Arrowhead Estates Annual Letter – Fall 2026

Final draft Oct 7, 2026 · @Christopher

To the Homeowners of Arrowhead Estates,

Greetings from your volunteer Board of Directors. Enclosed with this letter are your annual assessment notice, the proposed 2027 budget, and your proxy for the upcoming Annual Meeting. Please take a few minutes to read them. Your proxy is especially important this year, and the details are below.

Annual Meeting and Your Proxy

The Annual and Budget Meeting will be held Saturday, December 5, 2026, at 10:00 a.m. at the community pool. Every homeowner is welcome, and we hope to see you there.

The Association needs a quorum of owners, present in person or by proxy, to conduct its business, including electing the Association's President and adopting the 2027 budget. If you cannot attend, please return your proxy so your vote still counts. It only takes a minute, and it helps us avoid rescheduling the meeting.

You have two ways to submit your proxy:

- **On paper:** complete and sign the enclosed proxy form and return it as the instructions on the form describe.
- **Electronically (new this year):** register at **ArrowheadEstates.info → Resident Forms → Electronic Proxy Registration**. Once you register, you will receive your proxy by email to sign electronically. There is no deadline to register. If you register too late for this year's vote, you will be set up to vote electronically next year.

The Board also meets virtually on Microsoft Teams on the third Tuesday of each month at 6:30 p.m. There is no meeting in November. Join links are on the Virtual HOA Meetings page of our website. Teams is free to join, with no account or app purchase required.

2026 in Review

It was a productive year for the neighborhood. Highlights include:

- **A new front entrance sign,** with new tile and lettering, installed in March.
- **Brighter entrance lighting,** with a fourth light added at the signs and the tree lighting repaired.

- **Fresh sod** on both sides of the main entrance.
- **Tree trimming** at the pool and entrances, and removal of the dead hedges around the fountain and retention pond.
- **Fountain repaired** with a new motor.
- **Pool and cabana upgrades:** new LED lighting, dispensers, a vent fan and a motion sensor in the restrooms, lichen cleaned off the pool fence, and a new janitorial closet approved for supplies.
- **Community yard sales** in April, with another coming **November 7–8, 8 a.m.–2 p.m.**
- **Easier access online:** fillable ARB and pool key forms, electronic proxy registration, and one-click links to our virtual meetings.
- **A growing holiday display:** each season we add a little more lighting at the entrances rather than buying everything at once, so the display grows year after year while decorations stay within budget.

Your 2027 Assessment

After holding the annual assessment at $720 for both 2025 and 2026, we need to increase it by $20 to **$740** for 2027. The increase covers rising costs and planned work, such as replanting landscaping lost in last winter's freeze and trimming trees so mowers can work safely beneath them. The Board works hard to keep costs down by seeking competitive bids for contracted services and negotiating with providers. The proposed budget is enclosed and will be presented for adoption at the December 5 meeting. Payment details and the due date are on the enclosed assessment notice.

Where to Find What You Need

Our community website, ArrowheadEstates.info, has the Declaration of Covenants, Design Guidelines, meeting minutes and schedules. Under **Resident Forms** you will find:

- the fillable ARB Application
- the Pool Key Request Form
- Electronic Proxy Registration

All of these forms can now be completed and submitted right on the website. There's no need to print, scan or email them.

Please note that an ARB request also requires supporting documents, as described in the ARB application instructions. Supporting documents can be attached to the online application or emailed to arb@arrowheadestates.info and cmreception@sentrymgt.com. If you need to mail physical documents, contact the ARB at arb@arrowheadestates.info for the mailing address.

Sentry Management handles assessments and owner accounts. Visit www.sentrymgt.com and request a User ID if you don't already have one (you will need your account number). On the Homeowner Detail page, add your email address and "Opt In" to receive Community News. Questions about your account or the Sentry website go to Sentry at 1-800-932-6636 or communitycare@sentrymgt.com.

To reach the Board, email president@arrowheadestates.info or join any monthly virtual meeting. **The best way to get a neighborhood issue addressed is to contact a Board member directly rather than posting on social media.**

Our Pool: One of the Neighborhood's Best Assets

The pool area is one of the best amenities Arrowhead Estates has. Every homeowner pays to maintain it, so please treat it like the private club it is:

- **Keep paper products out of the water.** Paper towels, toilet paper and similar items should never end up in the pool. Cleaning them out adds billable labor hours from our pool service.
- **Leave the deck chairs inside the pool fence.** They are for use in the fenced pool area only and should not be moved to the playground or anywhere else. If you need seating outside the pool fence, please bring your own.
- **Life-saving equipment is not a toy.** The ring buoy and rescue equipment are there for emergencies. If you want something to float on, please bring your own. This past summer, the pool had to close because the rescue ring was taken and the water's pH needed correcting. It reopened the next day.
- **Leave it better than you found it. Straighten and stack the chairs, throw away your trash, and make sure the gate is locked when you leave. This helps prevent unauthorized use and potential insurance claims.**

Annual Property Checklist

A quick walk around your property each year keeps small issues from becoming violations. Please check:

- **Your home:** roof, soffit, fascia and gutters; cracks that need caulking; paint that needs refreshing. A soft wash will remove algae streaks on asphalt shingles. Contact the Board for a recommendation if you'd like your roof washed.
- **Your mailbox:** repair, repaint or replace it as needed. Please don't use hose clamps, zip ties or similar temporary fixes. Individual parts, such as the support arm, can be purchased separately from approved vendors, and the Board can refer you to one.
- **Your yard:** trees, shrubs and plants damaged by the frost and freeze earlier this year should be showing signs of new growth by now. Any that haven't recovered need to be removed. Also check the grass strip between the sidewalk and curb. If shade or poor soil makes grass hard to grow, ground cover may be a good alternative (with ARB approval).
- **Hard surfaces:** your driveway, front walk, sidewalk and curb may need pressure washing. Homes along Old Highway 50 should also check the outside of the fence.

Planning an exterior change? Submit an ARB application first. Any exterior change or improvement needs Architectural Review Board approval before work begins, along with any permits the work requires. This includes, but is not limited to, paint colors, roofing, fences and landscaping. For complete requirements and instructions, please review the ARB Planning Criteria, fillable application, approved paint color schemes and metal roofing charts at https://arrowheadestates.info/architectural-review-board/.

Neighborhood Safety

Parents, please talk with your children about pranks. Something meant as harmless fun, such as knocking on doors and running, cutting through yards after dark, or tampering with someone's property, can frighten neighbors, damage their homes and property, and leave them feeling unsafe where they live. It can also put your child in real danger: a startled homeowner may not know it is a prank, and what started as a joke can end in serious injury. Please make sure your children understand how their actions affect others, and the risk to their own safety.

Firing a gun in our neighborhood is against the law. Under Florida law (section 790.15, Florida Statutes), discharging a firearm outdoors in a residential area like ours, including target practice or celebratory shots, is a criminal offense punishable by up to one year in jail and a $1,000 fine. Saying it was self-defense does not end the matter. Anyone who fires a gun in the neighborhood should be prepared for a police investigation, possible time in jail, and having to explain their actions to an attorney and a judge. Simply put: if you fire a gun in Arrowhead Estates, there will be consequences.

Thank you for helping keep Arrowhead Estates a place we are all proud to call home.

Warm regards,

Your Neighbors, the Arrowhead Estates HOA Board of Directors

Christopher Light, President · Jerry Murphy, Vice President · Marcie Heese, Secretary/Treasurer · Kim Harrison, Director · Vicky Patterson, Director