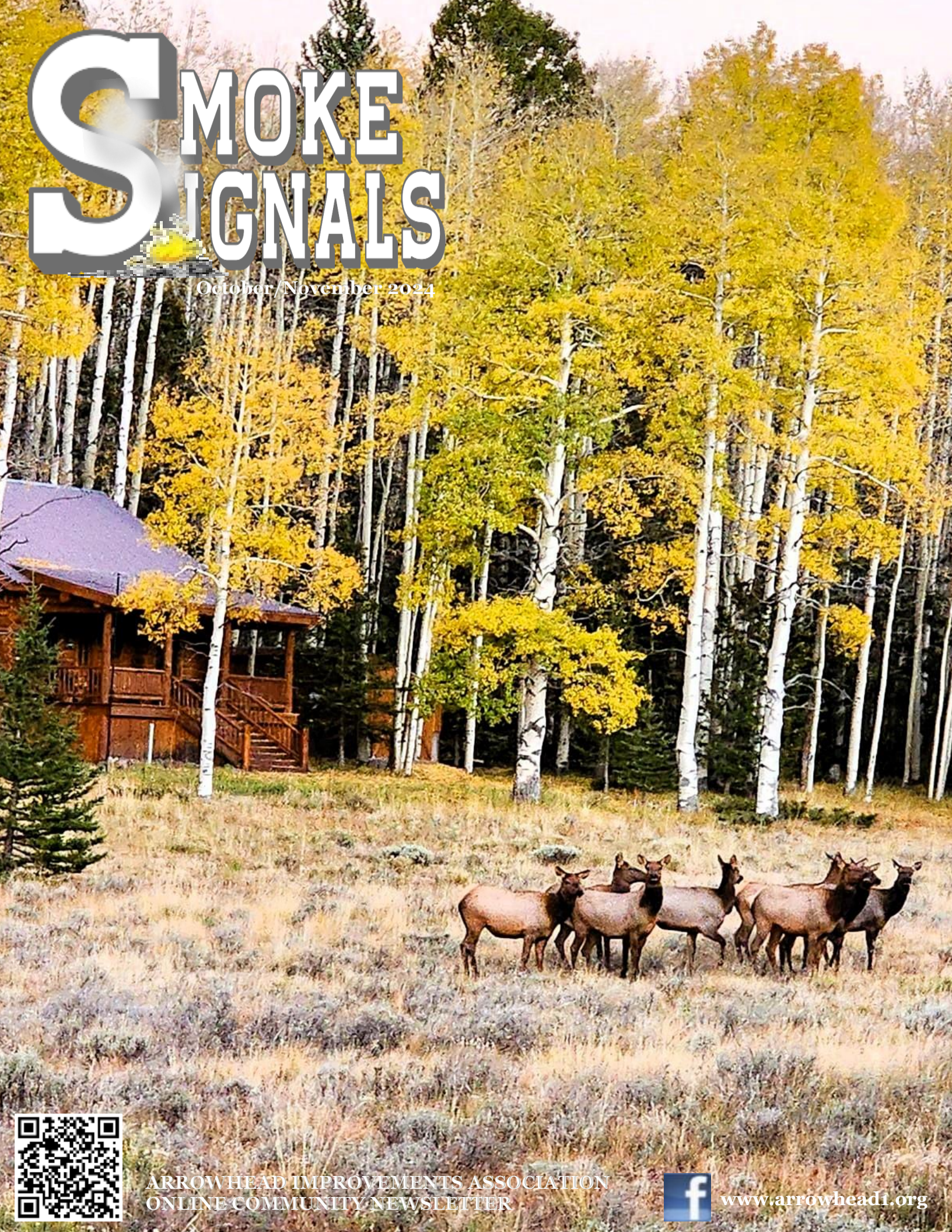


SMOKE SIGNALS

October/November 2024



ARROWHEAD IMPROVEMENTS ASSOCIATION
ONLINE COMMUNITY NEWSLETTER



www.arrowhead1.org

Who to contact with a question:

Fire & Medical Emergency: Call 911 (Gunnison)

Arrowhead Firehouse: phone: 970-862-8330

AVFD Fire Chief: Jennifer Bonner

Email: avfdchief2023@gmail.com

Communications: Lisa Ditmore

Email: communications.aia@gmail.com

Design Review: Joanie Thompson

Email address: jthompsonaia.drc@gmail.com

Fishing: Dennis Roberts

Email: droberts.aia@gmail.com

Forestry Management: Cory Huggard

Phone: 385-233-1181 or email: Arrowheadforestmanager@gmail.com

Heavy Equipment/Maintenance: Brad Fowler

Email: bfowler.aia@gmail.com

Horse Corrals: Dennis Roberts

Email: droberts.aia@gmail.com

Noxious Weed Control: Dennis Roberts

Email: droberts.aia@gmail.com

Patrol: Phone or Text: 970-209-6335

Trash Service: Email: arrowheadofficemgr@gmail.com

Phone: (970) 862-8240

The Arrowhead Improvements Association Official Website

& Smoke Signals Newsletter Disclaimers:

www.arrowhead1.org

The Arrowhead Improvements Association Inc. is a state non-profit organization. The purpose of the Arrowhead HOA is to unite the property owners of the Arrowhead subdivisions in Cimarron, Colorado; to encourage civic improvements within said area, to encourage community activities including, but not by way of limitation, the beautification, maintenance and general appearance of vacant and improved lots, filing roads, winter parking lot, entrances, open and recreational areas situated within the area and used in common by its residents; enhance the safety of Arrowhead; facilitate enforcement of any and all building restrictions, protective covenants, and to otherwise act in the interests of the members of the Association.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the Association of the goods or services offered. The opinions expressed in this newsletter are those of the individual authors and not the Board of your Association. Neither the Board, the publisher or the authors intend to provide any professional service or opinion through this publication.

News Articles

The deadline for news articles is the 20th of the month before the next bi-monthly issue. Please email news articles to **Lisa Ditmore** at aiasmokesignals@gmail.com. All letters or articles need to include your name and a daytime phone number. All articles must be approved by the editors for publication or as space permits.

Want to Advertise in the Smoke Signals?

The deadline for advertisements is the 20th of the month before the next bi-monthly issue. To place an ad, please **CLICK HERE** to complete our **Online Advertising Form**.



Lisa Ditmore
AIA Communication Coordinator
communications.aia@gmail.com

Arrowhead1.org is the only official website for Arrowhead property owners (owners in Arrowhead in Gunnison Country Subdivision, also commonly referred to as Arrowhead or Arrowhead Ranch). "Smoke Signals" is the only official publication of Arrowhead Improvements Association, Inc., the property owners association for Arrowhead in Gunnison Country Subdivision. And "Arrowhead in Colorado (AIA)" is the only official Facebook page. No other chat room, blog, forum, website, Facebook page or other electronic or written publication is supported, sanctioned, associated with or condoned by Arrowhead Improvements Association, Inc., and said Association is not responsible for their content.

Arrowhead Improvements Association Board of Directors

Lowell Kindschy, President.....lowellkindschy.aia@gmail.com

Brad Fowler, Vice President.....bfowler.aia@gmail.com

Rosanna Harris, Treasurer.....rosannaharris.aia@gmail.com

Keith Dalton, Secretary.....kdalton.aia@gmail.com

Bill Brassfield, Director.....billbrassfield.aia@gmail.com

Dennis Roberts, Director.....droberts.aia@gmail.com

Rachel Grasmick, Director.....rgrasmick.aia@gmail.com

Business Office

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.

PO Box 68, Cimarron, CO 81220

Phone: (970) 862-8240

Email: arrowheadofficemgr@gmail.com

Business Manager-- Margaret Henry

Final 2024 BOD Meeting:
Saturday, Nov. 9th at the Firehouse

Board of Directors 2025 Schedule of Meetings

All Regular Board Meetings are scheduled for the third Saturday of the month and will begin at 1:00pm. If an Executive Session is required, it will be held at 9:00AM on the same dates with a break for lunch between the morning Executive Session and afternoon Open Session.

Due to winter snow, the January & March meetings will be held at the Arrowhead Mountain Lodge. The other meetings listed will be at the Arrowhead Firehouse.

Dates:

January 18

March 15

May 17

July 19

***August 16 - Annual Owners Mtg.**

September 20

November 08

Location:

Arrowhead Mountain Lodge

Arrowhead Mountain Lodge

Arrowhead Firehouse

Arrowhead Firehouse

Arrowhead Firehouse

Arrowhead Firehouse

Arrowhead Firehouse

***2025 Annual Owners Meeting will follow the Saturday, August 16th Board Meeting.**

Please watch for posted agendas to confirm dates, times and locations:
<https://www.arrowhead1.org/agendas-minutes-meeting-info>

All meeting dates, times and locations may be subject to change.



Front Cover

Courtesy of Jerry Fresques, Oct 2023

Notice

All real estate advertised herein is subject to the Federal Fair Housing Law. The Arrowhead Improvements Association and its publication "Smoke Signals," will not knowingly accept any advertising for real estate which is a violation of the law, either Federal or State. If you feel you have been discriminated against call the Colorado Civil Rights Division at 970-248-7329 or HUD 303-844-6158 or 1-800-669-9777

Happy Fall y'all!

eBLAST Sign Up!



**CLICK HERE
Subscribe to
Get  Email Updates!**

In order to receive news and announcements from the Arrowhead Improvements Association HOA community, you must sign up and complete the online form. [CLICK HERE](#) to sign up.

This listing is completely separate and independent from any contact or billing information that you may have provided to the previous management companies contracted by Arrowhead (Toad or Assurance), including the Arrowhead Fire Protection District.

This blast email listing is confidential and is not shared with any third parties.

The Arrowhead street address you submit will be verified before AIA emails will be sent to you.

You have the ability to remove/unsubscribe your name from this email listing at any time.

If you have any questions, please contact Lisa Ditmore, AIA Communication Coordinator at: communications.aia@gmail.com

Need your driveway **WINTERIZED** and **PACKED DOWN** during the winter months?



Call Eric "CHAINSAW" Johnson!
970-270-1726

ARROWHEAD



With unparalleled expertise, dedication, and a proven track record, Lucia is the go-to real estate professional for all your selling and buying needs in Arrowhead!

Lucia Lebon

Arrowhead Ranch Real Estate

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office - 970-862-8239

arrowheadrre@gmail.com

arrowheadranch.com



(based on CREM sales data)

DC Services

Earth Work

Waterline, Powerline and Septic System Excavation & Installation
building foundation Excavation
Lot Clearing & Driveway Prep

970-275-6409

DCservices96@outlook.com



ARROWHEAD
IMPROVEMENTS ASSOCIATION, INC.

Always check back to our website www.arrowhead1.org.
On any device, **Bookmark and/or create a shortcut** so you
can be update-to-date on all things Arrowhead!



Click here to check
back to our website



Call TODAY!

970-862-8477

970-208 6585

www.tamarackatarrowhead.com

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If you are ready to sell contact the Tamarack Group TODAY!

*Let Tamarack list your lot or cabin and we'll get it **SOLD** for you! This is a seller's market and your property may be just what a buyer is looking for! Call **Jeri or Carol** for a market analysis of your property.*



SCAN ME



Carol Bond

Mobile: 970-497-9740
Office: 970-862-8375
cmbond13@gmail.com



Jeri Simms

Mobile: 970-208-6585
Office: 970-862-8477
tamarack@realtor.com



A Son And His Dad Landscaping



- ✓ Gravel Drives & Road Base
- ✓ Fire Pits & Stump Grinding



- ✓ Forest Refuse Hauling, Mitigation & Lot Clearing



Cleaning up the Mountain one lot at a time!

PHONE: 970-209-4423 or EMAIL: jerryfresques@gmail.com



2024 AIA Board Member Election

Meet the Candidates

There are two (2) positions, each 3-year terms to be filled. The terms begin in January 2025. Four (4) people have submitted their names as candidates for these positions. To review (in alphabetical order), **click on each candidate's name to read their 250-word introduction & bio:**



Warren Gore

I am a 3rd generation rancher and outfitter with 40+ years' experience working with agencies at all levels of county, state, and federal government, while owning and operating a large- scale cattle ranch in Mesa County, Glade Park, Colorado. I am now mostly retired...[click to read more from Warren.](#)



Deb Hoven

I am writing to express my intent to serve on the Board of Directors for our Homeowners Association. With a deep commitment to our community and a keen interest in contributing to its governance and enhancement, I believe I can bring valuable perspectives and dedicated service ...[click to read more from Deb.](#)



Lucia Lebon

As a candidate for the Arrowhead HOA board, I am committed to bringing good judgment as the cornerstone of effective leadership. I believe this quality is essential for balancing the needs of individual homeowners with the greater good of our community...[click to read more from Lucia.](#)



Jim Van Kirk

Hi fellow neighbors! I'm Jim Van Kirk. I'm currently a full time resident here with my wife Jenny. We have the pleasure of being here for 4 years. I am a Navy veteran (submarines) and served 5 years. We have 5 wonderful children whom are all grown and 6 grandchildren...[click to read more from Jim.](#)

The Board of Directors has engaged Law of the Rockies of Gunnison to manage our election. They will be preparing the election materials, sending and receiving ballots, and tabulating the results.

Ballots for the 2024 election **will be mailed Friday, October 11th** and must be returned, **postmarked by Tuesday November 26th, 2024.**

Property owners' **dues and/or assessments must be current by Saturday September 28th, 2024** in order to receive a ballot. If you have moved or changed addresses, please make sure the AIA office has a current address on file.

According to the AIA Covenants, owners shall be entitled to one vote for each site owned. When more than one person or entity (Trust, LLC, Partnership or other form of legal entity) owns a site, the owners must designate, in writing, the individual who will exercise their vote. **The designated voter's name must be on file in the AIA office by Saturday September 28th, 2024.** Please include the lot, block and filing of the property as well as the designated voter's current address. If this designation is already on file, and no changes have been made, it is not necessary to send in one for this year.

If you have any questions, please email the AIA Election Committee at: aia.electionscommittee@gmail.com

The 2024 AIA Election Committee consists of Arrowhead owners Diana Soong, Bridget Isle and Millie Fowler. Any other owners interested in serving our Arrowhead community as an Election Committee member please contact Election Committee Board Liaison, Keith Dalton: kdalton.aia@gmail.com





Hello NEIGHBORS

Jennifer Thomas
YOUR LOCAL
REAL ESTATE AGENT

I represent both buyers and sellers in this market and follow real estate sales closely. The market and property values are changing and I'd like to offer an opportunity to review the comparable sales data and inform you what your property could be worth if you decide to sell your property. I cover the whole western slope in Residential, Land, Ranches, Mountain property, and Commercial.

My passion is matching people & families with properties they can live & grow. Thinking of moving, I would be happy to help!

At United Country I offer the best, most trusted service and awesome marketing for your property!

If you ever have any questions about buying, selling, or investing I would love to chat about all things real estate!

HOW TO CONTACT ME

(970) 209-2378

jenthomas1515@gmail.com

www.realtorjenniferthomas.com

let's stay connected



SCAN ME



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WWW.REALCOLORADOPROPERTIES.COM

A note from AIA Office Manager, Margaret Henry:

Dues increase reminder:

Dues assessments will increase again in 2025, because of the January 2024 favorable ballot vote to increase annual dues assessments.

2025 – beginning Jan. 1st: \$155/qtr. or \$620/yr.
2026 – beginning Jan. 1st: \$160/qtr. or \$640/ yr.
2027 – beginning Jan. 1st: \$165/qtr. or \$660/yr.

- If you are signed up for “recurring payments” (autopay), the quarterly or monthly amount will automatically be adjusted to the new dues amount. You do not have to send in a new form.
- Please remember to change your “bank bill-pay” to the new amount.

Other billing reminders:

- Invoices are sent on the first of every quarter (Jan. 1, April 1, July 1, and Oct. 1). If sent by email, you can pay electronically from the email.
- You will not receive an invoice if you have a credit balance or have signed up for recurring payments.
- All AIA payments made by check should be mailed to: AIA, P.O. Box 68, Cimarron, CO 81220.



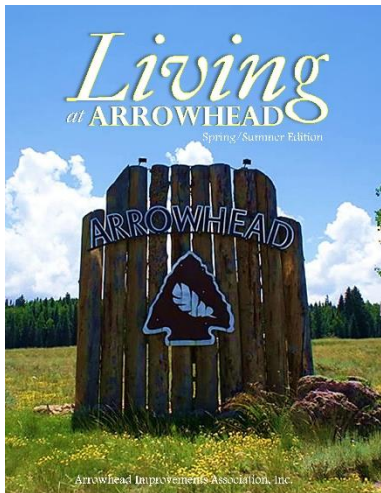
Employment Opportunities

The Arrowhead Improvements Association, Inc. (the AIA), is a HOA community (750+ members), located in the San Juan mountains range, between Montrose and Gunnison, CO. The AIA is seeking enthusiastic, dedicated and passionate individuals to help maintain this peaceful community. To learn more about our community, please visit our website at: www.arrowhead1.org Click on our open positions to review the job description and employment application:

- **Communication Coordinator**
- **Forest Manager**
- **Patrol Agent**

❄️ Hey Arrowhead...

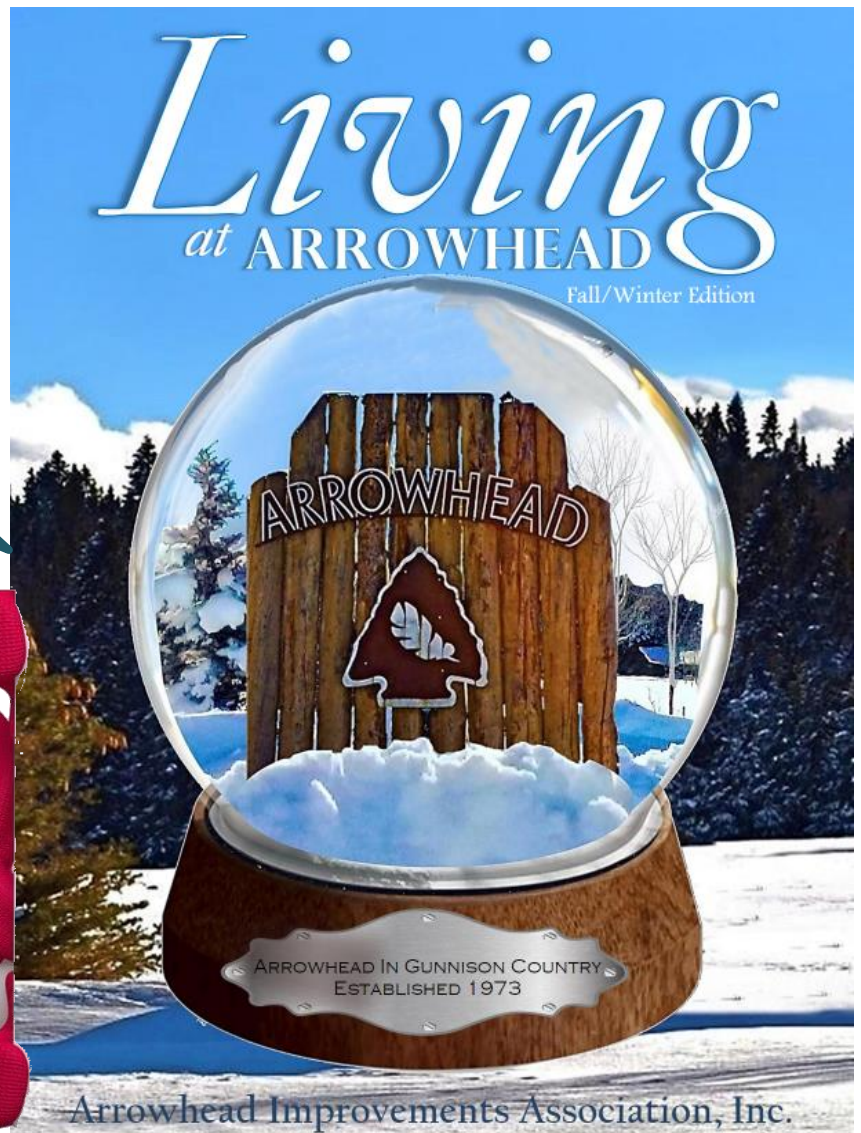
Everyone is encouraged to read our **NEW 2024 Fall & Winter Living in Arrowhead Booklet**. To learn more about our beautiful community and everything it has to offer, **CLICK HERE** or visit our website at www.arrowhead1.org and CHECK IT OUT!! ❄️



Spring/Summer Edition

[Download & Print PDF Version](#)

[Online MAGAZINE Publication](#)



US Hwy 50 Middle Bridge Information & Resources



COLORADO
Department of Transportation

Bridge cameras can be found here:

<https://www.cotrip.org/list/cameras?searchTerm=Blue>

CDOT Information Resources:

- Hotline: (970) 648-4423
- Website: <https://www.codot.gov/projects/us50bluemesa>
- Email: <mailto:us50bridge@gmail.com>

Gunnison County Hwy 50 Closure website:

www.gunnisoncounty.org/1078/Hwy-50-Bridge-Closure

Message from Patrol

Well here it is tomorrow being the first day of Fall and a major cold front came in today dropping our temperatures 20+ degrees. Our summer was pretty mild with a fair amount of moisture in the early part. Now the snow will be flying soon.

As a friendly reminder, if you wish to have a Diesel parking spot or plan on parking a trailer in the Winter Parking Lot, please contact Patrol at 970-209-6335. The Diesel parking for the season is \$265 (only 7 spots left) and trailer is \$50. The Winter Parking Lot **does not open until October 15th** (please contact Patrol so we can meet you before parking your trailer). **See the next page for the 2024 Closure of Camping Season & Winter Parking Lot Information.**

Also, please park your UTV's and/or snowmobiles on the west hill of lot (refer to the parking lot map). The only time you can park your UTV or snowmobile in your **vehicle parking space** is when you are **returning within 48 hours**. Otherwise, it makes it very difficult for the Maintenance Team to plow the lot when we need it cleared. **Patrol may begin to \$fine\$ owners if it continues to become an issue, like the last year.**



When the parking lot needs to be plowed, owners will be notified in advance via our website, Facebook and blast email when to move their vehicles. There will be over-flow parking in the very far NE corner, just pass the Diesel parking section. Once the main parking lot is plowed, we ask that you park your vehicles back in the regular parking section. Again, this allows our maintenance crew to keep the overflow cleared of snow at all times. Especially during the holiday season, when parking spaces are at a premium and the overflow will be needed more than ever.

Regarding owners' driveways, for safety and liability reasons, the Association (Patrol) is no longer running/ clearing driveways. Owners are now required to take on the responsibility themselves: including, the staking/marking of one's own driveway for emergency & fire department personnel to reach you in a crisis or urgent situation.



As a reminder, the **speed limit on our groomed filing roads is still 20 mph!!** Please adhere to the road closed signs and do not try driving your vehicles into private properties. The Association requests that owners and their guests ride on filing roads ONLY and not cut corners, short cuts or ghost trails. We realize it's tempting, but if you must, please go uphill pass the cattle guards and play to your heart's content on the public lands. Just play safe.



If you have any questions or doubts, just call Patrol at 970-209-6335 and we will be glad to help you. If you're a new owner and would like a new orientation about Arrowhead, please call us and set a time to get together.



Lastly, Patrol is still looking for qualified candidates to join our team. **CLICK HERE** for information about the position and an application that is located on our **Arrowhead website** or contact Leonard Wasilewski or Brad Fowler for more details.

Hope everyone had a great summer and are looking forward to a white winter.



Leonard Wasilewski, Lead Patrol
Phone or Text: (970) 209-6335
Email: arrowheadpatrol@gmail.com
Webpage: <https://www.arrowhead1.org/arrowhead-patrol>



Close of Camping Season & Winter Parking Lot information


September 23, 2024

The AIA designated **close of the 2024 camping season is Monday, November 18th** and the Horse Corrals must be vacated by the same date. This date is dependent upon continuing dry weather and road conditions. Early significant snowfall could require closure earlier. Owners should monitor weather forecasts, the AIA and CDOT websites and plan accordingly.

AIA Covenants - Article IV, section 7 - Use of Sites – Camping or Recreational Vehicle Use (Page 686)...all camping equipment, including but not limited to, tents, motor homes, camp trailers, truck campers, self-contained RV's and related supporting equipment must be removed from the sites and the boundaries of Arrowhead in Gunnison Country subdivision prior to the date designated by the Board of Directors each year...

Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may be parked in the designated areas at the Winter Parking Lot after Sunday, October 15th. [CLICK HERE to print/download](#) a copy of the Winter Parking Lot information for your guest.

AIA Winter Parking Lot

- Opens October 15th and closes on May 31st. (CLOSED during the Summer months)
- All vehicles must be registered with Patrol and display a yellow Arrowhead sticker  or guest pass. This includes cars, trucks, trailers, snowmobiles, and UTVs.
- Parking is limited to the areas indicated in **GREEN**.
- Property owners are permitted on-highway vehicles in the main parking area only.



Artwork provided by Dave Reddish

Arrowhead Improvements Association, Inc. Winter Parking Lot Map – October 2022

- Individual cars and trucks are to park in the main area, aligning with the orange cones. Do not extend the south end of the vehicle past the line designated by the cones.
- Snowmobiles are to park above the berm on the west side of the parking lot.
- Tracked UTVs (Geezer-mobiles) are to park between the signs, located on the NW corner hillside.
- Box trailers are to be parked on the West hillside. See below Required Fee Schedule or contact Patrol
- Flatbed trailers are parked in the NW corner of the main parking area. See below Required Fee Schedule or contact Patrol
- Weekend truck and trailer parking is in the NE corner of the parking lot. (No fee but a time limit is imposed.
- Limited electrical hookups are available on a first-come-first-serve basis. See below Required Fee Schedule or contact Patrol

No Parking Areas

- East side of the main area next to the large berm.
- Behind the box trailers.

Other Dos and Don'ts

- Do not leave your snowmobiles or UTV vehicles in the regular parking areas if you will be off the mountain for more than 2 days (48 hrs).
- You must be here to remove your vehicle when maintenance is plowing the lot. If you cannot remove your vehicle, you must make arrangements with a neighbor or patrol for help.
- Never chain snowmobiles together.

AIA Winter Parking Lot Required Fees

Electrical Hook-Ups: \$265.00
Flatbed & Box Trailer parking: \$50.00

Visit the Owner Information webpage at www.arrowhead1.org/copy-of-owner-information

***Storage and use of the lot is limited to the period from October 15 until May 31 of each year.**

Forestry Message

The search continues to fill the Forest Manager position...

Cory Huggard is continuing to assist owners as time permits, but he has resumed classes to obtain his Master's Degree and is working in Gunnison, so a response can be very delayed. You may continue to send messages to arrowheadforestmanager@gmail.com requesting Cory's assistance.

Matters of some urgency should be addressed to the Board Liaisons:

- **Dennis Roberts** at droberts.aia@gmail.com regarding forest issues.
- **Rosanna Harris** at rosannaharris.aia@gmail.com for administrative matters.

The forest refuse site remains open for fall cleanup activities. Remember the site is for forest refuse only. Last year someone dropped off sheet rock and some of it had nails and screws. Not good for tires. If you see someone dropping off items that don't belong at the refuse site, please either talk with them or call patrol.

Orders for MCH packs and Ace Caps will not commence until January, 2025. Hopefully by that time there will be a forest manager in place.

For more information, visit the Forest Management webpage at: <https://www.arrowhead1.org/forest-management>

IMPORTANT: RULES FOR USE OF THE FOREST REFUSE SITE:

Location: Left side of the Alpine Plateau Rd, 1/4 mile south of Upper Spruce Rd between the cattle guards.

For the Arrowhead Association to continue receiving a **Burn Permit from the State of Colorado**, it is required that everyone follow the guidelines as posted at the entrance gate into the Forest Refuse site!!

Please be mindful and respectful of these simple rules:

1. Forest Debris Only
2. **NO STUMPS** of any size!!
3. Place logs usable for firewood in separate signed area.
4. **NO Construction Waste!**
5. **NO Household Trash!**
6. **NO Metal!**
7. **NO Paper Products!**



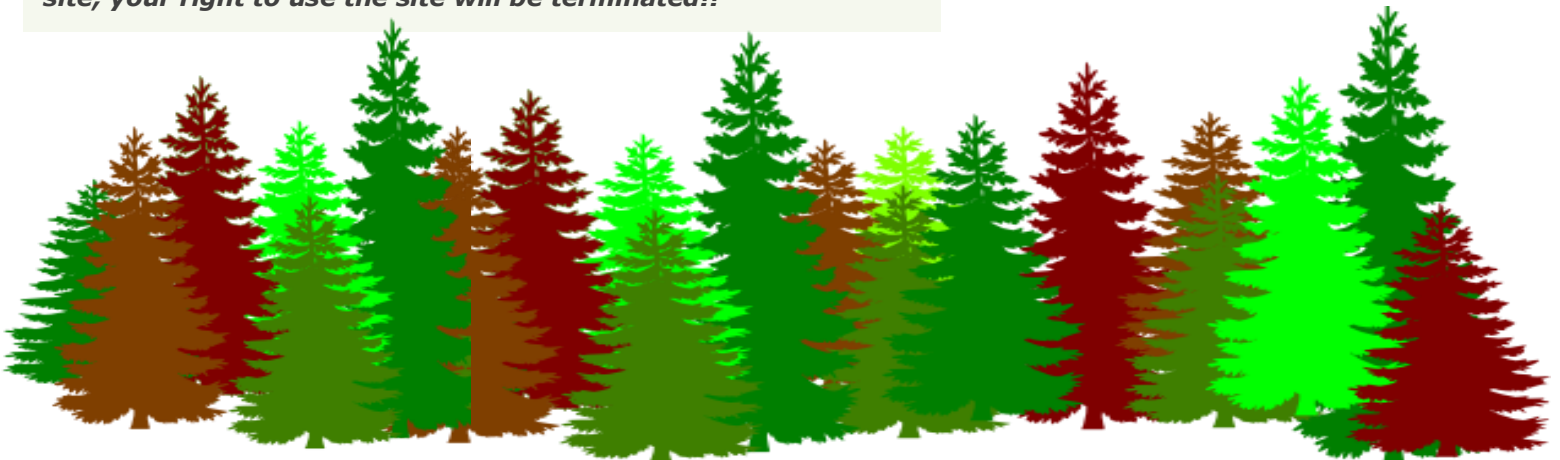
If residents violate these rules then Arrowhead can no longer obtain a Smoke Permit and there will no longer be a Forest Refuse Site. If you are caught putting prohibited items in the site; your right to use the site will be terminated!!

ARROWHEAD
IMPROVEMENTS ASSOCIATION, INC.

Employment Opportunities

The Arrowhead Improvements Association, Inc. (the AIA), is a HOA community (750+ members), located in the San Juan mountains range, between Montrose and Gunnison, CO. The AIA is seeking enthusiastic, dedicated and passionate individuals to help maintain this peaceful community. To learn more about our community, please visit our website at: www.arrowhead1.org Click on our open positions to review the job description and employment application:

Forest Manager



Maintenance & Improvements

I kind of hate to mention it, but Fall and Winter are just around the corner. Both seasons are beautiful, but start causing extra work for some. Making sure we have enough wood, getting the snowmobiles tuned up, getting tracks on the side x sides, just to mention a few.

Your maintenance crew is doing the same thing. Making sure the grader, loaders, groomer, and sanding units are ready to go.

In the coming months, we will be getting the parking lot ready. Please do not start parking in the lot until October 15th!! If parking a trailer, please contact patrol to assist in parking. **See page-11 for the 2024 Closure of Camping Season & Winter Parking Lot Information.**



Gunnison County came up in August and did a fair job plowing the Alpine. No gravel this year. There are still a few rough spots in the road but overall it's in pretty good shape going into winter. Speaking of the Alpine, please slow down. We have had a number of complaints of people being run off the road and even forced in the ditch. One incident resulted in a fight. We don't need things like that going on up here. We have a beautiful place on the mountain, let's slow down and enjoy. Another request, please don't litter the Alpine or our filing roads. There has been a lot more trash out there lately. I would hate to think it is being done by an owner. Please ask your contractors not to do it and at the same time ask them to slow down leaving the jobsite.

We have been taking trees down around the filing that could cause problems during our next wind storm. If you see trees that could cause a problem or have come down, please contact patrol.

More people have been using the dumpster, so it fills up faster. If you go to the dumpster to drop off trash and it is full, please don't leave bags outside of dumpster as they will attract bears, birds and other animals. Please Call patrol and they will take care of the problem.

Have a great fall with family and friends and please slow down and enjoy everything that Arrowhead has to offer. Be safe out there.



Brad Fowler
BOD, VP & Maintenance Liaison
bfowler.aia@gmail.com

For more information, visit the
Maintenance & Improvements webpage at:
<https://www.arrowhead1.org/maintenance-improvements>



**ROADS
CLOSED**
Snowmobile &
Track Vehicles
ONLY



ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.

When the **FILING ROADS** are **CLOSED** for the winter season, the Arrowhead Improvements Association wants to remind all owners, residents, and their guest, to please stay on ALL GROOMED filing roads and marked snowmobile trails within the Association's subdivision. "Boondocking," "shortcutting" and/or "widening" of the filing roads are all considered off trail riding, which is a violation of the *AIA Regulations and a criminal trespass under state law. Off trail riding that results in property damage carries higher penalties.

*AIA Regulations - Article 7, section 2, subsections (E) & (F) and Colorado Revised Statutes - Criminal Code, section 18-4-504.



ARROWHEAD
IMPROVEMENTS ASSOCIATION, INC.



Honoring
ALL WHO
served

THANK YOU
VETERANS



Hope Your Thanksgiving
is filled with peace, love and great joy.

Have a wonderful time...
Happy Thanksgiving!



Design Review Message

Fall NEVER disappoints in Arrowhead. With the cooler temperatures and the amazing colors, this also means the building season for 2024 is coming to an end. Our last meeting for the 2024 season is October 14th at 9am. We will meet at the firehouse. Applications must be turned in by 5pm, the Friday before the meeting. This gives the committee enough time to prepare the documents for the meeting. It has been another busy summer with lots of improvements happening and many projects getting completed. Thank you to so many owners that educated themselves on and followed the Covenants and Regulations before starting an improvement. Don't forget those who still have slash piles on their properties from their improvements need to be removed by October 15th.

2025 DRC Meeting Dates

- ❖ March 10th
- ❖ April 14th
- ❖ May 12th
- ❖ June 9th
- ❖ July 14th
- ❖ August 11th
- ❖ September 8th
- ❖ October 13th

All meetings start at 9am and are at the firehouse, unless the filing roads are not open, and then we will meet at Arrowhead Mountain Lodge.

The deadline to turn in applications must be sent to Joanie Thompson by 5:00pm the Friday BEFORE the upcoming meeting.

Shed Regulations

- All Sheds **MUST** be approved by the Arrowhead Design Review Committee. Click here for the process.
- If you have an approved Gunnison County septic system, you do not need a Gunnison Co building permit as long as your shed is **no larger than 200sf**. If the shed is larger than 200sf you are required to apply for a building permit through Gunnison Co.
- If you do not have an approved Gunnison County septic system, you are required to get a building permit from Gunnison County, no matter what the size.

****In January 2023, Gunnison County adopted new Wildfire Codes that will affect the requirements for building a cabin and possibly a garage or shed. Please contact the county for these new requirements as each property situation is unique and there is no "ONE" answer that works for each property. Click here for a link to their website.**

Please click here for a link to the Design Review Committee Webpage Link to help you with your planning. If you plan to start a project next spring/summer, you can email me in the off season and I can have your application ready for the first meeting of the 2024 season which takes place on March 11th, 2024. Click here to help you plan your projects.

Please continue to be good stewards to our wonderful community and follow the requirements set forth for improvements in the 2020 AIA Regulations. This helps the committee move forward for you more quickly and it keeps our community being the community we all love. If your project requires a Gunnison County Permit, please click here to access their website.

With that being said, a couple of reminders:

- When you are planning a property improvement, you need to have the Construction Agreement and Plot Plan sent to me(jthompsonaia.drc@gmail.com); and the \$100 permit fee needs to be mailed to:
Arrowhead Improvements Association, Inc.
PO Box 68
Cimarron CO 81220
****DO NOT SEND IT TO JOANIE THOMPSON****
- You need to locate your center pin and flag several points on the property boundary
- Flag several points of the adjacent properties as well, as needed
- Flag any site of improvements -- driveway, shed perimeter, trees you think need removed, etc
- Once this is done contact a Joanie Thompson(jthompsonaia.drc@gmail.com) and I or a committee member will schedule a time for a site visit
- Please refer to this document for many of the different project types done in Arrowhead
- Here is the link to the Design Review Committee website where you can find the regulations and more information
- DRC members are happy to assist you in this process but as the property owner **you are responsible for the accuracy of the center pin and all measurements. This cannot be verified by a DRC member. A professional site survey is the best way to be positive of an accurate center pin and property boundaries, if it is in question.**

Please know that all property improvements need to go through the DRC. Most require a permit. Some just get the go ahead "OK" because they are considered maintenance. It is better to ask than be in violation of the Arrowhead Regulations. We have a lot of new contractors up here and they do not always know our Regulations. **It is the homeowner who is responsible for educating themselves and their contractors about the regulations.**

**** Utilities**** - Many owners have been asking about putting in utilities. Please note that this **MUST** be approved by the Design Review Committee. You are not required to pay for a permit, but we must approve the location of your plans. Failure to notify the Design Review Committee could result in up to \$500 in fines.

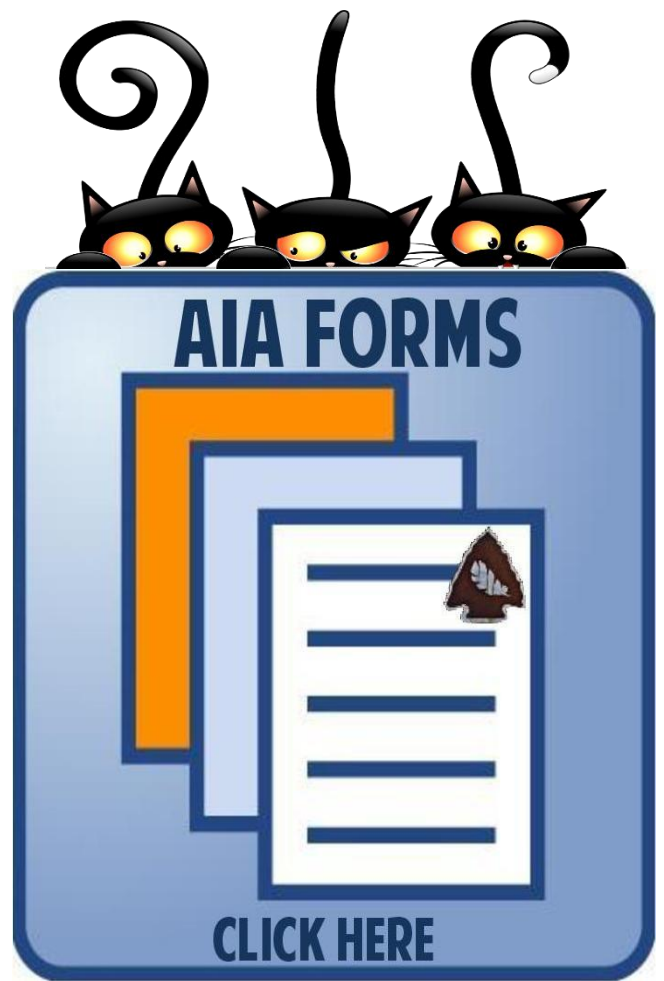
We look forward to helping the owners' of this great community.



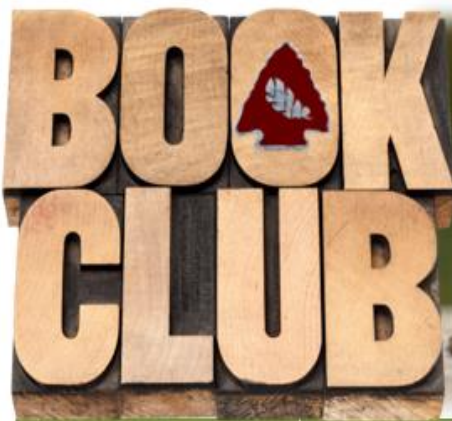
Joanie Thompson
AIA Design Review Mgr.
jthompsonaia.drc@gmail.com



Arrowhead's Online Classified & Market Place



To located all required AIA Forms, you can find them on our website at www.arrowhead1.org



2024 Reading List



Date	Title	Author	Category	Presenter
October 5	Dial A for Aunties	Jesse Q. Sutanto	Comedy	Kathy Koeltzow
November 2	Winter Garden	Kristin Hannah	Mystery	Nicole Huff

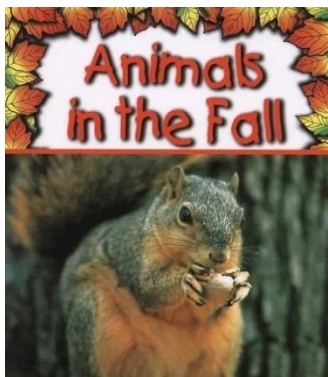
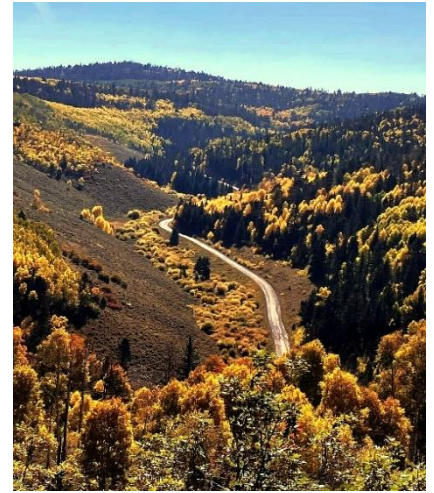
Questions: Contact Sue Kindschy at smkindschy@gmail.com

We meet the first Saturday of the month unless noted. Join us at the Arrowhead Mountain Lodge at 11:30 a.m. All welcome!

- *July postponed a week due to the 4th of July holiday
- November will be held at Camp Robber, Montrose - 11:30am

President Message

As I write this article it is the first days of fall. Arrowhead is making the annual transition towards winter. More and more seasonal users are leaving their property to the subjugation of winter's cold and snow. Soon our heavy equipment will be rigged with their heavy chains and sit idly awaiting to be conscripted into showing their dominance over the howling storms that would impede our ingress or withdrawal. Less activity is the result of less people. Gatherings will be smaller, if at all. Saturday nights will be absent of electronic rhythms. And Bingo will become much easier to win. Those who remain will be happily content that the few that roam the roads are moving slowly as they absorb the spectacle of golden aspens.



Those that remain have stock piled fuel for winter heat, and have or are doing the same with nonperishable consumable goods anticipating the avoidance of snow machine conveyance where possible. Shovels become common decor on porches. Weather watching becomes second nature, like people watching at Walmart, as one wonders when to move the highway vehicle to the designated place that accesses-maintained roads in order to be 'free to move about the country' (not before October 15th). All this they do for the solitude and beauty of a dramatically different time of year at Arrowhead.

Those who do not remain will by and large enter into their existence in places where winter is easier. It is my opinion that that translates to say, 'where there are more people with more amenities which includes exponentially more objectionable effects that always seem to accompany.' Is that not the very reason many people seek out places like Arrowhead to begin with? So, many who will not be on the mountain much, if at all, this winter will experience a different bleakness of winter. They will (in saner, quiet moments) reflect fondly on the pristine privilege of owning at Arrowhead as they contemplate visions of the experiences yet to come throughout the transitions that are yet to be.



Arrowhead. A jewel in the wildness. That vision affects how you live — here, or wherever!

Living large Lowell.



Lowell Kindschy
AIA Board President
lowellkindschy.aia@gmail.com





Arrowhead
Volunteer Fire Dept.
Auxiliary Committee

Christmas Potluck Dinner

You are invited to celebrate Christmas with us. Please bring your favorite holiday side dish or dessert to share with neighbors and friends

December 3rd, 5:00 pm

Secret Santa Exchange to Follow Dinner at the
Arrowhead Firehouse
\$25.00 limit on gifts



Still looking for that perfect gift for someone special. The Auxiliary will be selling Arrowhead Apparel before and after the festivities

Arrowhead Fire Protection District

ARROWHEADFIRE.ORG

SIGN UP

ALERT EMAIL NOTIFICATION

Get the latest information and updates from the Arrowhead Fire Protection District, click on the [AFPD website](http://arrowheadfire.org) and/or their [facebook page](#)



**Join the Arrowhead
Volunteer Fire Department Team**

NO EXPERIENCE NECESSARY!

Volunteer Positions:

- * Firefighter
- * Medical First Responder
- * Dispatchers
- * Scene Support
- * Apparatus Upkeep

**Training/Team Building:
Tuesdays at 9am - 11am
Location - Firehouse**

**AVFD
NEEDS
YOU!**

**BE A PART
OF OUR
AMAZING
TEAM, AND
MAKE A
DIFFERENCE**

Come check it out and see if you would like to join!!

AIA Property Owner Information

Important Phone Numbers

- Emergency Fire and Medical - call **911 (Gunnison)**
- Arrowhead Patrol - call or text (970) 209-6335
- Arrowhead Firehouse - (970) 862-8330
- Arrowhead Ranch Water Company – Office 970-249-6197 (Emergency 970-209-2104)
- Gunnison County Electric Association – 970-641-3520 (including reporting power outages)
- Nucla-Naturita Telephone and Internet – Arrowhead: 970-862-9101 or Primary: 970-864-7335

Steps to Take Before You Alter Your Property

- Please Read the Covenants and Regulations: www.arrowhead1.org/governing-documents-regulations
- To put in a driveway, Contact the Design Review Manager to apply for a permit.
- If you are installing utilities you MUST contact the Design Review.
- Before you build, read the [Design Review Guidelines](http://www.arrowhead1.org/design-review) and call the Design Review Manager to schedule a driveway walk-in and apply for required permits: www.arrowhead1.org/design-review
- Before you cut trees, contact the AIA Forest Manager: www.arrowhead1.org/forest-management



All Arrowhead in Gunnison Country owners, their guest and residents, are encouraged to read our “**Living in Arrowhead**” publication. This publication is a handy reference guide designed to provide information about the community and nearby amenities. Please note, this booklet does NOT take the place of the Arrowhead Covenants, Regulations or any other official AIA governing documents. You can find this booklet on our website at www.arrowhead1.org

<p>AIA Patrol: CALL 970-209-6335</p> <p>Email: arrowheadpatrol@gmail.com</p>	<p>Design Review Committee:</p> <p>DRC Manager: Joanie Thompson jthompsonaia.drc@gmail.com</p>	<p>Forestry:</p> <p>Forest Manager: Arrowheadforestmanager@gmail.com</p> <p>Forest Refuse Site:</p> <p>Located: Left side of the Alpine Plateau Rd, 1/4 mile south of Upper Spruce Rd...before the cattle guard. Contact Forest Manager for further information. This site is ONLY for forest mitigation materials.</p> <ul style="list-style-type: none"> • NO STUMPS! • NO CONSTRUCTION MATERIALS of any kind are allowed!
<p>Arrowhead Patrol</p> <p>Patrol is your friend and neighbors! Our agents handle so many details for the owners in Arrowhead. Here's just a few:</p> <ul style="list-style-type: none"> • Firepit Approval (annual inspection required) • Issue stickers and visitor passes that are REQUIRED for all vehicles using AIA filing roads. • Issue Fishing Passes for Flint Lakes, as REQUIRED. • Neighbor Concerns • Regulation Information • Inspect and tag driveways for winter months. 	<p>Design Review Committee</p> <p>All property changes and/or exterior improvements MUST be sent to the Design Review Committee (DRC). There are procedures that must be followed per our Regulations. Failure to do so could result in \$500 fines. Some projects require a permit and some are just approved and updated in our files. Contact the Design Review Committee before starting ANY project. Visit the webpage: www.arrowhead1.org/design-review</p>	<p>Forestry</p> <p>Are you wanting to take out a few trees? You can only remove any tree on your property that is dead. All other trees over 2 inches in diameter at 4'6" above ground, must have approval from our Forest Mgr. Removal of live trees without a permit could result in a \$500 fine, per tree. The Forest Mgr. will also answer questions on mitigation and tree health. He can also help you identify for removal, trees that are a danger to existing or planned structures and parking areas.</p> <p>www.arrowhead1.org/forest-management</p>



Trash Compactor: located in the Winter Parking Lot on the East end of the equipment building.



- Household trash only: **NO Cardboard!!** Do not leave bags of trash outside compactor. Be sure to fasten both locks due to BEARS!
- Visit webpage to read: **IMPORTANT: RULES FOR THE USE OF THE TRASH COMPACTOR:** www.arrowhead1.org/maintenance-improvements

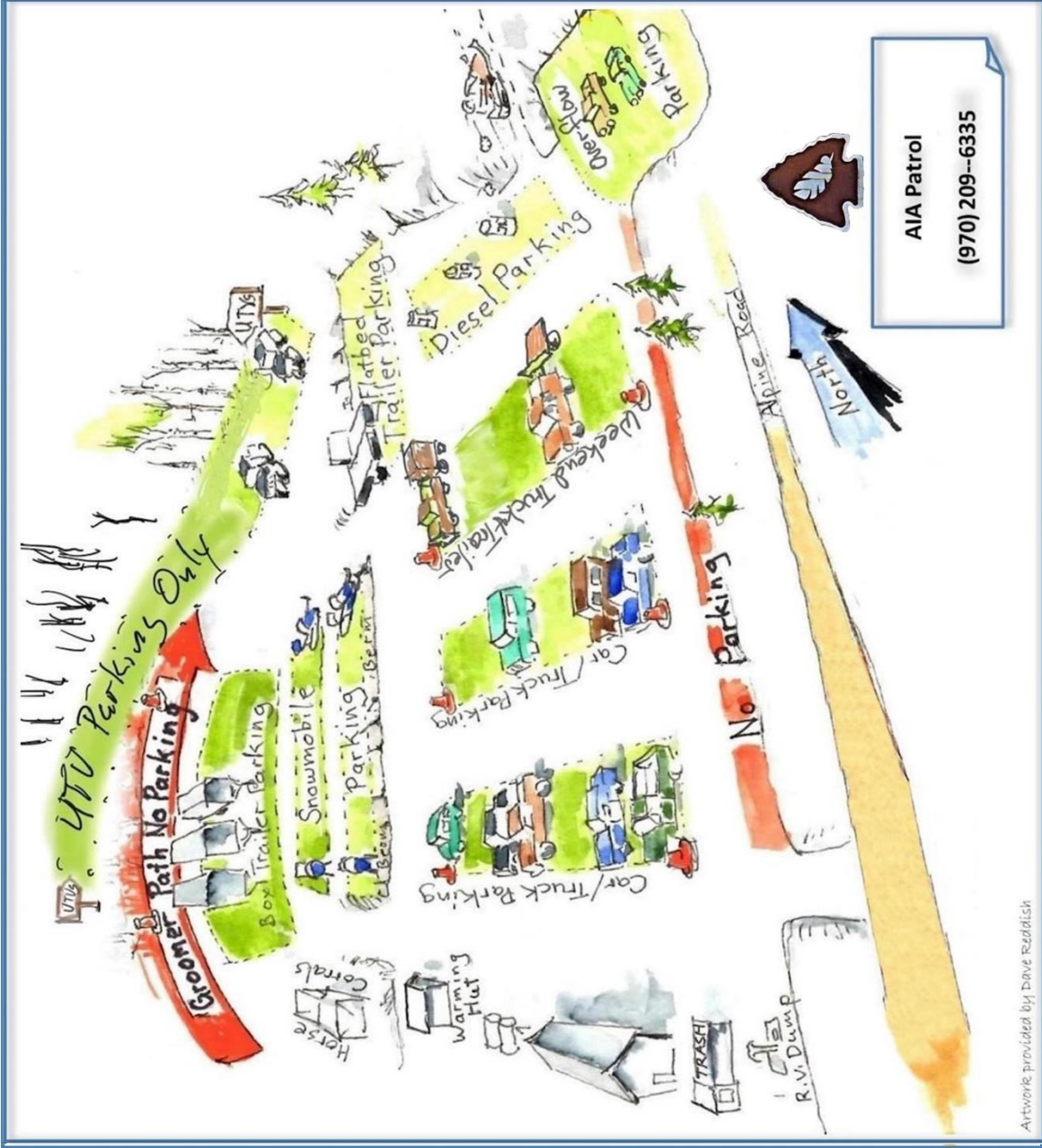
Offsite Landfill and Recycling options are available in Montrose and Gunnison counties.

Other things to remember... www.arrowhead1.org

<p>Arrowhead (AIA) Filing Roads Speed Limit is 20mph ALL YEAR round!</p> <p>During the Winter months, the filing roads in Arrowhead are CLOSED to all vehicular traffic except for snowmobiles and other tracked vehicles.</p>	<p>Emergency Address Signs: The reflective signs with your property address are on the right side of the driveway to assist emergency access for the Arrowhead Fire Protection District (AFPD) and should <u>not</u> be moved, removed or altered!!</p>	<p>Lakes & Fishing: There are three (3) lakes available to AIA property owners and their guests: Flint Lakes, Evergreen Lake and Hazel Lake. Fishing is available at Flint Lakes and at Evergreen Lake only. The AIA, through its' board of directors, regulates stocking of the Lower Flint Lakes and has set a catch limit of three (3) fish per person per day. Fishing Passes for Flint lakes is Required.</p>	<p>Living with Wildlife: Feeding wildlife can be dangerous, if not illegal! To find more information about the wildlife in our neighborhood and fishing at our local lakes, please refer to the current Living in Arrowhead Booklet that can be found on our website at www.arrowhead1.org</p>	<p>Pets must be leashed or kept under owner control AT ALL TIMES!! Please DO NOT bag their droppings and leave them alongside a road or trail. If you do bag the dropping, take it with you.</p>	<p>Renting Your Property: Owners are responsible and accountable for their guests' noncompliance to the regulations. Renters must be given information about our community.</p>	<p>RV Campers & Visitors: as a property owner, you can camp all summer! One (1) guest RV can stay for 14 days each calendar month. If you plan to have more than the one guest RV, you must contact the Board of Directors for an exception.</p>	<p>Volunteering: Our community depends on volunteers for almost everything. Please look at the website for ways to get involved at www.arrowhead1.org</p>	<p>We are so happy to WELCOME you to the mountain. We hope that you will help us keep Arrowhead the beautiful community it has been for the last 40+ years.</p> <p>You can find additional information on our AIA website at www.arrowhead1.org</p> <p>To stay digitally connected to our community for important updates:</p> <ul style="list-style-type: none"> • Visit our Facebook page: Arrowhead Improvements Association – AIA • Join our Blast Email Listing <p>And Most Importantly . . .</p> <p>Get to know your neighbors--they are a wealth of information!!</p>
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AIA Winter Parking Lot

- Opens October 15th and closes on May 31st. (CLOSED during the Summer months)
- All vehicles must be registered with Patrol and display a yellow Arrowhead sticker or  or 
- All vehicles must be registered with Patrol and display a yellow Arrowhead sticker guest pass. This includes cars, trucks, trailers, snowmobiles, and UTVs.
- Parking is limited to the areas indicated in **GREEN**.
- Property owners are permitted on highway vehicles in the main parking area only.



- Individual cars and trucks are to park in the main area, aligning with the orange cones. Do not extend the south end of the vehicle past the line designated by the cones.
 - Snowmobiles are to park above the berm on the west side of the parking lot.
 - Tracked UTVs (Geezer-mobiles) are to park between the signs, located on the NW corner hillside.
 - Box trailers are to be parked on the West hillside. See below *Required Fee Schedule or contact Patrol*
 - Flatbed trailers are parked in the NW corner of the main parking area. See below *Required Fee Schedule or contact Patrol*
 - Weekend truck and trailer parking is in the NE corner of the parking lot. (No fee but a time limit is imposed.)
 - Limited electrical hook-ups are available on a first-come-first-serve basis. See below *Required Fee Schedule or contact Patrol*
- No Parking Areas**
- East side of the main area next to the large berm.
 - Behind the box trailers.
- Other Dos and Don'ts**
- Do not leave your snowmobiles or UTV vehicles in the regular parking areas if you will be off the mountain for more than 2 days (48 hrs).
 - You must be here to remove your vehicle when maintenance is plowing the lot. If you cannot remove your vehicle, you must make arrangements with a neighbor or patrol for help.
 - Never chain snowmobiles together.

**AIA Winter Parking Lot
Required Fees**

Electrical Hook-Ups: \$265.00
Flatbed & Box Trailer parking: \$50.00

The 11th Annual Arrowhead Poker Run

ARROWHEAD

ALPINE PLATEAU SNOWMOBILE CLUB CIMARRON, CO

11TH ANNUAL POKER RUN

FEBRUARY 22, 2025



When:

Saturday, February 22nd, 2025
9:30AM to 4:00PM

Where:

Arrowhead Mountain Lodge
21401 Alpine Plateau Rd.
Cimarron, CO 81220

*Breakfast & beverages available for
purchase at the Lodge.*

*Costume Contest - Most creative
"Super Hero"*

Website:

<https://www.arrowheadsnowmobile.org/>

Cost:

Pre-Registration: \$30.00 per person
Day of Event: \$40.00 per person

For more information about the ASC 2025 Poker Run:
<https://www.arrowheadsnowmobile.org/>



Welcome to our Annual Sweepstakes!

Enter now and you could win this

GRAND PRIZE

2025 Ski-Doo Summit Adrenaline 850 with Edge Package



**ENTER NOW
TO
WIN ME!**



**DRAWING
Dec 7th**

Save time – Use your phone to ENTER NOW!

Scan this QR Code

**Many more prizes
to be given away
throughout the sweepstakes**



**Show your support
for winter sports!**

Thank you for your support!
Proceeds go towards
promoting, protecting and preserving
the sport of snowmobiling
In Colorado!

