

# Arrowhead Lakes Annual Newsletter

[www.arrowheadlakespoi.com](http://www.arrowheadlakespoi.com)

Join us on Facebook at "Arrowhead Lakes Willis"

## **New Updates:**

-Community events are being scheduled throughout the year by the Board. Visit the community Facebook page for more information including dates, times, and volunteer information!

- BIG ANNOUNCEMENT! The community center was completely renovated during the final quarter of 2022. Plans to begin community engagements, including bingo nights, etc., are in the works pending final adjustments from the contractors. Keep an eye on the community entrances for notices of events.

- THE ARROWHEAD LAKES POI PAGE IS NOT AN OFFICIAL PAGE FOR THE BOARD. Complaints, questions, or concerns for board members must be addressed via email at

[arrowheadlakespoi@gmail.com](mailto:arrowheadlakespoi@gmail.com)

**Pool Guest Policy:** Each property is allowed up to 6 guests at the pool. Each additional guest is \$5 per person. Guests are defined as those who do not reside permanently within the POI. Households of 6 or more residents will NOT have to pay in order for the entire family to attend the pool. Proof of residency may be requested by the pool monitors. *The Board of Directors stands behind decisions made by the Pool Monitors. If questions arise in regard to policy, please contact us. We will not tolerate disrespect*

*towards the pool monitors in any fashion.*

## **2023 Board of Directors:**

President: Timothy Boatman

Vice President: Cindy Patteson

Treasurer: Christopher Hoffman

Secretary: **OPEN**

Jeanne Hinkle

Denise Pate

Cindy Patterson

With the recent growth of the community, reports of speeding and reckless driving have drastically increased. As a reminder, the speed limit throughout the entire community is 20mph, and Coal Town Road is 25mph after the railroad tracks coming from I-45. Drivers seen speeding can be reported to Montgomery County Sheriff's office with license plates and vehicle descriptions via the non-emergency number listed later in this newsletter. Please be mindful of children playing in or near the roadways.

## **Committees:**

ALPOI Board of Directors is seeking motivated volunteers to assist with an Events Committee, Maintenance Committee, and any future committees which may be created as deemed necessary throughout the year. Please contact [arrowheadlakespoi@gmail.com](mailto:arrowheadlakespoi@gmail.com) for questions or to volunteer to assist!

## **Amenities ID**

Arrowhead Lakes POI will be issuing an ID Tag for access to the Pool and community amenities. ID's will be issued for each residence that is current on all dues and assessments. You may pick them up from the Pool Monitor or at monthly board meetings.

## **Pool Hours:**

Pool hours will be posted on the pool entrance, publicized through the Community website once approved by the Board of Directors.

## **Community Safety:**

## **2023 Maintenance Dues**

Maintenance assessments have been mailed. As a reminder, the due date is January 31, 2023. Dues can be paid via check or money order mailed to:

Arrowhead Lakes POI  
P.O. Box 193  
Willis, TX 77378

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Property Owners, it is your responsibility to ensure renters are aware of and comply with all Deed Restrictions and Bylaws. Documents can be found on the community website, [arrowheadlakespoi.com](http://arrowheadlakespoi.com) Under the Community tab, and the Documents selection. There are no additional fees for rental properties.

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Each Property owner is responsible for their Renters dues. All unpaid dues, penalties, and fees will continue to accrue and may result in legal fees and actions. Unpaid dues of either homeowners or renters may result in a lien against the property and loss of access to amenities such as pool, park, and lake use.

## Lake Use:

-Lake and Park use is for residents who have paid their maintenance assessments. Guests must be accompanied

by a resident in order to enjoy our community facilities and amenities.

-As a reminder, the Carp are stocked in order to prevent weeds from overtaking the lake. Please do not remove them from the lake while fishing.

-Motorized vehicles are NOT authorized on the dam or lake at any time. Trolling motors (battery operated only) are allowed to be used. Vehicles may not be parked on community owned properties overnight, or past the 10pm public area curfew. Cast nets and bait traps are not authorized for use.

**Please do not dig, stake, or cause any type of damage to the dam. Repairs are extremely costly and detract from future projects within the community. Please contact the board if you see signs of Beaver damage.**

## **General Information:**

-County ordinances prohibit the burning of garbage, including old tires, roofing, toxic materials, or general household garbage on any lot within the subdivision. If you have questions or need to file an Illegal Burning report, call the Fire Marshall at 936-538-8288.

## **Noise Complaints:**

-Many complaints about loud music and unruly partying came during the last half of 2019. If you have any issues, please contact the Montgomery County Sheriff's Office on the non-emergency line and report it immediately. The more reports a particular incident gets, the more likely an officer is to be routed to the area. As a reminder, community Deed Restrictions state that “No unreasonably noxious or offensive activity which may cause a reasonable complaint from other property owners shall be carried on upon any lot in [Arrowhead Lakes] subdivision, nor shall anything be done thereon which may be or may become an unreasonable annoyance or nuisance in the neighborhood.” Texas Penal Code Title 9, Chapter 42.01 defines excessive noise as 85 decibels or above statewide.

## **UPDATED ACC APPLICATION**

-An updated ACC Application is posted on the community website. This form is required for all construction projects. Please read the form carefully for changes including authorized work hours and much more. All guidelines and applications can be found on the community website under “Community”, then “Documents”.

## **Maintenance Committee**

### **Updates:**

Recent Improvements include, but are not limited to:

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-Repairs to weak spots in the Fence around the Pool  
-Replaced and updated lighting within the community public areas  
-Parks and public areas cleaned and maintained  
-Replaced bolts on the Swing Set at the park to address valid safety concerns  
-Plans are being made to collect quotes from playground builders in order to replace worn out equipment on the Playground at the Clubhouse. This is a very in-depth project that may take some time to complete. We, as a board, have heard the concerns from parents within the community and are trying to address those as quickly as possible.  
-Illegal dumping is on the rise within the community. If you see someone illegally dumping trash, please contact the Montgomery County Sheriff's Office non-emergency line with a description of the vehicle, plate numbers if possible, and a description of the driver. Do not attempt to approach the person dumping in order to prevent a possible violent encounter.

## Addressing Community Concerns:

Throughout 2022 there have been many concerns raised about pets being loose throughout the entire neighborhood. As a reminder, Montgomery County Texas has a “Leash Law” in affect which requires all animals to be restrained. County Ordinance defines “restraint” as any

animal adhering to the following circumstances:

- 1) Controlled by a lead, line, or leash that is secured to a secure object or held by a person who is capable of controlling...the animal...
- 2) Fully enclosed in a vehicle
- 3) On the premises of the owner and/or custodian
- 4) Securely within an enclosure or fence
- 5) When it is under the physical control of the owner or custodian

Additional information can be found in the Montgomery County Rabies Control and Restraint Ordinance located at:

<https://cms.revize.com/revize/montgomerycountytx/arc062017.pdf>

**Help control Mosquitos**, store containers upside down and prevent standing water on your property. Standing water provides a breeding ground for mosquitos which may carry illness and disease with them.

## Pavilion Rental:

Pavilion rental information can be found on the Community Website. Please contact [arrowheadlakespoi@gmail.com](mailto:arrowheadlakespoi@gmail.com) in order to reserve the pavilion for your next event!

## Got Clutter?

The City of Willis holds a yearly Trash-Off, usually around April.

Willis provides free dumpsters and Document Shredding at the City Hall for anyone with a Willis address. For information about the 2023 date and what can be dumped, please call City Hall at 936-856-4611.

Missed the Willis Trash-Off? Contact Montgomery County to learn more about their trash collection event!

## Important Phone Numbers:

### EMERGENCY – 911

Willis Fire Station:  
936-856-5111

Poison Control Hotline:  
1-800-222-1222

Montgomery County Sheriff  
Office Non-Emergency Line:  
936-760-5800  
936-760-5871 (M-F Only)

Fire Marshall (Illegal Burning)  
936-538-8288

Montgomery County Animal  
Control:  
936-442-7738

Environmental Health:  
(Septic Systems)  
936-539-7893

County Commissioner Office  
(Road Repairs, street signs,  
ditch dredging, etc..)  
936-539-7815

Walker County Waste:  
936-344-3820

Aqua-Texas (Water Service)

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512-990-4400

CenterPoint Gas:

800-752-8036

Sam Houston Electric CoOp:

888-444-1207

SuddenLink Internet Service:

844-790-7475

## Final Thoughts:

The Arrowhead Lakes Property Owners Association Board of Directors would like to send a heartfelt and sincere **thank you** to every single person who has volunteered their time and/or donated items to each of the community events that have been held this past year. We would also like to thank each and every person that came out and spent time meeting new community members and, overall, made each community event a huge success. Without the help from each of the community members involved in the

events they simply would not have been possible. We, as Board Members, are trying to build our community into a friendly and loving environment for everyone who lives here that causes potential buyers to seek out our community, and keep the community engaged. Part of this quest is gathering volunteers for a Neighborhood Watch that Mrs. Vicki Karayan (Board Treasurer) has been working diligently on trying to implement. If you would like to assist and volunteer with the Neighborhood Watch, please contact the board members via email, and we can continue to move forward with implementing the program.

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Please be patient with the Board Members. Many are first time POA Board members, so we are trying to learn as we go while continuing to make the best decisions for the community. The Board of Directors are Volunteers who spend their own personal time to attempt to make the community better. If you would like to contact the Board with any questions, comments, or concerns the

best way to do so is via email at [arrowheadlakespoi@gmail.com](mailto:arrowheadlakespoi@gmail.com). The email is checked, on average, 2-3 times per day. Replies should take no more than 24 hours, depending on the nature of the communication. Thank you, everyone, for everything you do to make this community a welcoming home for all. Wishing you and your family a successful and happy 2023. Thanks for all you do as a community!

Arrowhead Lakes Board of Directors