

# ARROWHEAD



NEWSLETTER OF THE ARROWHEAD HOMEOWNERS' ASSOCIATION

SPRING 2026

## Homeowners' Association



**Annual Meeting** - April 29, 2026, 6:30 p.m. at the Wissahickon Valley Public Library, Ambler Branch, 200 Race Street, Ambler in the Community Room (parking is available on the street or free parking in the parking lot behind the Ambler Savings Bank). Three positions on the Board of Directors are up for election at the meeting. If interested in running for election to the Board submit your name and reasons why you desire to be on the Board to our property manager, Carol Oliveira at [c.oliveira@cpm975.com](mailto:c.oliveira@cpm975.com).



## Yard Waste

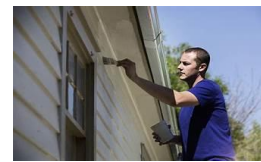
### COLLECTION CHANGE!!!

Beginning with the first yard waste collection on Thursday, March 5<sup>th</sup>, **automated trucks**, like the ones that collect the trash and recycling, will be collecting yard waste. All yard waste must be in a township green container. If you do not have one order one from the township (215-643-1600, Ext 3412 or [sanitation@upperdublin.net](mailto:sanitation@upperdublin.net)). A second container can be ordered for \$65.00.

Once per month on the third Friday of the month homeowners can request a FREE extra yard waste collection. The extra collection must be scheduled by 12 p.m. on the Thursday before. For this collection up to 9 items may be placed out for pick up (green

yard waste containers, retail-style containers, yard waste paper bags or bundled material). No Plastic Bags.

## Changes to the Exterior of Your House or Lot



Most changes to the exterior of your house (painting, repairs, etc.) or your lot require approval from the Board of Directors. Before you do anything outside check the Rules and Regulations. A copy is on the Arrowhead website ([arrowheadambler.org](http://arrowheadambler.org)). Before doing any work, submit an Architectural Request for Change form to our property manager, Carol Oliveira at [c.oliveira@cpm975.com](mailto:c.oliveira@cpm975.com)

## Home and Personal Safety

The following series of informational items are designed to keep you and your family safe while living in our community.



## Fire Safety

### In the Event of a Fire

In the event of a fire in your house it is important to follow three steps in the order listed below, even if you have a portable fire extinguisher and plan to use it in an attempt

to extinguish the fire. Portable fire extinguishers are for small fires, such as a fire in a trash container. The extinguishing agent in the extinguisher will last 15 to 20 seconds. The most important thing is to get everyone out of the house to a safe location.

1. Sound Alarm. Alert everyone in the house of the fire.
2. Evacuate. Ensure everyone is out of the house. Go to a predesignated location and count heads to ensure everyone is out and safe.
3. Call the Fire department. Call 911 and report your address and what is on fire.



### Smoke Alarms

The township requires a smoke alarm on each level of a house. They should be hard-wired with a back-up battery in case of a power failure. If they are not hardwired, purchase smoke alarms that intercommunicate with each other. They should be tested monthly, cleaned yearly (vacuum or blow out the dust) and the battery replaced each year.



### Carbon Monoxide Safety

Any type of combustion (burning) produces carbon monoxide which is a deadly, odorless, poisonous gas. The gas is produced during the operation of a heater, gas hot water heater, gas cooking range or a wood burning fireplace. When those devices are operating properly, the amount of the gas given off is very small and not harmful. During the malfunction of any of the devices the amount of the gas greatly increases and is harmful. To protect you and your family from carbon monoxide gas, a carbon monoxide alarm should be installed in your house in the immediate area of bedroom doors. Carbon monoxide alarms can be battery powered or plug-in type. They should be tested monthly, cleaned yearly and the battery replaced

yearly. If the device activates, remove everyone from the house and call the fire company (911).



### Injured and in Need of Medical Attention

If you need medical attention and are unable to drive yourself to a doctor or hospital, ambulances are available to transport you to the nearest hospital. The cost or a portion of it is usually paid by medical insurance. If in need call 911.



### Persons at Your Door Possible Home Invasion

We live in a relatively safe community, but allowing someone you do not know into your house is dangerous. To guard against a home invasion, keep all exterior doors locked, night and day. Solicitations are not permitted in the Arrowhead community, but sometimes persons will ignore the signs posted at the entrances and go door to door. Do not open a door to someone you do not know. If your front door does not have a vision panel enabling you to see the person on the outside of the door, install a device to see out, such as, a peer hole, a door camera or doorbell camera. If you do not know the person, do not open the door. Utility agencies (gas, water, electric) and other company personnel do not show up unannounced. They will send a letter to schedule an appointment for work they need to do inside your house, such as replace a water meter. If the person is persistent, call the police department (911). Give these instructions to your children and older adults living with you.



### **Walking or Driving in the Community, Especially at Night**

Arrowhead is a nice place to walk or jog, but caution is necessary while doing it. While driving in the community, obey the speed limits, stop at Stop Signs and watch for people, especially children, walking or playing in the streets. While walking or jogging at night, wear light colored clothing, a luminescent vest or carry a flashlight and be watchful for approaching vehicles.



### **Dog Waste Stations –Help Needed**

Help is needed at the dog waste station near Tennis Avenue. Volunteers are needed to help with replenishing the bags and removing the waste, especially removing the waste. Dog waste should be removed twice a week; Wednesdays and Sundays are good days to remove it since trash day is on Monday. Replacement bags are in the dog station. Please consider helping. **We currently have one person removing the waste. If that person stops, the Association will be forced to remove the dog station and have only the one near the Tot Lot.**



### **Notifying Residents of Emergencies and Urgent Matters**

The Homeowners' Association is collecting the email address of residents (homeowners and tenants) to notify them in case of an urgent matter or event, such as a weather emergency or problem in the community. If you have not done so, sent your email address to our property manager, Carol Oliveira at c. oliveira@cpm975.com.

## **HOMEOWNERS' ASSOCIATION WEBSITE AND MANAGEMENT COMPANY PORTAL INFORMATION**

### **ARROWHEAD HOMEOWNERS' ASSOCIATION WEBSITE (arrowheadambler.org)**

The Arrowhead website contains a great deal of useful information for residents. Below is an overview of the contents of the website.

#### **Home Section**

Periodic messages from the Board of Directors. Examples: pond danger alert, past newsletters, illegal activities in Arrowhead, fireworks not permitted, lot sizes and how to submit an Architectural Request for Change form. Also, at the top banner- methods to pay the Association's quarterly assessment.

#### **Services Section**

1. Trash and recycling information
2. Snow removal information
3. Landscaping schedule for the common areas

#### **Residents Section** (to access: UN – Arrowhead1, PW – Navajo - Note capitals)

1. Annual meeting minutes
2. List of Board of Directors
3. Budgets – current and past
4. Capital Reserve Analysis (analysis of costs for common area repairs and replacements)
5. Association documents (Declaration, By-laws and Rules and Regulations)
6. Year-end financial statements
7. Monthly meeting minutes

#### **Community Section**

1. Architectural Request for Change form (to do work on exterior of house or lot)
2. Common area use agreement (residents who wish to use the common area for events)

3. Homeowner information form (to update your contact information for the management company)
4. Illegal parking and towing procedure
5. Lease agreement rider (information for management company when owner leases property)
6. Community site map
7. List of contractors recommended by residents
8. Contemporary houses - garage door requirements
9. Lot sizes (dimensions of each lot)
10. Pet policy
11. Resident responsibilities
12. Solar panels information

### **Local Area Section**

Information about Upper Dublin and surrounding places of interest

### **Contact Section**

Method to send messages to the property management company. You may also email Arrowhead's property manager - Carol Oliveira at [c.oliveira@cpm975.com](mailto:c.oliveira@cpm975.com).

### **MANAGEMENT COMPANY NEW PORTAL VANTACA (login or create an account)**

(If you have not created an account, call or email our property manager Carol Oliveira for information on how to create one)

[c.oliveira@cpm975.com](mailto:c.oliveira@cpm975.com) or 215-343-1550

### **Home**

1. Your name and profile
2. How to make assessment payments
3. How to submit an Architectural Request for Change (ARC)
4. Homeowner request or concern

### **Payments**

Assessment payment information

### **Requests (past and new)**

1. General requests
2. ARC requests

### **Calendar and Events (added as events are scheduled)**

Community calendar

### **Association Documents (will be added in near future)**

1. Association financial information
2. Forms
3. Governing documents
4. New homeowner welcome packet

### **Frequently Asked Questions (FAQs)**

1. How to change your login info
2. How to update your contact info.
3. How to download your account statements
4. Resident recent requests.