

Memo to: Arrowhead West Homeowners Association

From: Christopher Cereska

Re: Winds of Change 2021

December, 2021

Our property management company has informed me that this last year had a record number of house sales. I'd like to be one of the first to say welcome to the neighborhood to those who recently moved in.

The Arrowhead West Homeowners Association's purpose is the same as it's always been and will continue to be just that. The purpose includes but isn't limited to promoting the best interest of the property owners and residents of Lake Arrowhead West of Shelby Township. The board's mission statement has been the same since its inception over four decades ago.

Please take some time to look over this year's annual Association meeting minutes. In it you will find important information about our budget and fees for this coming year. A copy is available on our website (www.LakeArrowheadWest.org) and also enclosed with the invoice you just received.

Let's look at some important things to take note of this year:

It's a priority this year to build our financial reserves back up. A few years ago, money was put towards maintaining the front entrances to our subdivision. This included reworking the brick walls and signs. That work was completed in 2019.

The agenda included the need to discuss building use and restrictions in our subdivision (more on that later) and an update was given on the Jewel Road entrance that sustained substantial damage last August.

Expenses were budgeted to include items such as legal fees, needed maintenance, and projects homeowners may like to institute.

When I say "Winds of Change," I'm not just speaking about fall time and the 350 gazillion leaves in our subdivision. I'm thinking mostly about the changeover of homeownership in our community. I want to point all new homeowners again to our website www.LakeArrowheadWest.org where they can find all the information they need about the association. There you'll find links and contact information along with rules and our bylaws and deed information attached to our properties. Our association is mandatory.

And finally, I will circle back to sheds. Please refer to your deed regarding Building and Use Restrictions. A copy for informational use is available on our website. The original is on file at the Macomb County Records office. Should the HOA Board be asked to consider amendments, it will look into it at that time.