



Hi Neighbors!

I hope everyone has stayed warm this winter. It's been a cold one, but hopefully we are done with it.

I know everyone is busy, so let's get on with this issues'

Spotlight on the Board

Vice President – Ed Campbell

Background

I would like to introduce myself: My name is Ed Campbell. Together with my wife Chris, we owned and operated a 53-horse boarding facility in Southwestern Pennsylvania for 35 years. I was also a full-time farrier (shoeing horses) for over 40 years. After traveling to this area of Florida many times over the years for business and pleasure, we decided to sell our business and retire here. We moved to Arbor Creek in September of 2021.

Why am I on the board?

Since we came from a rural setting, having never lived in an HOA before, we started to attend meetings to see what living in an HOA means. We started to make suggestions and volunteering to help out. This led to me being asked to fill a vacant position on the board.

What's Been Happening in Arbor Creek?

New Pond Maintenance Team

I am pleased to announce that we selected Lake Doctors as our new pond maintenance vendor. The ponds looked horrible and the previous vendor was unresponsive to our concerns.

Sprinkler Fixes - \$1,850

- Random sprinkler fixes as required.
- Timer control replaced
- Broken feed line replaced

Creek cleanup

Still not done. Their machine is broken, again. They will try to get to it in a month-ish.

Landscaping

- Entrances - In the last meeting, the board voted to move ahead with replacing the entrance landscaping. Due to the time of the year, and our existing drought, we were advised to wait until April of this year.
- Fenceline – Planned to be replaced this year. Nothing concrete on design as yet. If you have ideas, please contact the landscape committee chair, Chris Campbell.

Maintenance/Covenants Issues

We have seen great strides taken in improving the curb appeal of our neighborhood over the last year. The number of notices sent out by our CAM has dropped considerably. To keep the momentum going, here are the most common issues. We are asking for you to please have them taken care of by **April 14th** unless otherwise stated due to water restrictions. **If you recently received a violation notice on one of these issues, please ignore it and work off of the dates here.**

Lamp Posts

Many lamp posts in the community have fallen into disrepair- peeling paint, missing crossbars, leaning over, etc., and need to be fixed or replaced. We ask that all lamp posts be white with a white light. This is for uniformity and safety issues. If your current lamp post is not white, we are not asking you to change it.

Mailboxes

Almost all mailboxes are showing a year of dirt and grime. Please clean.

Fascia

If your fascia is showing visible signs of being dirty from the street, please resolve by **July 18th** by washing or painting. No arch review required if painting the same color.

Unsightly/Unkempt conditions

Items that don't belong in view or refuse need to be stored out of street view.

Exterior Maintenance

Pressure washing to remove dirt or algae/mildew on fences or house. Please resolve by **July 18th**.

Garbage Cans and Air Conditioners

Our covenants state:

- All trash, garbage, or other refuse shall be maintained in a location not visible from the front property line.
- All outdoor air conditioners shall be walled, fenced, or concealed with

landscaping in compliance with the requirements as set forth by the Architectural Control Committee.

If your garbage cans and air conditioners are currently visible, we ask that you move them behind your fence if you have one. If not, please obscure them with landscaping or a corral. Here are three corral examples we pulled from our community. Please resolve by **June 18th**.



Upcoming Meetings

Meetings are the last Monday of the following months at 6:00 PM at the Fellowship Alliance Church. Hope to see you there.

February
April
June
August
October

Conclusion

Thank you for taking the time to read this newsletter. We appreciate everything you are doing to make Arbor Creek an attractive and safe community in which to live. If you have any questions, suggestions, or concerns about items in this newsletter or anything else, please feel free to contact one of the board members.

Thank you,

Your Arbor Creek Board of Directors

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