

# **ARROWHEAD PROPERTY OWNERS' ASSOCIATION**

**Property Management  
Company Comparison**

March 14, 2026



# Property Management Companies

The Association has received four proposals: two from FirstService (one for full-service management and one for financial services only), one from Cedar Management Group for full-service management, and one from Clark Simon Mill for financial services only.

Cedar  
Management  
Group, 999  
Waterside  
Drive, Suite  
2525,  
Norfolk, VA  
23510

FirstService  
Residential  
5970 Fairview  
Road, Suite  
710,  
Charlotte, NC  
28210

Clark Simson  
Miller  
6135 Park  
South Drive  
Suite 510  
Charlotte, NC  
28210

# Monthly & Yearly Cost of Services

FirstService – Financial  
Services only  
\$5,145.00 Per month  
\$61,740.00 Yearly

Cedar Management  
Group \$ \$8,500.00  
Per Month -  
\$102,000.00 Yearly

FirstServices  
\$11,147.50 Per  
month -  
\$133,770.00 Yearly

Clark Simon Miller  
\$5,200.00 Per  
Month -  
\$64,200.00 Yearly

# Areas of Concern

Enforcement

Communication

Changes in  
Community Needs

Difficulty recruiting  
volunteers for the  
board and/or  
committees.

# Key Points to Consider

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If the community decides to move forward with a property management company, it is important to note several key points.

Property management companies serve as a vendor to the association, and the Board of Directors retains full authority and decision-making responsibility.

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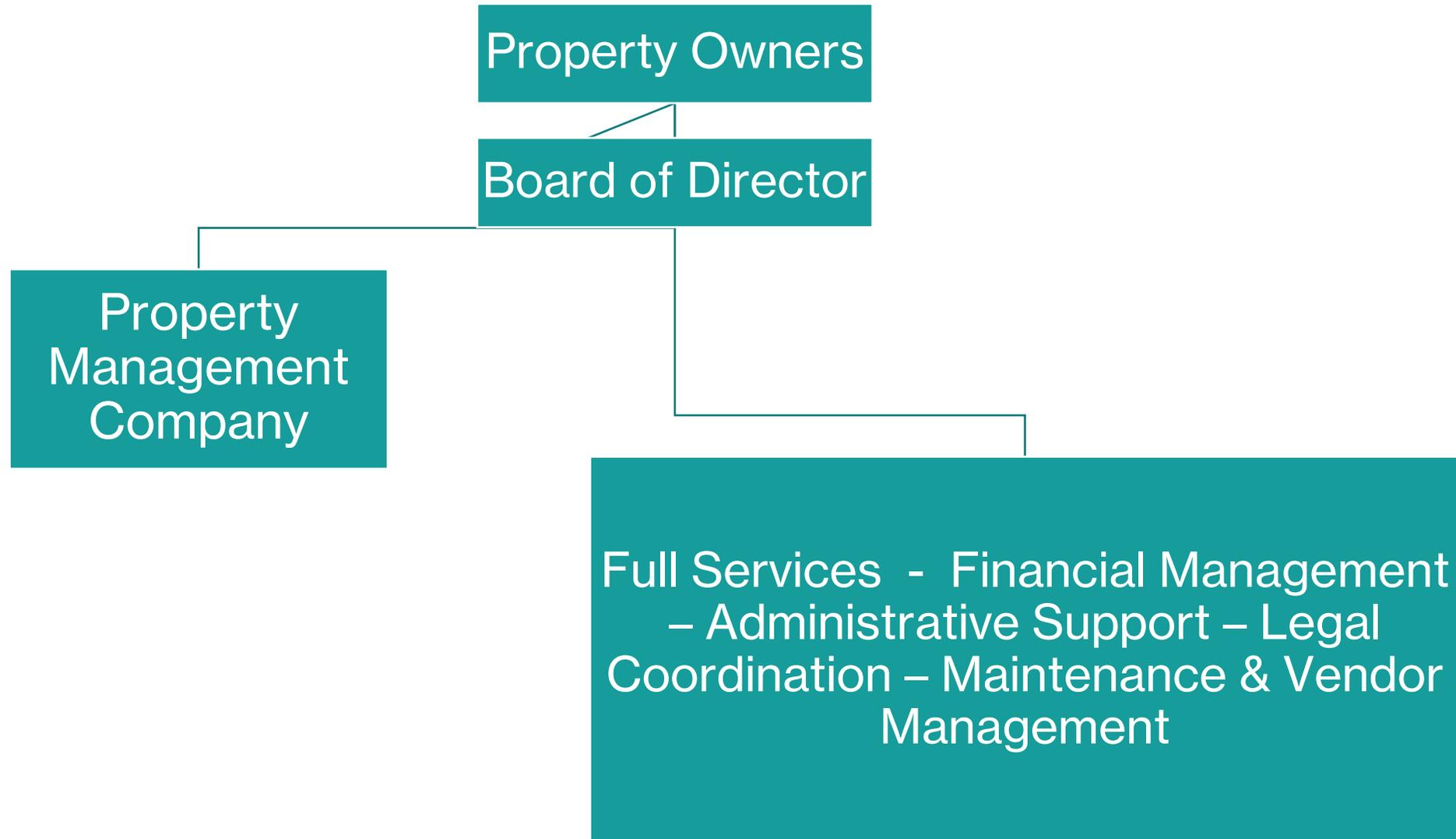
The APOA budget will need to be revised to incorporate the costs associated with the new vendor.

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There will be a 60-to-90-day transition period.  
Yearly AMA's will increase per lot and may fluctuate year by year depending on expenditures.

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# Organizational Chart



# Key Considerations



Experience  
managing similar  
communities



Financial  
management  
capabilities



Communication  
systems and  
homeowner access



Technology and  
reporting tools



Responsiveness  
and support for the  
board

# Potential Benefit to the Arrowhead Community



**Professional Financial Management**



**Administrative Support**



**Improved Communication**



**Consistent Rule Enforcement**



**Maintenance Coordination**



**Operational Continuity**

## **Other Potential Considerations**

**Additional Cost – Possibility of AMAs doubling to from \$65 per lot to \$130.00 per lot or higher.**

**Adjustment Period**

**Third-Party Involvement**

**Contractual Relationship**

## **Board Authority**



**The Board of Directors retains full authority and decision-making responsibility. The property management company serves as a vendor that provides professional administrative and operational support to the association.**

## Questions

We encourage Property Owners to share their thoughts and perspectives in a respectful and professional manner.

