

Arrowhead Estates 2019 Spring Newsletter



Summer is on the Way!!

The weather is warming up at last. Spring clean-ups continue throughout the neighborhood. Please join us and clean-up around your home. Help us keep our homes and streets beautiful and clean. Recycle, reuse, and reduce your waste. Please let us know if something needs repair, attention, removal in our common areas as well. The management company conducts drive-throughs to check common areas and make note of general maintenance and other property issues. Homeowners who are renting their homes should take special note to remind tenants that yards must be kept watered/mowed and all other miscellaneous belongings must be stored out-of-sight and off common areas.

The ARB Committee has reviewed numerous requests this spring for painting projects, additions, fences, etc. There are lots of folks keeping very busy with home improvement projects out there! Thank you for completing and submitting the necessary forms and for your patience when we ask for additional information. We are very pleased to say that there continues to be good coordination between our property management and the Board, enabling us to respond quickly and easily to your applications within the 30-day allowance – usually sooner than a week!! Now, out to work on those projects!!

PLEASE NOTE: Monthly Home Owner's Association meeting now on **THIRD** Tuesday of every month! Join us!

Neighborhood Limelight - **Joe and Mary Kendzicky**



Hi! We are Mary and Joe Kendzicky. We have lived at 16049 Arrowhead Trail for 9 years. We have been married for 35 years!

Joe is a graduate of Detroit Institute of Avionics and has been in the airline business for 39 years working for Republic, Northwest, Continental and now United Airlines.

Mary grew up in Pascagoula, Mississippi and began her hotel career in St. Croix. She graduated from Mississippi State and worked as a rehab counselor prior to working with Hilton Hotels. She ended her hotel career as Director of Lodging for Stone Mountain Park in Atlanta.

Joe and Mary's careers have had them moving numerous times. They have lived twice in Atlanta, Detroit, and Albuquerque and now in Florida.

They have no children but have 46 nieces and nephews. And don't forget the fur babies...Freddy the Shih Tsu, Pippa the inside cat and two yard cats.

They enjoy traveling and are fortunate to have visited 17 countries and most of the Caribbean. Mary also finds time to volunteer with the animal league and Hospice.

The Kendzicky's enjoy living in Arrowhead and the good people that call this home. We are so glad they have made Arrowhead their home.



Beautiful HOME SWEET HOME

Our Beautiful Home AWARD is presented to **16345 Arrowhead Trail**. You've got to agree that they are definitely deserving of this award. Selected by the Beautiful Home Committee, the front yard is filled with beautifully groomed landscape with a variety of lovely annuals in raised beds, blooming azaleas, irises, and colorful drift roses. Among the nicely maintained trees, they also have orchid trees!! Thank you, Chris and Joe, for helping to keep our neighborhood beautiful!

WELCOME NEW NEIGHBORS

If you bought and moved in ON or AFTER January 1st, 2019, please pick up your welcome packet at the next monthly meeting. (3rd Tuesday of every month).



Scrambling for Eggs!

Arrowhead Estates wants to thank each resident big and small that came out to have fun at our Annual Easter Egg Hunt. We hid hundreds of eggs and in a matter of moments, all were found! Thank you to all the volunteers! We couldn't have done it without you. Hope everyone had as much fun as we had planning the event. Please see pics at the end of the newsletter.



Everything you never knew you wanted!!

Have fun while earning a little Extra Cash at the Arrowhead Estates

Community-wide Yard Sale.

The annual community yard sale is scheduled for

Saturday and Sunday (May 4th and 5th) 8 AM til 2 PM.

This is a great opportunity for residents to hold their sales when others in the neighborhood are doing the same. Ads are being

placed in the *Newsleader* and *The Daily Commercial*. A banner will be posted at the entrance to our neighborhood. Have fun! After your sale, please get rid of all your leftovers so that your yard looks clean and neat again. Let it go!!!



Be a Neighborhood Hero

Being a hero in the neighborhood is easy. You don't have to wear a cape! All you have to do is make a phone call if you see unusual or suspicious activity. Just pull out your phone and call Lake County non-emergency number at 352-343-2101. You can remain anonymous. Reporting concerns is part of being a hero in the neighborhood and essential in keeping our community safe and sound. Let's all be heroes by calling the sheriff when its needed. AFTER you have called the sheriff, we ask that you please communicate to the HOA Board. We applaud all of our neighborhood heroes that do the right thing!

MAILBOX MAINTENANCE

If your mailbox is broken....fix it.

If your mailbox needs to be repainted....paint it.

If your mailbox is beyond repair....replace it.

Street numbers must be plainly visible.

Replace missing or faded house numbers

Tighten loose hinges on the door

Take care of rusty or loose parts

Keep the path to your mailbox clear

According to the bylaws and restrictive covenants, home, yards, and yes, mailboxes, must be properly maintained.

Mailboxes take a beating from the weather, so the US Post Office recommends an annual mailbox checkup to avoid damage to your mail or difficulty identifying your address. Proper maintenance does not include being held together with zip-ties, wire or bungee cords. Mailboxes are one of the first things people see when they come into our neighborhood.

All the mailboxes need to look good and work properly.

What the Dues Do for You

The annual Homeowners' Association fee of \$620.00 is due by **May 1, 2019** (four Payments of \$155 for months February, March, April, and May). After May 1st, a late fee will be applied.

The yearly dues cover the following things in our community:

Landscaping of the common areas and entrances.

Electricity and water for entrances.

Maintenance of the pool, cabana, ponds, entrances, and playground.

Tree work in the common areas.

Annual Meeting/Community Events.

Monthly Board Meetings.

Inspections.

Enforcement of restrictive covenants.

Annual Invoicing.

Record keeping & bookkeeping. Website.

Entrance decorations.

Property Management.

Insurance.

Tax preparation and compilation reports.

REMINDERS – stuff you already know:



- Please take the time to clean up your yard, trim your trees, pick up the debris, and cut back your plants. When taking care of your yard, please remember not to blow, sweep, or rake grass clipping or leaves into the street. In addition to looking unsightly, debris on the street ends up washing down into the storm drain. This is harmful to our water ways. Please bag clippings and leaves. Yard waste also includes limbs, palm fronds, branches 4 ft in length and 6 inches in diameter. Nothing but rain in the drain!!
- For used appliances, furniture and other bulk items, contact Lake County at 352-343-3776 to pick-up.
- **Receptacles must be stored within an enclosure or concealed by means of an ARB-approved screening wall.** PLEASE keep out of sight.
- Children under 16 years of age are not permitted in the pool area, unless accompanied by an adult 18 years or older. All guests must be accompanied by a resident and you are responsible for your guest's conduct. No glass or breakable containers are permitted. **REMINDER: The pool and parking lot are off-limits after dusk.** Anyone on the premises after dark is trespassing (as the signs say) and can be arrested as such. Please make sure that everyone in your home is aware of this rule. Let's keep our pool area safe! Enjoy!
- Parking on pavement **ONLY.** Please be kind to the islands in the cul-de-sacs. Our landscaper is paid to maintain the grass in all common areas.
- The speed limit in the neighborhood is **25 MPH.** Slow down!! Stop signs mean **STOP!** Our little green man (used to be "MEN" before one was rudely run over) says **SLOW!**
- Lots of dogs roaming/escaping lately. Please keep on a leash and be sure to pick up after them.



The Price of Freedom – MEMORIAL DAY 2019

Everyone knows we all love a long weekend, but let's not forget what Memorial Day is really about. It originated in the years following the Civil War and became an official federal holiday in 1971. Please keep our local veterans, community leaders and residents who have bravely served our country in mind on this 2019 Memorial Day.



"Our nation owes a debt to its fallen heroes that we can never fully repay, but we can honor their sacrifice." — Barack Obama

If you read the minutes from the HOA meetings that we post on our website, you may have noticed that the HOA meetings have changed and will now be held on the **THIRD Tuesday** of every month unless otherwise noticed (except December).



The general session begins promptly at 6:30 PM at the Clermont Baptist Church off Old 50 behind our neighborhood.

Members are always welcome. Some members simply come and observe while others contribute to the topics discussed. If you have a specific problem and want to address the Board, it is helpful to contact Vista prior to the meeting in order to be placed on our agenda. Prior contact helps us maintain a better schedule for our meetings.

**MARK YOUR
CALENDAR!**

May 4th and 5th – Community Garage Sale
May 21st – HOA Meeting

News You Can Use!

This newsletter contains important information you will need throughout the year. Please do not discard! Keeping this information in your files will give you quick and easy access to many questions you might have in the future.

PLEASE NOTE: This and future newsletters are available on our website: www.arrowheadstates.info.

Introducing our new Vista Neighborhood Manager, David Frazier (“Frazier”)

Frazier’s primary goal in managing Arrowhead Estates is to help us create a great community that every owner is proud to call home! Frazier has extensive experience managing associations and properties, from HOAs and condominiums to luxury apartments. He is well-versed in providing the support that an association manager offers to a community, from conducting inspections and Board meetings to assisting with homeowner questions and crafting communications plans. He is excited to work with Arrowhead Estates. If you have any questions, contact Frazier at: dfrazier@vistacamfl.com or phone number: (407) 682-3443.



Did you know that Tuesday, April 30th is National Adopt a Shelter Pet Day? This day was created to raise awareness for thousands of pets that are waiting for (and needing) adoption from shelters.

Won’t you consider adopting a new fur baby? Or you can give by volunteering your time. Check your local shelter’s donation needs list and bring the items you are able to give. This will help the shelter animals find their forever homes more quickly.

Arrowhead Estates Word Search

T D A G C K N Y A X W Y S G G
Y P K G F K L R G H T A T C R
L O L J C D R V L C W Q Z V R
N O W P N O Y T I N U M M O C
M L S E W T P A X M R Z M W I
S O I H L A A N U L Y H C Y O
G R E X R C N V Q J M E T F Z
F A O K W R O X W V J M N J V
D A U B U O Y M B L U B O I T
Q N M Z H W B G E X W C M K U
H U O S M G M W B X F D R H R
F O U N T A I N U A Z S E T Y
Z W Y M C K A E V T O I L W B
S D X X L Y J V N C H Z C J H
I D K C H G H D R W G Z A N L

Words to Find:

ARROWHEAD
CLERMONT
COMMUNITY
FOUNTAIN
FRIENDLY
NEIGHBORS
PARK
POOL
WELCOME



Don't forget:
Mother's Day - May 12th
Father's Day - June 16th

Your HOA Board Members

President, Judy Hilliard
321-662-4749
President@arrowheadestates.info

Vice President, Dave Springer
Vice-President@arrowheadestates.info

Secretary, Lynn Patrick
407-654-5007
Secretary@arrowheadestates.info

Treasurer, Jo Ann Hughes
407-656-4722
Treasurer@arrowheadestates.info

Director, Bridget Murphy
407-347-7912
Director1@arrowheadestates.info

Director, Erick Rodriguez
407-702-3765
Director2@arrowheadestates.info

Director, Gemma Waldon
Director3@arrowheadestates.info

ARB Committee Members:

Don Hughes407-656-4722
Dave Springer....407-347-8190
Avian Quock.....407-654-6331



If you need help with guidance or approval, feel free to call one of the ARB members listed.

Important Lake County Phone Numbers:

Lake County Sheriff (Non-Emergency) - 352-343-2101
Code Enforcement - 352-742-3950
Animal Control - 352-343-9688
Waste Pro - 352-366-0352
Lake County Board of Co. Commissioners - 352-343-9800

Easter Egg Hunt





