited to 25 veterans and their spouse/guest.
Proof of Veteran Status and Residency will be Requested.



Still from *Vacant Spaces*,
by Joe Baughman.



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quality of life is second to none. By incorporating Drew's techniques into our daily personal and work lives, we create the bases for all three of those components to emerge and ignite creating a region that competes with larger communities and ultimately makes us a destination that retains current talent and attracts the next generation," says Arthur Havlicek, President & CEO of the Southwest Michigan Regional Chamber.

Drew credits the Day One process with saving his life—he began applying the process to improving his mental and physical health. Recognizing how many people were struggling silently with similar battles, Drew began infusing these experiences into his keynotes, hoping to remind people that their scars in no way stand in the way of their leadership.

The event is free to attend and includes lunch, but registration is required. Interested participants can get full details and reserve their seat today at <https://bit.ly/CulturesofLeadership>.

Event Sponsors: Corewell Health, MoodyontheMarket.com, Pinnacle Hospitality - Courtyard by Marriott, B&L Information Systems, Combined Insurance Agency - Frankenmuth Insurance, Honor Credit Union, and United Way of Southwest Michigan.

Full Event Details:
Date: Monday, October 2nd
Time: Noon - Doors open at 11:30 a.m. for lunch
Cost: FREE! Includes lunch, but pre-event registration is required
RSVP Link: <https://bit.ly/CulturesofLeadership>
 This is your Day One - the day you recognize and celebrate your leadership style and live it daily!

Curious about other Chamber or member events? Or possibly how the Chamber can help your business and Southwest Michigan grow? Visit our website at smrchamber.com or connect with me directly: sspoonholtz@smrchamber.com or 269-932-4040.



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Learn what they are and how to access them.

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- 1. Free home water filters.**

Water filters help reduce lead in drinking water until home plumbing is cleared by MDHHS.

Order your filter today at Michigan.gov/MILeadSafe.
- 2. Free home lead inspections.**

Lead inspections can find and help reduce lead exposure at home.

Sign up for an inspection at Michigan.gov/MILeadSafe.



Gotcha Doin' Good

Andrea Burns

When Ferry Street Resource Center burned down, they found a temporary home at the Niles District Library. Andrea Burns, who is the library's programming manager, stepped up to help the nonprofit set up and manage clients within the library setting!

Thanks for being **AWESOME!**



Do you know someone doing good in Berrien County?

Help us recognize them! Nominate them for our Gotcha Doin' Good feature to celebrate acts of kindness in our community! Email kellygampel@berriencommunity.org



or visit www.berriencommunity.org/GotchaDoinGood



Supporting Berrien County Veterans & Their Families

Friday, September 22, 2023
9:00 am to 1:00 pm

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Footprints of Michigan	Area Agency on Aging	Michigan Veteran Trust Fund
Housing Resource Network	Habitat for Humanity Veteran Village Info	Volunteers of America
Salvation Army	Community Action Agency	South Bend Vet Center
Women Veterans Group	Michigan Veteran Affairs Agency	Lest We Forget
Helmets to Hardhats	American Legion -VFW & DAV Post Reps	Whirlpool Veterans Association
Suicide Prevention Coalition	Education Reps from LMC, Siena Hts	BOSS Services
Red Cross of America	Pets for Patriots	AND MANY MORE!



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- 5:30 pm.....Dinner
- 6:15 pm.....Presentation by director, Nate Fuller
- 7:15 pm.....Live Auction (2-3 select items)



MENU

Appetizer:
Charcuterie Board

Entrée Options:
Coq au Vin Chicken

Roast beef tenderloin with red wine demi glaze
Roast cauliflower steak with mushroom gravy (Vegetarian Option)

With Entrée:
Blackbird Salad
Dinner Rolls

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Dessert:

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Glenn Rosenbaum
Pastor

Unlikely Provision

So he did what the LORD had told him. He went to the Kerith Ravine, east of the Jordan, and stayed there. The ravens brought him bread and meat in the morning and bread and meat in the evening, and he drank from the brook.
1 Kings 17:5,6

The French philosopher, Dennis Diderot, once famously said, "A deist is someone who has not lived long enough to become an atheist." Deists believe that God exists and that he created everything. However, they picture him more like a watchmaker, a God who builds a watch and then leaves it alone to run itself. A deist doesn't see God as active in his creation. Instead, they picture creation left to operate on its own.

Our Bible verses today show us that God is not like a watchmaker. God is active in his creation. And, even more than that, he is active in caring for his people.

In 1 Kings 17, the prophet Elijah bursts on the scene with little to no introduction. Speaking God's word, he boldly prophesied that there would be a drought in the land of Israel because the Israelites had turned away from God and were following Baal. There was only one problem, Elijah himself lived in Israel. How would God make sure to take care of the prophet?

God provided for Elijah in an unlikely way: he commanded the ravens to bring Elijah bread and meat twice per day. God, who is in control of his creation, used his creation to take care of his people. Far from being absent from creation, God is intimately involved in directing it day-by-day and minute-by-minute.

In fact, so great is God's love for what he created that he entered creation as a man to save it. Jesus Christ became a man with flesh and blood, just like you and me, except Jesus was without sin. Because of his love for us, he died on the cross to take away all our sins. Having given us his Son for eternity, he promises to take care of you each day too.

Prayer: Almighty God, I praise you for your promise to daily take care of me and my family. Help me to trust your provision for both physical and spiritual needs until the day you take me to heaven. Amen.

Submitted by Pastor Glenn T. Rosenbaum
Administrative Pastor
Grace Evangelical Lutheran Church, St. Joseph
Originated by: www.WhatAboutJesus.com

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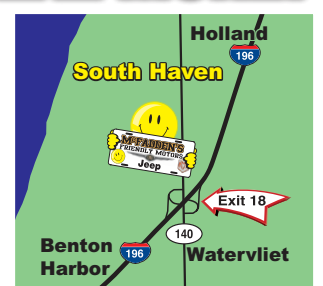
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