

Arrowhead Estates Community November 2020 Newsletter



Greetings from Arrowhead Estates HOA!

Welcome to our fall edition! Well, we made it through another year! We are entering a favorite season of the year. Fall brings a crispness to the air, colorful falling leaves, and cooler days and nights. This year has challenged most of us. We are looking forward with hope and confidence that we will soon see an end to this pandemic.

Are you interested in becoming more involved with the neighborhood? There are many **SIMPLE** ways to be an active neighbor! **Simply** attend our monthly meetings at Clermont Baptist Church; **Simply** join the Arrowhead Estates Facebook page; **Simply** contact any of the Board members to find out how you can volunteer your time; **Simply** be the neighbor your neighbors want to have.

We have had issues with pets getting loose in the neighborhood lately. Please keep in mind that both Lake County and the HOA have requirements regarding proper restraint of your animals when outside of your property. We have a special Furry Members Album on our Facebook page to upload a picture and contact information. If you need help uploading, please contact Samantha McClendon (she is in our FB group), and she can walk you through the process of posting.

One last reminder... All architectural changes to your property must be approved by the Architectural Committee BEFORE any changes are made.

And as always, be safe and courteous to your fellow neighbors. On behalf of your HOA, we wish each of you continued good health and happiness in the coming year.

"I can do things you cannot; you can do things I cannot. Together we can do great things." Mother Teresa

Neighborhood **Limelight** The Hillis Family

Hey neighbors! We have lived in the Clermont area for over 20 years but decided to relocate to a bigger home to accommodate our growing family which brought us to Arrowhead Estates. We moved here as a family of five in 2016 and we have now grown to a family of six! Meet the Hillis's. Caleb (39), Lindsey (31), Sonya (18), Sierra (13), Aubrey (5), and Arya (1). We also have two pups, Jett & Mila, and a bearded dragon named Rhaegal. If you see us riding around the neighborhood in our golf cart, say "hi!"



Caleb is an operations manager at Builders First Source and I am a Licensed Community Association Manager. Recently, I was blessed to have the opportunity to become a stay-at-home mama which is by far the best job I've ever had. 😊

Our family enjoys anything outdoors, friend and family gatherings, cooking and crafting! We have met some great people in our first four years in Arrowhead Estates and we look forward to meeting many more!

Arrowhead Estates Annual Fall Decoration Contest!! October 2020

The Arrowhead Estates HOA Board sponsored its annual Halloween Decorating Contest. We greatly appreciate all those who dusted off their most BOO-tiful decorations and dared to compete this year. The judges had a lot of fun seeing everyone's spook-tacular décor and choosing the winners. Congratulations to: First Place – 16413 Arrowhead Trail!! Tie for Second Place - 14627 Dream Catcher and 14550 Wishing Wind Way! Tie for Third Place – 16001 Arrowhead Trail and 16322 Arrowhead Trail. See pictures at the end of this newsletter of winners and other participants.



ARE YOU CONNECTED? In this geographically separated and socially distant time that we have been operating within, it is more important than ever to ensure that the association has the correct contact information. From association business, to notifications, important information is being communicated digitally. Please keep your info updated. Add a phone number and an email address. Several times our management company has sent out an e-blast. Did you receive it? If not, you probably have no email on file.

A very important avenue of connection is the CommunityPro Portal that is provided by our management company, Sentry. Not just for viewing meeting minutes, but this portal offers homeowners many self-service actions, too. The portal offers homeowners a way to keep their information updated, make payments, see account balances and history as well as open compliance violations.

Go to www.sentrymgt.com, click on My Account. To create your CommunityPro portal, you will need your 16-digit account number (which can be found on your payment coupon). Also available are online guides to assist you.



November 14th – 15th Community Yard Sale Time to clean out those closets and get ready for fall!! Residents are always welcome to host garage sales at any time, but twice a year Arrowhead Estates hosts a Community Wide Sale. This is the best

chance to get lots of foot traffic! So, clean out those closets and set up your sale. Our Arrowhead Estates Community-Wide Garage Sale will be Saturday, Nov 14th and Sunday, Nov 15th. We will be putting signs at the entrance, so they'll be lots of shoppers in the neighborhood. No sign-up or notice needed. Just put your stuff out that morning and be ready to sell!



November 24th – Our Annual and Budget Meeting will be held on Tuesday, November 24th at the Clermont Baptist Church, right down the street from the back entrance of the neighborhood. Sign-in begins at 6:00 PM. Can't think of any good reason to attend your HOA meeting? Think again. At our annual meeting, the Board and HOA members meet to discuss and vote on the coming year's budget.

We will also be voting on two board positions that have expiring terms this year. Your vote is important, so please turn in your proxy if you are not able to attend. As an Arrowhead Estates homeowner, we want to make sure directors are elected to the board who will make good decisions for the community as a whole. Attending the annual meeting is nevertheless important (and may be more interesting than you expect.) The decisions being made may, after all, directly impact your quality of life and the value of your property. Join us!

Why did I receive a letter regarding my lawn or yard?

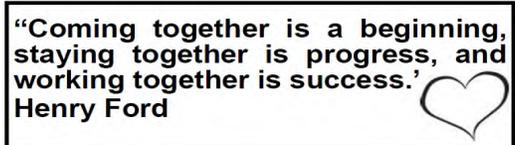
The most common question asked is "what is the criteria used to determine a violation?" The simple answer is, your neighbor's yard. When Sentry does their monthly compliance check, they look at the standard set by the community. Also remember that Sentry Management drives through the neighborhood one time per month. So there is always the chance they came by in the morning, and you mowed your lawn in the afternoon. If that is the case, no need to worry. The most important thing you can do when you receive a letter is communicate!

What are the most common compliance violations?

1. Items stored in front of garage or fence
2. Lawn/flower beds need attention
3. Walkway/driveway needs power washed
4. Mailbox needs repair/paint

A special shout out to our volunteers

As this year ends, the HOA would like to take this opportunity to thank everyone that has done so much in the past year for Arrowhead Estates, whether you volunteered by planting a tree, served on a committee, or helped a neighbor. We have wonderful people in this community. It is the enthusiasm of volunteers and the relationships made with our neighbors that make our neighborhood a great place to live. **THANK YOU!!**





FALL HOME MAINTENANCE CHECKLIST

OUTSIDE:

- Check all windows and doors for cracks
- Trim large tree branches
- Tighten any loose screws or bolts on decks
- Dust and scrub porch
- Wash and store patio furniture
- Check the dryer vent to make sure it's clear
- Clean all leaves and needles from gutters
- Wash door thresholds

GARAGE:

- Organize tools; replace any missing
- Make sure all storage boxes are labeled

KITCHEN:

- Sweep and mop under appliances
- Clean fridge coils
- Deep clean dishwasher and garbage disposal
- Dust tops of cabinets/refrigerator
- Inspect appliances and drains to make sure they are working correctly; if not call for repair or replace

BATHROOM:

- Wash shower curtain/liner
- Check grout for necessary repairs
- Update medication inventory including cold/flu season supplies
- Check for leaks/clogs

LAUNDRY:

- Clean washing machine by running empty cycle with a cup of vinegar
- Clean the dryer's lint catcher
- Tidy up any lingering clothing items
- Restock any supplies

BEDROOMS:

- Clean moldings and baseboards
- Donate any unwanted clothing
- Inspect and clean windows, sills and weather stripping
- Flip mattresses (if necessary)
- Replace summer blankets and comforters with winter ones
- Clean ceiling fans and light fixtures

LIVING AREAS:

- Steam clean or shampoo carpets
- Clean and wax (if necessary) wood floors
- Change the smoke detector batteries
- Clean moldings and baseboards
- Inspect and clean windows, sills and weather stripping
- Clean ceiling fans and light fixtures
- Wash curtains, drapes, shades and blinds



SHARE THE TRAIL

Practice Safe Social Distancing on the Trail

Before you head out, check to ensure the trail is open. Be prepared that trails may have limited services; facilities may be closed, and maintenance and security may be limited or unavailable. Find trail-manager contact info at TrailLink.com. Check coronavirus.gov for the latest public-health guidance.

- On the trail, do not gather in groups.
- Keep 6 feet between you and others at all times.
- Carry water, hand sanitizer and disinfecting wipes to further protect yourself.
- Wash or sanitize your hands frequently.
- Avoid playgrounds or other areas where groups may form.
- Leave any area where you cannot maintain a 6-foot distance.
- Do not touch your face.
- Stay home if you exhibit any symptoms of illness.

Visit railstotrails.org/COVID19 for resources and information about ways to stay healthy and well during this time of social distancing.



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



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.

The **HOA** Board meets the fourth Tuesday of each month (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 Sentry prior to the meeting in order to be placed on our agenda. Prior contact helps us maintain a better schedule for our meetings.



Your HOA Board Members

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

Vice President, Erick Rodriguez
407-702-3765
VicePresident@arrowheadstates.info

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

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

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

Director, Hilda Hunt
407-905-0187
Director2@arrowheadstates.info

Director, Vacant
Director3@arrowheadstates.info

Sentry Management

Randy Miller
352-243-4595
rmiller@sentrymgt.com

WINNERS AND OTHER GHOULISH PARTICIPANTS

FIRST PLACE – 16413 ARROWHEAD TRAIL



SECOND PLACE (TIE) – 14627 DREAM CATCHER



14550 WISHING WIND WAY



THIRD PLACE (TIE) 16001 ARROWHEAD TRAIL



16322 ARROWHEAD TRAIL



