

October/November 2023

SMOKE SIGNALS

www.arrowhead1.org

ARROWHEAD IMPROVEMENTS ASSOCIATION
ONLINE COMMUNITY NEWSLETTER



**NOTICE OF SPECIAL
BOARD MEETING**

See page 23

Terrell Wolkart, September 2023

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



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

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.

PO Box 68, Cimarron, CO 81220

Phone: (970) 862-8240

Email: arrowheadofficemgr@gmail.com

Accountant/Manager-- Margaret Henry

**Final 2023 BOD Meeting:
Saturday, Nov. 11th at the Firehouse**

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 Mgr.
communications.aia@gmail.com



Board of Directors 2024 **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 20

March 16

May 18

July 20

***August 17 - Annual Owners Mtg. Arrowhead Firehouse**

September 21

November 09

Location:

Arrowhead Mountain Lodge

Arrowhead Mountain Lodge

Arrowhead Firehouse

Arrowhead Firehouse

Arrowhead Firehouse

Arrowhead Firehouse

Arrowhead Firehouse

***2024 Annual Owners Meeting will follow the Saturday, August 17th Board Meeting.**

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

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

Front Cover Photo, Courtesy of Terrell Wolkart, September 2023

ARROWHEAD Mountain LODGE

21401 ALPINE PLATEAU RD. CIMARRON COLORADO

OCTOBER / NOVEMBER 2023

THANK YOU FOR YOUR CONTINUED SUPPORT AND PATRONAGE! IT IS BECAUSE OF THE SUPPORT OF THE ARROWHEAD COMMUNITY WE ARE ABLE TO CONTINUE BUSINESS AND RETAIN OUR STAFF!

The AML Halloween Party is Back!



CREEPY COCKTAILS & CRAFTY COSTUMES

JOIN US TO CELEBRATE HALLOWEEN

Saturday, October 28th @ 6 PM



You are cordially invited to a Murder Mystery Dinner Party



Join us for an evening of intrigue, mystery and a delicious 4-course meal.

Saturday, November 4th @ 6pm
Reserve your seat at the Lodge or on our website.
Seating is limited so act fast!

ARROWHEAD Mountain LODGE

Thursday 23rd November 2023

THANKSGIVING DINNER

THANKSGIVING IN ARROWHEAD

We are serving Thanksgiving dinner from 1pm to 6pm OR

Have us prepare your feast to enjoy at HOME!

CHOOSE YOUR TURKEYS: BAKED, FRIED OR SMOKED WITH ALL THE FIXINGS, SIDES! & PIE!

COME IN OR GO TO OUR WEBSITE TO MAKE YOUR RESERVATION OR TO PRE-ORDER YOUR DINNER!

Book Arrowhead Mountain Lodge for your next Holiday Party

Contact Dani Sedler to book your HOLIDAY PARTY!

DANI.SEDLER@ARROWHEADMOUNTAINLODGE.COM



Scan for special discounted room reservation exclusively for Arrowhead Residents or use promo code [ilovearrowhead](#)



ARROWHEAD Mountain LODGE

21401 Alpine Plateau Rd.
Cimarron, CO 81220
(970)862-8206
www.arrowheadmtlodge.com
Relax@arrowheadmountainlodge.com



Subscribe to the Arrowhead Improvements Assoc. (AIA) Email Blast Listing

* indicates required

Email Address *

First Name *

Last Name *

Arrowhead Street Address *

Address Line 2

City State/Province/Region Postal / Zip Code

Country

USA ▼

I am a Property Owner or Long Term Tenant?

Property Owner (HOA Member)

Long Term Tenant ONLY

Phone Number Date *

 / / (mm / dd / yyyy)

Email Format

html

text

Subscribe



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 question, please contact Lisa Ditmore, AIA Communication Coordinator at: communications.aia@gmail.com

Thank you!



DETERMINATION & APPOINTMENT OF 2023 BOARD LIAISONS & RESPONSIBILITIES:

Board members were assigned as liaisons for the listed programs, committees and responsibilities:

- a. **Communications** – Keith Dalton
- b. **Design Review Committee** – Rachel Grasmick
- c. **Election Committee** – Keith Dalton
- d. **Fish & Lakes** – Dennis Roberts
- e. **Forest Management** – Rosanna Harris
- f. **Governance** – Keith Dalton
- g. **Horse Corrals** – Dennis Roberts
- h. **Insurance** – Rosanna Harris
- i. **Maintenance/Improvements** – Brad Fowler
- j. **Patrol** – Brad Fowler
- k. **Real Estate** – Rosanna Harris
- l. **Weed Control** – Dennis Roberts

CONTACT US FOR A FREE DESIGN CONSULTATION TODAY!

(970) 986-6005



**CABINETS
AND MILLWORK**

Rich & Amy Zakrajsek have been owners at Arrowhead for 18 years and would love to serve your custom cabinet needs!

730 Independent Ave. Grand Junction, CO 81505
office@rzconstructionservices.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

Maintenance & Improvements

BOW TO THE PLOW!

Our maintenance crew is working very hard preparing for the winter. Soon we will be putting chains on the grader and loaders getting ready for snow and icy roads. Please remember, if you come up behind our operators in the grader, loader, or groomer, make sure they see you before going around them.



We will be preparing the winter parking lot in the next couple of weeks, but remember, we are not allowed to park in there until October 15th. **See page-7 for the 2023 Closure of Camping Season & Winter Parking Lot Information**



Call Patrol before parking your trailers. Box trailers need to be parked on the hill and flat beds against bank on West side of lot. Trailers still cost \$ 50.00 for the winter season. UTVs and Snowmobiles also need to be parked on West hill side. Diesel parking slots are filling up fast. As of 9/19 we only have 8 spaces left. Price is same as last year \$ 265.00 for the winter season.

We have not set a date yet for closing the Forest Refuse Site or the roads. It depends on the weather. When roads close, please don't go around signs. Not only is dangerous, but you probably will get stuck and you will get fined.

If you still need fire wood, there is still some on the North and West side of the parking lot. It is dry and ready to burn this year.

PLEASE READ THE SIGN ON OUTSIDE OF TRACH COMPACTOR DOOR!!!

 **We are still pulling items that don't belong in there!**

HOUSEHOLD REFUSE ONLY!

- NO Appliances or Furniture
- NO Auto Parts
- NO Building Materials
- NO Burning/Smoldering Materials of Any Kind!!
- NO Cardboard
- NO Construction Debris
- NO Gas Grills
- NO Hazardous Waste Materials
- NO Oil Filters
- NO Paint
- NO Petroleum Waste (gasoline, diesel fuel, oil, hydraulic oil)
- NO Propane Bottles
- NO Scrap Metal (except food and drink containers)



Happy
Thanksgiving

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>



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



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

September 23, 2023

The AIA designated close of the 2023 camping season is **Monday, November 20th** 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.

- 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

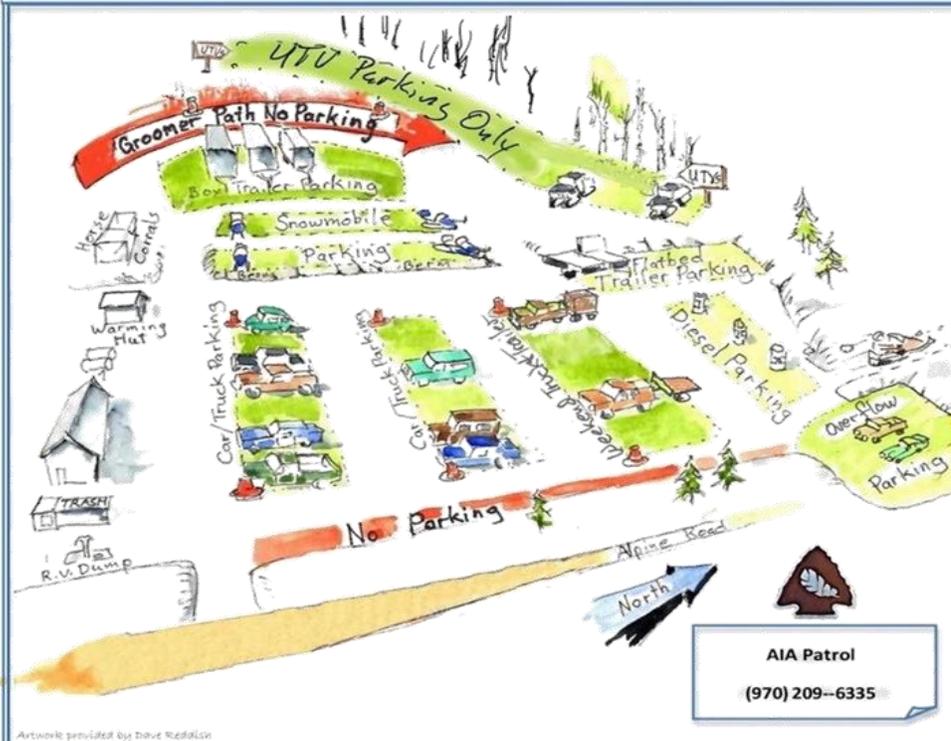
- East side of the main area next to the large berm.
- Behind the box trailers.

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



Artwork provided by Dave Reddick

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

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.**

Arrowhead Improvements Association, Inc.
PO Box 68, Cimarron, CO 81220

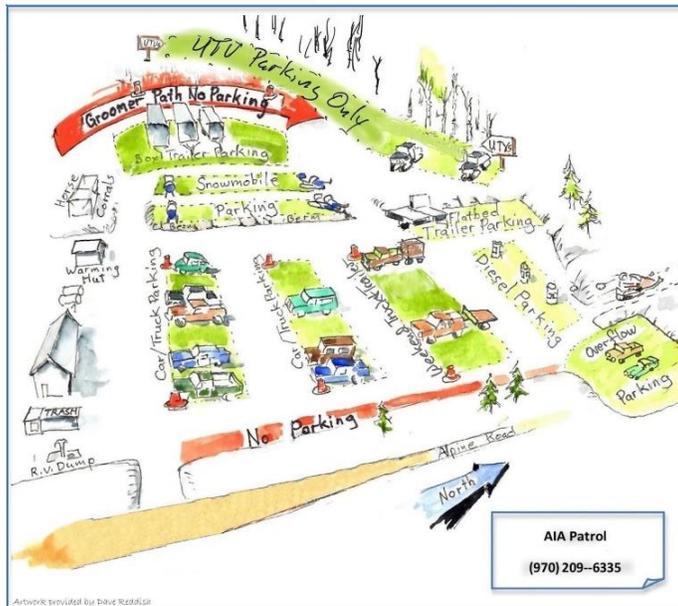
Always Visit our Website for More Information:
www.arrowhead1.org

Message from Patrol

Where has this year gone!! It seemed like we had a very short summer and the end of the year is upon us. The snow will be flying and will have to wait to see if it is as heavy as last year.

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 10 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 trailer.)

Also, please park your UTV's and /or snow mobiles 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 Will to plow the lot when we need it cleared. **Patrol may begin to \$\$\$fine\$\$\$ owners if it continues to become an issue, like 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 over-flow 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, as of 2022 the Association (Patrol) is no longer running/clearing driveways. **CLICK HERE** to see the **Important Winter 2022 Information** notice. Owners are now required to take on the responsibility themselves: including, the staking/marking of one's own driveway for emergency & fire department personal 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 an 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

Happy Fall y'all!



Arrowhead's Online
Classified & Market Place



Are you new to Arrowhead?
 Everyone is encouraged to read our updated 2021
 Living in Arrowhead Booklet to learn more about our
 beautiful community!! www.arrowhead1.org

Living at
Arrowhead
 Information Guide 2021

Welcome Neighbor!

ARROWHEAD
 IMPROVEMENTS ASSOCIATION

CONTACT ME TODAY
 FOR A
 FREE HOME or LOT
 EVALUATION.

*I'm here to help you
 sell or buy your
 Arrowhead property!*

Lucia Lebon
 ARROWHEAD'S LOCAL AND TRUSTED
 REALTOR FOR OVER 15 YEARS

★ ★ ★ ★ ★

cell - 970-209-4589
 office - 970-862-8239
arrowheadre@gmail.com
arrowheadranch.com

Arrowhead Ranch Real Estate

Arrowhead's Oldest Real Estate Company
 Providing Knowledge You Can Trust

Trail Tricks
 SUSPENSION and ENGINE SERVICES

Javier Gonzalez
 970-216-7605
trailtricks18@gmail.com
 18700 Hwy 550 • Montrose CO 81403

Arrowhead Community

BUSINESS DIRECTORY

Click Here

Arrowhead Snowmobile Club (ASC)



The trees are changing and the weather is getting cooler and soon the snow will fly. The Arrowhead Snowmobile Club is gearing up for an EXCITING snowmobile season. The only way we can keep our groomed trails up-country, is to have a **snowmobile club**. So, it is important that we have **lots of members and lots of volunteers**. Last year we had several fun events(pancake breakfast, cookout at Willow Park, burger and fajita dinners, and night-rides with bonfires).

This year we are planning even more! Our major fundraiser, the **POKER RUN** is scheduled for **Saturday, February 24th**. We are looking for volunteers to help make this a great success. Please contact **Joanie Thompson** at arrowheadsctreasurer@gmail.com to volunteer, donate, or for more information. Click and save this link as it will take you to the [Arrowhead Snowmobile Website](#). Updates coming as we get closer to the snow flying.

The more members we have, the more fun it is!! EVEN if you are not an avid snowmobiler, your support is critical to our club and everyone can enjoy a nice easy ride up the Alpine on the groomed trails. Please click here to join the [Colorado Snowmobile Association](#). You have to join the [Colorado Snowmobile Association](#) first. From there, you can join the Arrowhead Club. We are district 7.

We hope to meet new members and see our snowmobile friends and family on the trails soon.

Club Meetings are every **2nd Saturday of the month** from November through April at 10am at the Arrowhead Mountain Lodge; group ride to follow. Dates and times subject to change due to club feedback and needs.....



2023/2024 ASC Meeting Dates:

November 11th

December 9th

January 13th

February 10th

March 9th

April 13th



ARROWHEAD MOUNTAIN ADVENTURES

On The Alpine Plateau

FUN@ARROWHEADMOUNTAINADVENTURES.COM

Explore
the Alpine
Plateau
with us!

**NOW TAKING
RESERVATIONS
FOR GUIDED TRAIL
ADVENTURES AND
UNGUIDED SNOWMOBILE
RENTALS**

We are your source for reliable snowmobile and side-by-side w/ track rentals, rides and gear! Check out our multi-day rentals and side-by-side w/ tracks taxi services



WWW.ALPINEPLATEAU.COM

(970) 275-4889 21501 Alpine Plateau Rd. Cimarron, CO

Use promocode [ilovearrowhead](#) for an exclusive discount for Arrowhead Residents when making your reservation on our website





TAMARACK AT ARROWHEAD, INC.



Tamarack Group, Inc., 550 Ponderosa Way Cimarron, CO

970-862-8477 • 970-862-8271



Check our websites for ALL CABINS & LOTS for sale in Arrowhead!

www.TamarackatArrowhead.com



Jeri Simms, CNE
Broker Associate
970-208-6585

Tamarack@realtor.com



Tammy Bensley
Broker Associate
970-683-1617

tamarack550@gmail.com



1155 Spruce Road - \$525,000

Stunning mountain home with beautiful views!! Meticulously designed with custom finishes that add a touch of elegance and sophistication to this traditional style build. The attention to detail is evident from the custom cabinets, oversized doors and windows, gorgeous hickory wood plank floors and extensive mill work. The kitchen is a cooks delight with professional stainless steel appliances, full sized refrigerator and full size freezer, gas range & oven, dishwasher, farm sink and high end plumbing fixtures, granite counters and breakfast bar. The great room is designed for easy entertaining with access to a covered outdoor space and deck to enjoy the sweeping views. The large master suite has beautiful views to wake up to, walk-in shower and Jacuzzi Brand soaking tub. The guest bedroom also has an en-suite bathroom with large walk-in shower. There is also a 2 car garage and oversized shop.



721 Spruce Road - \$525,000

MOUNTAIN CABIN with 1,440 sq ft 2 bedroom 2.5 bath with unobstructed GORGEOUS VIEWS of the mountains. Being remodeled within the last 2 years has newer appliances, wood beetle kill staircase, and a brand new master 1/2 bath. Upper and lower Trek* decking. This four season cabin has Propane gas forced heat, also a wood burning stove. The cool breezes with the many fall colors is breathtaking. This winter wonderland playground has snowmobile and UTV rentals available for friends and family. Enjoy Spring with fresh mtn flowers and Aspens blooming. Summer activities are plentiful with miles of mountain trails to explore or fishing on the private stocked lakes. Enjoy the Arrowhead Mountain Lodge year round. Beautiful guest rooms. Delicious food and full service restaurant & bar.



100 Crest Drive - \$535,000

Custom built 2 bdrm, 2 bath cabin with wrap around deck and detached 2 car garage with an attached office. This cabin is nestled among beautiful majestic aspens and evergreens with a private driveway and rock lined firepit area for outdoor entertaining. Step inside to the Living and Dining area with slate tile floors, cedar walls, vaulted ceiling and a Quadra Fire wood burning fireplace. The windows wrap around to enjoy the views of this special property from every angle. The kitchen is a chef's delight with plenty of storage and 2 pantry closets. S/S appliances. Utility/Mud Room with front loading washer/dryer and utility sink. The spacious master bedroom is on the main level while the guest loft sleeps 4. This spectacular mountain retreat comes completely furnished including the log furniture/custom pieces and ready for you to begin your mountain adventures.



702 Crest Drive - \$725,000

Beautiful 2800 sq ft Mountain Home situated among majestic trees and sweeping views. You won't be able to get enough of the views while enjoying indoor/outdoor living made easy with the 2 story spacious wrap around Trex deck which leads you down to a fantastic spacious entertaining firepit area with more views!!!! This home is spacious and inviting with vaulted T&G ceilings, gorgeous stacked stone gas fireplace in the living room, dining & kitchen. S/S appliances, granite countertops & backsplash. The lower level is set up as a guest suite/game room. The wet bar is complete with refrigerator, sink, dishwasher and plenty of storage. Beautiful views from the wrap around windows and sliding glass doors that lead out to the covered deck & firepit area. This home comes furnished & tastefully decorated so you can move right in. 500 gallon gas tank to keep you playing and adventuring on your ATV's & snowmobiles. Enjoy the privacy & nature in this special setting where you'll see deer, elk, turkey, grouse, fox, bear and a variety of birds. So much to do and enjoy and this could be the perfect house to call your mountain home!



The mountain awaits you to make it your own and Tamarack at Arrowhead is here to help.



525 Crest Drive - \$42,000

Beautiful Arrowhead 1 acre Lot with a very lush forest floor. Among the tall Aspens on a gently sloping area this idyllic mountain peaceful setting is a lovely spot to build your dream cabin or use for camping in your RV. Buried utilities, water, electric and telephone are nearby for easy installation just off the Lot and along side the road.



255 Aspen Trail - \$52,000

Beautiful 3/4 acre lot with level open area for RV or build a cabin. Surrounded by ample common area on 3 sides that provide added privacy. Easy access from the road with utilities close. PAID WATER TAP! Improved driveway with RV pad installed & room for a 2nd RV. Two wooden moveable decks 4'x12', 8'x12' to arrange for seating areas or use as RV decks.



425 Ponderosa Way - \$70,000

Beautiful lot with towering aspen and evergreen trees!! Lot has easy access yet is private on one of the least traveled roads in Arrowhead, Ponderosa Way. This lot is 3/4 of an acre has a driveway, rv pad, firepit area, tent/screen room pad and a new 10' X 16' Overholt shed just installed in October of 2022. Trees on the lot have been mitigated. Utilities (water, electric and phone are close by. This is a lovely spot an well worth your taking a closer look. The mountain is calling dont let this oned pass you by!!!



601 Balsam Drive - \$118,500

Arrowhead RV Lot with all utilities - water, septic & electric, 20 amp, 30 amp & 50 AMP. A shared driveway on both sides for easy access when pulling in your RV and toys. There is a large 18x10 shed with plenty of room for all your mountain toys. The shed has a man door on one end and metal roll up garage door on the other. There is a beautiful 20x14 deck with plenty of room for entertaining family & friends. Great spot to enjoy all Arrowhead has to offer.

281 Crest Drive - \$135,000

This is one of the BEST RV lots in Arrowhead. Beautifully maintained and well designed to fit any size RV. Water, septic & electric installed. The electric panel has 20, 30 & 50 amp plug ins. Septic installed in 2017 with a 1000 gal tank. PRIVATE Driveway is graveled, wide and has additional parking spaces for friends & family to visit. Surrounded by majestic Aspens & Evergreens, this campsite is ready go....



www.tamarackatarrowhead.com or www.arrowheadincolorado.com

The mountain awaits you to make it your own and **Tamarack at Arrowhead** is here to help.

Be it a rustic mountain cabin, a luxurious log home, or just an RV campsite, you will love **Arrowhead in Gunnison Country**. Come visit this gorgeous community and explore all that our mountain has to offer; from fishing on the stocked lakes, hiking, biking or ATV'ing. The mountain awaits you!!

To learn more about Arrowhead, just give us a call and we will answer all your questions and provide you all the necessary information you may require.

Arrowhead in Gunnison Country is located on Colorado's Western Slope, halfway between Gunnison and Montrose, five miles off Highway 50.

Call us today for more information: 970-862-8375 or 970-862-8477

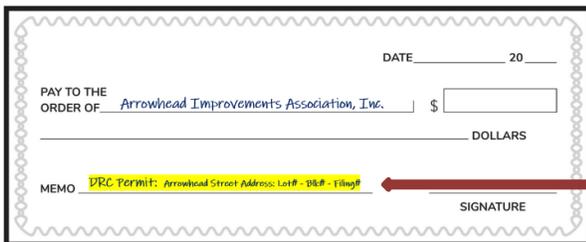


Design Review Message

Fall is in the air and the leaves are turning their amazing colors. This means our building season is coming to an end for 2023. Our last official meeting for the year is October 9th at 9am. We will meet at the firehouse. Applications must be turned in by the Friday before the meeting, in order for the committee to have enough time to prepare the documents for the meeting. It has been another busy summer with lots of improvements happening. Thank you to so many owners that educated themselves on and followed the Covenants and Regulations before starting an improvement. Please click on 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.

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: DO NOT SEND IT TO JOANIE THOMPSON!!**



DATE _____ 20____

PAY TO THE ORDER OF Arrowhead Improvements Association, Inc. \$ _____

DOLLARS

MEMO DRC Permit: Arrowhead Street Address: Lot# - Blk# - Filing#

SIGNATURE _____

Arrowhead Improvements Association, Inc.
PO Box 68
Cimarron CO 81220

*Please make sure to include (memo section) the:
DRC Permit: Arrowhead Street Address: Lot#- Blk#- Filing#*

- 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 Joanie Thompson, DRC Manager at 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 [DRC webpage](#) 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. 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 remember 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 owners and contractors up here and they do not always know our [Regulations](#). It is the **property owner** 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.**

****Shed Regulations****

- All Sheds **MUST** be approved by the Arrowhead Design Review Committee. [Click here](#) for the process.
- If you have an approved Gunnison Co 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 Co septic system, you are required to get a building permit from Gunnison Co. **no matter what the size.**

****In January, 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 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

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



All meetings are held at the firehouse unless the filing roads are closed. If roads are closed, the meeting will be held at the Arrowhead Mountain Lodge lobby.

DRC Meetings are usually held on the second Monday of a given month as scheduled above and start at 9:00am to approximately Noon.



Joanie Thompson
AIA Design Review Mgr.

jthompsonaia.drc@gmail.com



2024 DRC Meeting Dates

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

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 is the Friday before the upcoming meeting. Anything received after midnight on Friday will be added to the following month's agenda.



Thank
you

For a great 2023
Season, I look
forward to working
you in 2024 !!

From your fellow
Arrowhead peep and
realtor.....
Jennifer Thomas
970-209-2378



2023 AIA Election Committee Update

Vote to affirm candidates to succeed:

The Arrowhead Improvements Association will not be holding an election to fill Board of Director seats this fall 2023. Three candidates applied to run for two Board seats. However, Candidate Jim Van Kirk withdrew his candidacy at the August 19th meeting.

AIA Bylaws Article 2, 2.5 - Voting Procedures for Site Owners:

D. Regarding uncontested elections for the Board, the candidates may be affirmed to succeed by a majority vote of the Board.

At the Regular Board Meeting on Saturday, November 11, 2023, incumbents Brad Fowler and Bill Brassfield will be submitted as 2023 uncontested candidates to the balance of the Board of Directors for a vote of affirmation. If affirmed by majority vote, they will retain their Board of Director seats for 3-year terms beginning in January 2024.

The Election Committee: Bridget Isle, Millie Fowler and Diana Soong

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

The 2023 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.

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. 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 resubmit annually.

If you have moved or changed addresses, please make sure the AIA office has a current address on file.

BOOK CLUB



Date	Title	Author	Category	Presenter
June 3	Sold on a Monday	Kristina McMorris	Depression Era	Sue Kindschy
July 8	Memoirs of a Lawman	Doc Shores	True/historical	Sally Burrichter
August 5	The Storytellers Secret	Sajal Badani	Historical Fiction	Nicole Huff
September 2	Look Again	Lisa Scottoline	Mystery	Nancy Gauthier
October 7	Bumbling Through the Hindu Kush	Chris Woolf	Fear/Kindness	Carol Wike
November 4	The Hiding Place	Corrie Ten Boom	Biography	Sue Kindschy

Questions: Contact Sue Kindschy at smkindschy@gmail.com January through May read, read, read and share what you would like us to read next year!!
 We meet the first Saturday of the month unless noted. Join us at the Arrowhead Mountain Lodge at 11:30 AM. All welcome!
 *July postponed a week due to the 4th of July holiday November will be held at Camp Robber, Montrose - 11:30AM

**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.



**Honoring
ALL WHO
served**

**THANK YOU
VETERANS**



Whether you're on your mobile device, tablet or computer, always visit our AIA website to get the latest information to stay up-to-date with Arrowhead!!

Forestry Message

The colors are changing, and the Arrowhead Forest is getting ready for winter. It's hard to believe how fast the summer has gone. As many of you know, I have been gone for classes over the last month of September and was out of reception for most of that time. There have been many unanswered calls, text messages and emails that I am responding to now, now that I am back on the mountain. If you need any help on tree and property assessments before the snow flies, please contact me. I will be ready to help with any concerns.



On a second note, the forest refuse site is going to remain open until the snow flies, so if you have any cleanup work to do, it is ready and waiting. Use has been down this summer due to less blowdown. I still have seen a great increase in fire mitigation on lots which is great to see, our mountain looks better every day due to the great work of homeowners. Over the course of the year Will, Denny and I have also been doing a fair share of mitigation in the common areas. This will be an ever-evolving cycle in years to come and I am grateful for the community support on this with cleanup day. Another concern of mine this year has been hazard trees around the filing roads and beetle kill sections in the common areas. As far as hazard trees go, we are looking great with most all the filing roads cleared of rotten or dead trees. The beetle kill (specifically Balsam Bark Beetle) has been hitting in many spots around the subdivision. This is not a great scenario but can be overcome, the beetle kill trees show themselves by every needle on the tree turning bright orange. These trees need to be removed ASAP before they spread further. I can only do so much in the common areas so it is up to all of you to work with your neighbors and friends to rid this problem from the Arrowhead subdivision. Please contact me if you are wondering if you have this problem or if you are questioning if a tree is turning orange.

The last note I wanted to touch on was my personal schedule for the winter season. As some have heard, I will be working in Gunnison while going to classes during the week and be working on the mountain helping you all on the weekends and off hours. This means that I will be answering emails and voicemails when I can but mainly on weekends. Please know this when you contact me, and if I need to look at your property during this time, please schedule appointments on weekends to do so. This schedule will be ongoing throughout the winter. Thank you for all your support.



Usage & Reminders... Forest Refuse Site

The FOREST REFUSE SITE (commonly called the NO STUMP Dump), has a very specific list of prohibited items. The items are not allowed by the Smoke Permit that has to be obtained from the State of Colorado Air Pollution Control Division. **If residents violate those 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. For more information, visit our [Forest Management webpage](https://www.arrowhead1.org/forest-management).



Cory Huggard
Arrowhead Forest Manager
(385) 233-1181
arrowheadforestmanager@gmail.com

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!**



 Happy Thanksgiving





IN AN EMERGENCY CALL 911

Did you know that Gunnison dispatches the AVFD
in order to get you the quickest response time
while they are in route to your location?

Thank you for your continued support! - AVFD Team





Arrowhead
Fire Protection District



SIGN UP

Alert Email Notifications

To get the latest information and updates from the Arrowhead Fire Protection District, click on the **AFPD website** and/or their **Facebook page**



Be the neighbor
who **saves** a neighbor.
VOLUNTEER TODAY!

www.arrowheadfire.org

What if you reported a medical
or fire emergency and no one
answered the call?

**AVFD IS AN ALL VOLUNTEER
SERVICE**

**NO EXPERIENCE NECESSARY
FREE TRAINING**



Recruiting for all positions:

- **Firefighters**
- Medical First Responders
- Dispatchers

Training Days:

- **Fire – 3rd Tuesday of month**
- Medical – 2nd Tuesday of month
- Time – 10:00AM – 1:00PM
- Location – Firehouse

Equipment Checks and PM

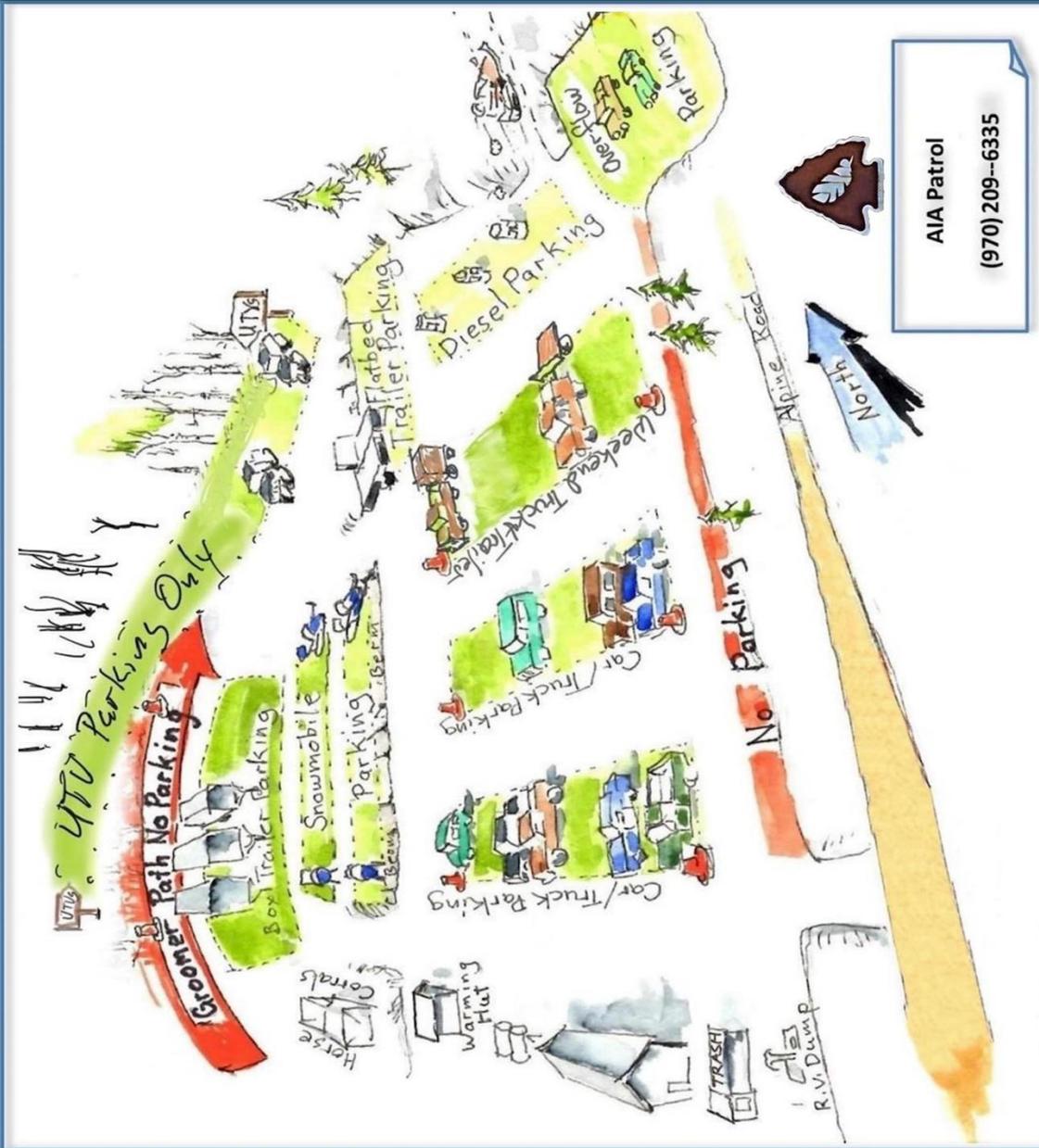
- Every Tuesday @ 9:00AM
- **Great time to visit the firehouse and see what we do!**

AVFD NEEDS YOU!

The information posted in this AIA Smoke Signal publication and the AIA website (arrowhead1.org), is intended to provide general knowledge that may be of interest to Arrowhead Homeowners and its members to the community. The Arrowhead Improvements Association, Inc. (the AIA HOA), does not warrant the accuracy to this particular page(s) and webpage(s) that is provided by the Arrowhead Fire Protection District (the AFPD); and the AIA is not responsible for the reliability, correctness or any other aspect of the content provided. The AIA HOA disclaims any liability whatsoever in connection with the information that appears on this page(s) or webpage(s) and is not its author. AIA HOA is not responsible for, and does not undertake any duty to provide owners with, up to date fire restriction information. Please contact AFPD for the most current information.

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 
- 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

Artwork provided by Dave Rozdolski



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 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

AIA Patrol:
CALL 970-209-6335

- Patrol is your friend and neighbors! Our agents handle so many details for the owners in Arrowhead. Here's just a few:
- 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.



Email:
arrowheadpatrol@gmail.com

Design Review Committee:



DRC Manager:
Joanie Thompson
jthompsonaia.drc@gmail.com

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

Forestry:



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. www.arrowhead1.org/forest-management

Forest Manager:
Cory Huggard
385-233-1181
Arrowheadforestmanager@gmail.com

Forest Refuse Site:



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.

- NO STUMPS!
- NO CONSTRUCTION MATERIALS of any kind are allowed!



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

- Cost is \$10 per month (or any portion thereof). Pay with your AIA Dues.
- 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! 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 be moved, removed or altered!!</u></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: f 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>	



NOTICE OF SPECIAL BOARD MEETING

The AIA Board of Directors has proposed an increase to annual owner assessments. This was an agenda item and discussed with owners present at the September 16, 2023, Regular Meeting. [Click here to review or hear the Meeting Minutes.](#)

A Resolution was passed during the meeting that must be amended to comply with legal and procedural requirements. That session was digitally recorded and owners may review the discussion between recording points **14:55** and **02:38:00** at:

[https://www.dropbox.com/scl/fi/kdc2oveumwdkltelveqji/September-16-2023 Regular-Mtg PM.mp3?rlkey=9suorh8xfa1esbcs546i6azjw&dl=0](https://www.dropbox.com/scl/fi/kdc2oveumwdkltelveqji/September-16-2023%20Regular-Mtg%20PM.mp3?rlkey=9suorh8xfa1esbcs546i6azjw&dl=0)

A Special Board Meeting will be held on **Saturday October 21, 2023, at the Arrowhead Firehouse at 1:00pm.** The sole topic will be further discussion of and a vote to adopt an amended Resolution to increase the annual assessment and to set mailing and return dates for ballots to be submitted to owners.

The board encourages owners to take the time to attend this meeting.

Board of Directors
Arrowhead Improvement Association, Inc.
aiaowner1@gmail.com

