

# SMOKE SIGNALS

A R R O W H E A D  
I M P R O V E M E N T A S S O C I A T I O N

## WELCOME TO THE NEW SMOKE SIGNALS!

My name is Melissa Hernandez, new A.I.A. Communications Manager.

Inside you will find all the great information you have come to expect in the Smoke Signals under the editorship of Cheri Ratliff. Cheri was an outstanding editor and the Smoke Signals and the rest of the website are a great product due to her and the artistry of Robb Pennie. Cheri, I extend heartfelt thanks from the entire Arrowhead community and a special thanks from myself - for doing all the hard work in getting things up and running so well.

My husband, Bob, and I have been homeowners at Arrowhead for over three years. We came here from our home in the Washington D.C. area to visit a friend, loved Arrowhead and bought a home. We decided to move here permanently with our teenaged daughter, Senya, two years ago. It was the best decision we ever made!

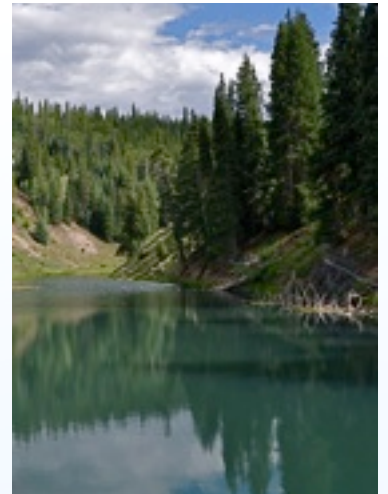
My background started with freelance advertising art, then I spent the next 20 years overseas teaching U.S. Military kids Art for the Dept. of Defense Dependents' Schools. I met Bob in 2006, retired but got a restless itch and now am the sole employee of Moving Mountains Photography & Photomotion.

My becoming the Communications Manager for the A.I.A. was a matter of Cheri retiring and ... well...my husband twisted my arm!

I look forward working with everyone as I compile the Smoke Signals and Mountain Living, as well as attempting to live up to Cheri's reputation in continuing to provide a quality product that we can all take pride in!

*Melissa Hernandez*

Communications Manager



### Histories of Arrowhead

*Each addition of the Smoke Signals will include a history of some special part of Arrowhead.*

*In this addition starting on page 5, you'll find a history of the five lakes here at Arrowhead. Find how they were planned, named and their significance to our mountain community.*

### People of Arrowhead

*On page 7 meet our new Assistant Fire Chief Bill Conway and his wife, Bonnie!*

# PRESIDENT'S MESSAGE

Bob Hernandez

It's the first of August and everywhere you look you see green. We've had a very wet summer so far and the flowers, grass and thistle are growing like crazy. It's been a busy summer with a successful 4th of July Picnic, and a packed July AIA Annual Board Meeting. We also had an outstanding session by Brent Mims, our fire chief, on planning, defensible space, mitigation, and other preparation to make wildland fires at Arrowhead more survivable and to help our fire fighters save our property should a wildland fire reach our community.

As, mentioned at the July Board meeting the current regulations are very specific on the number of RVs allowed on lots with and without houses and for how long a guest RV can stay. A clarification of these rules and supporting excerpts from our Covenants and regulations - both AIA's and the county's will be given to those that may be violating them. Some think this is a restriction of their property rights. Remember when we bought at Arrowhead we agreed to follow the Covenants and the Regulations and gave up some of our property rights in order to live in a mountain community with all our neighbors. The Covenants and Regulations protect our amenities and our property values. They also preserve the natural beauty and natural setting of Arrowhead.

The draft of the proposed changes to our covenants are posted on the AIA website with a cover letter explaining the changes and a growing list of questions and answers about the draft that have been asked by residents. The changes are primarily changes in formatting, updates in wording, and deletion of content that is no longer applicable. There are also changes in language that have been recommended by our attorney. These changes will make the covenants more easily understood and stronger for enforcement purposes. Please familiarize yourself with the draft and raise any questions, concerns, or suggestions that you have to Don Koeltzow. Many of the suggestions received have been incorporated. Some of the items that were included in the original draft have been removed because they became controversial and might have prevented an affirmative vote by a majority of our voting quorum.

This issue of the Smoke Signals uses a fresh new format. I'd like to thank Melissa, our new Communications Manager, for taking this job and for the new look. Please give her your feedback and support for this very time consuming job. In this issue we are highlighting the lake amenities we have available to use at Arrowhead and their history. The next issue will feature another sampling of the amenities that increase the attractiveness of owning property in Arrowhead - many opportunities for fun social events and the community clubs.

There was a very successful Clean-up-Saturday on July 23rd. We had over 30 volunteers and took 25 loads to the stump dump. I want to thank Carla and Clyde Vavrik for organizing this and the two remaining events. The next two are scheduled for August 27th and September 24th. Please plan on pitching in for these - consider it a 3 hour social event.

Again, I hope everyone has a very enjoyable time at Arrowhead this summer.

# SECURITY'S MESSAGE



Leonard Wasilewski

**Traffic Safety:** Every year, vehicle traffic on the filing roads seems to increase and it has become a great concern to those in our Arrowhead subdivision. With the increase in traffic, comes excessive speed on gravel roads causing concern for an accident. Everyone needs to obey the posted speed limits and reduce their speed when conditions warrant. Another point to remember is that pedestrians have the right of way and any type of vehicles must slow “way” down and say “Hi” to your neighbors. Who knows you might strike up a new friendship. It also saves them from having to eat your dust.

**New Regulation:** Just a reminder of a new regulation in Arrowhead that was adopted last year in September on under age drivers. This regulation follows Colorado state law. No person under the age of ten years may operate an off-highway vehicle within the boundaries of Arrowhead. No person ten years of age or older may operate an off-highway vehicle within the boundaries of Arrowhead unless they possess a valid driver's license of any state or the person is accompanied by and under the immediate supervision of a person who has in his possession a valid driver's license of any state. The phrase “under immediate supervision” shall mean that, at a minimum, the unlicensed operator is within direct visual contact of the licensed driver. Security will be monitoring.

**Fire Pits:** A big “thank-you” to our property owners that are complying with our fire pit policy and that have their fire pits inspected or re-certified. A reminder when you are contacting our Security for the fire pit inspection please be available at the site for the inspection. If no one is at the site, Security will not do the inspection.

**Vehicle Stickers:** Security is still registering property owner's vehicles or equipment. Please contact security if you're in need of new stickers or if you have replaced your w/s or have a new vehicle or other new equipment. (970-862-8262 or 970-209-6335 cell)

**Fishing at the Flint Lakes:** In late June the Flint Lakes were stocked with fish and early August another delivery of fish is scheduled. If you're in need of a fishing permit, please contact Security. Also, Hazel Lake will be stocked with fingerling in August in hopes for another future fishing site.

Our Security team wishes you a safe and enjoyable time up here at Arrowhead. Your Security Manager Reinie will give the October report if he survives his two month vacation in Europe.



## FIRE CHIEF'S MESSAGE



**Brent Mims**

The Arrowhead Volunteer Fire Department has had a busy summer. We have coordinated the Fourth of July picnic, provided a public outreach event on the topic of structure protection during a wildland fire incident, begun work on wildland fire incident structure protection preplanning for the neighborhood, and coordinated the second of two Wilderness First Responder courses that have been offered this year. While all of this work has been going on, fire department members have continued their regularly scheduled weekly trainings to ensure efficient professional responses to incidents.

As this summer season comes to an end, I would like to thank the people that make a successful season like this possible. Our firefighters deserve thanks for their commitment to training and all of the extra time that they have volunteered to make these events possible. All of our First Responders deserve a big thank you for the long hours that they spent in training this year. Joyce Boulter and Kathy Koeltzow have done a fabulous job of maintaining regularly scheduled training for all of the First Responders. Billie Ellis and a long list of folks have provided food for all trainings and events. Several firefighters have volunteered to complete structure protection preplanning surveys. Harley Wahl and Al Hale have been busy maintaining vehicles. Paul Forbes has ensured the readiness of our AEDs. Dee Sedgwick maintains beautiful landscaping. Clyde Vavrik has kept everyone aware of the fire danger through Smokey the Bear. Carla Vavrik provided the scale models for live fire displays at the picnic and public outreach. Our summer assistant fire chief, Bill Conway, hit the ground running and allowed me to take a break. Our secretary, Melissa Hernandez, has somehow kept all of this activity documented and organized. Lucia LeBon, our treasurer, has managed all of the bank accounts during this flurry of activity. Last, and most importantly, the entire community has supported these efforts. Thank you all for a successful summer.

The AVFD would like to extend a farewell to Ron and Diane Benson. The Benson's have been a huge asset to the fire department. Ron has logged an untold number of hours serving as a former Fire Chief, chairman on the Fire Protection District Board, and as a firefighter. Diane has played a key role in Logistics, both in development and operations, and has always stepped up to support the fire department in many other ways. Farewell friends and I feel that I can speak for all of AVFD when I say that, "We sincerely wish you happiness in all of your life adventures".

Finally, please keep in mind as our fine dead fuels (grasses, leaves, etc.) begin to dry in the late summer and fall the fire danger rises. **PLEASE BE MINDFUL OF YOUR OUTDOOR FIRES !**  
Please know that your contributions do not go unnoticed. Thanks!

## DESIGN REVIEW'S MESSAGE



**Joyce Boulter**

This summer we have four houses under construction as well as numerous sheds and remodels. I know that everyone is very curious about new construction, but be advised that this is private property and you are on your own if you choose to peek in the new house. If the contractor is working you may ask to see the house, but remember he is on a schedule. After work hours you can ask the owner to show you their new house.

We are continuing with mitigation this summer. If you are planning to mitigate your lot please let me know. If I see fresh work on a lot I will probably give you a call to verify the work. A big thanks to those who are mitigating their lots or working on defensible space.

When you drive down Hazel Lake between Crest and Ridge be sure to notice the new mitigation. Thanks to Carla and Clyde Vavrick for organizing the community clean up. The next clean up day is August 27. Contact the Vavriks at 862-8440 for more info.

# HISTORIES OF ARROWHEAD THE LAKES

Melissa Hernandez

**The Lakes at Arrowhead** are

just a part of the beauty we take for granted living here...but come summer, they are a large part for many of us!

## Evergreen Lake

If you have ever had the pleasure of sitting along Evergreen Lake's banks with your fishing pole in hand, you know how appropriately it is named!

Evergreen is essential to the water system we have here at Arrowhead. Donny Squirrell, Jim's son, owns and operates the Arrowhead Water Company. Donny's company has the water rights to all five of Arrowhead's lakes.

Ever notice how incredibly great tasting our water here at Arrowhead is? Well, here's the reason! The water source for Evergreen Lake is a series of springs  $\frac{1}{4}$  to  $\frac{1}{2}$  mile above the lake that produce approximately 800 gallons of water per minute! These springs lie in an area of few minerals with absolutely no agriculture above so our water really is pure mountain spring water! This water is filtered, then pumped up to the Pump House, treated with chlorine, filtered again and run into Arrowhead's water system.

Old-timers will remember the heavy winter of 1984 when the dam at the lake washed out. To keep Arrowhead supplied with water, pipe had to be laid from Arrowhead Lake and tied into the water system just about where Spruce comes into the Alpine Plateau. The dam was rebuilt that year with the precaution of a large overflow pipe.



*photo by Bridget Isle*

on to Lucia Lebon and her husband Will Hobson in 2006. Part of the agreement when the land was purchased was that there will exist a recreational easement to the lakes forever.

Stocked with rainbow trout every summer by the Association, these are by far the best fishing lakes at Arrowhead! Many a fisherman, grandchild or just a child at heart has had his or her first thrill of landing a rainbow here on the Flints! Arrowhead visitors are welcome to fish at the Flints, as are Inn guests, but must have a pass! Passes may be obtained from Security.

Reminder to all - the Lebon/Hobsons also have a livery on their land and ask you to please respect the horses. Make sure that the entrance gate is kept shut and chained and that you **PACK OUT EVERYTHING** that you pack in! Fishing lures and line can be deadly to the horses!

## The Flint Lakes

Commonly called The Flints, these lakes are two of the first lakes Jim Squirrell created at Arrowhead. The Flints are fed by the springs located on the east side of the upper lake.

While the lakes were built in the 70s, Jim sold the 80 acres that the Flints are



Histories continues on page 7...



# THE JOHN KRALL AWARD

ARROWHEAD  
PRESENTS

## THE 2011 JOHN KRALL AWARD



### **This year the John Krall Award is being presented to an individual.**

This person has been a member of the Arrowhead Community for the past 15 years. The Arrowhead Volunteer Fire Department gained her as a member that same year. She has been one of this community's most consistent and willing volunteers. She has become a vital component in numerous Arrowhead groups; serving as Chairman of the Book Club, one of the founding members of our photography club, the Shutterbugs, and part of the cross-country skiing group.

It is seldom that one sees this recipient without camera in hand, always ready to capture the moment and share it with the community, be it the Snowshoe Golf Tournament photo each year, or the beauty she finds around her, posted on the A.I.A. website. She has been the official photographer at the annual Sweetheart Ride to Willow Park held each Valentine's Day by the Arrowhead Snowmobile Club, and has volunteered each year to help with the 4th of July Picnic's Shutterbug Photo Booth.

She has served on numerous committees, the Design Review Committee being just one, where she has served for over five years and is currently Secretary.

Her love of nature and the outdoors is only exceeded by her love of and belief in our community. She has advocated for and worked with Dee Sedgwick in their tireless efforts to beautify our Firehouse. Her work on behalf of our community in identifying and eradicating noxious weeds is well known and appreciated by all.

### **By now you should all have gathered that this year's John Krall Award recipient is Linda Dysart! But wait, there is more...**

Linda has worked tirelessly in sharing her love of nature through our Annual Wildflower Walk. While the walk may only take a short hour or two, Linda puts in countless time over the months leading up to the Walk, outlining activities and making trips throughout the area to identify sites and flowers.

Of all of the things that Linda has done to enrich our community, by far one of her greatest contributions is her continuing efforts for Hazel Lake. Because of Linda's ongoing leadership and organization of the Hazel Lake Improvement Committee, Hazel Lake and its surroundings have been turned from impenetrable woods into an outstanding Nature Trail. Linda led the clean up, helped mark a trail, with Joyce Boulter's help, posted the lake's signs and even helped assemble the bench! But she didn't stop there. She petitioned the AIA Board and increased community awareness to the need to aerate Hazel Lake. She chaired the Hazel Lake Aeration Committee and then the Hazel Lake Aeration Installation Committee. Today we see the results of Linda's work and can be proud and thankful.

While others contribute their time and efforts to Arrowhead, we look not only to the contributions Linda has made but also to the duration of those contributions. While soft-spoken and not one to toot her own horn, Linda has given many years of love and selflessness to Arrowhead. Awarding Linda the John Krall Award is just one small way that we can all thank her.

**With the Arrowhead Community's love and thanks, we now present Linda Dysart with the 2011 John Krall Award.**

# HISTORIES OF ARROWHEAD

continued from page 5...

## Arrowhead Lake

Arrowhead Lake, located south as you head up the Alpine Plateau Road, is situated on the Arrowhead Alpine Ranch owned by Adele & John Virden. Like the other lakes, the water rights and easement are owned by Donny Squirrel and the Arrowhead Water Company though the land is private property. This lake was planned to be an "auxiliary water source" and have great fishing. Unfortunately, the lake did not hold water and so today it is a basin for mountain run-off and storm water accumulation.

While we may not have recreational use of Arrowhead Lake, we all do enjoy it vicariously as the waters that accumulate in Arrowhead Lake are piped five miles down to Hazel Lake.

## HAZEL LAKE

*Hazel Lake is the only one of the five lakes that is on A.I.A. property. Originally part of the old Freeman holding, it owes its name to Jim Squirrel who affectionately named it for his mother, Hazel.*

*While Hazel Lake may owe its name and beginning to Jim Squirrel, it owes its place in our hearts to a very determined Linda Dysart. The following was provided by Linda...*



"It was originally a natural water hole fed by springs. In the early 70's, Jim Squirrel enlarged the water hole and soon after that, it was enlarged again and the dam was built. In the early 1990's, two surface paddle aerators were added to the lake and AIA began stocking it yearly with trout. It was a very popular fishing lake until the aerators were removed."

*In her usual way, Linda thanks the following Arrowhead community members for their invaluable help and continues the lake's chronology.*

"Dennis Coleman, Glen Isbell, Michael Dale, Jim Darnell, Charlie Speilman, and Dee Sedgwick, Joyce Boulter, Linda Bumgarner, Jim Squirrel."

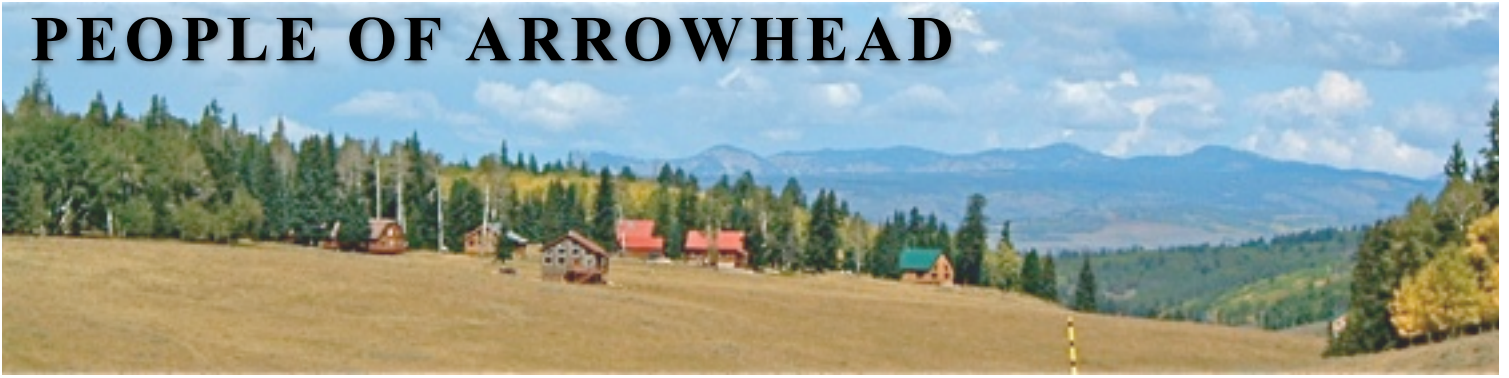
In 2009, a Nature Trail Committee proposed making a trail around the lake. Martha Cook, Linda & Doug Dysart, Burneta Venosdel, & Dee Sedgwick marked & cleared a .64 mile trail around the lake. Brent & Alison Mims measured the lake area and depth. Joyce Boulter had several nice signs made & Don Bumgarner attached them to poles and installed them. In Winter 2009, grooming of a cross-country ski track around the lake was begun. Summers 2009 & 2010: Community Volunteers cleared the wooded area to the north of the lake. August 2010: An Aeration Study Committee was formed: Al Hale, Carla Vavrik, Gary Moore, Jim Squirrel, Linda Bumgarner, Larry & Heide Bruestle, Steve Gauthier, Alison Mims, Don Koeltzow, Don LaForge, Dick Girvan, & Linda Dysart. Several aerator companies were researched and the Vertex Aeration System was selected and approved by the Board. March 14, 2011: An Instillation & Maintenance Committee was formed: Al Hale, Joyce Boulter, Don Koeltzow, Dick Girvan, Don LaForge, & Linda Dysart. Bids for the trench and electrical work were discussed and Nick Garreffa was selected."



Linda Dysart



# PEOPLE OF ARROWHEAD



## People Of Arrowhead

Introducing our new Assistant Fire Chief and his lovely wife!

**Bill and Bonnie Conway** are originally from Illinois. They spent their working careers with the Umpqua National Forest in Western Oregon. Bill was Timber Manager on the Tiller Ranger District and Bonnie worked in public affairs in the headquarters office. After retirement in 2001 they traveled full time in their RV throughout the US & Canada, until buying a lot at Arrowhead in 2004. This is their 7<sup>th</sup> summer at Arrowhead. They winter in Arizona and spend the fall with their daughter and 4 grandchildren in Oregon.

This fall they will be spending 6 weeks in Italy with their son, who is a Marine officer working with NATO, his wife and two grandchildren.



**Bonnie & Bill Conway  
with their dog, Abby**

Want to share your story with  
your neighbors?

E-mail me at [missyanne@mac.com](mailto:missyanne@mac.com)

Bill uses his forestry and wild land fire experience to volunteer with Arrowhead Forest Management and the Fire Dept. Bonnie enjoys taking their dog, Abby, for a daily walk, reading and doing counted cross-stitch. She is a member of the Arrowhead Book Club. Bill's connections to Colorado go back to 1939 when his father first met Wylie Freeman, who was the original homesteader of what is now the south part of Arrowhead!

Glad to know you, Bill & Bonnie... and Abby, of course!!



**Our hearts go out to the families  
of longtime Arrowhead residents**

*Donald Clark*

*&*

*Dick Tabin*



## ADVERTISING



### 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, both Federal or State. If you feel you have been discriminated against call the Colorado Civil Rights Division at 248-7329 or HUD 303-844-6158 or 1-800-669-9777.

## House for Rent

This lovely 2 decked cabin is located near Evergreen Lake.

Great Room on main level has wood stove in Living area,  
a Dining area and fully-equipped Kitchen including  
dishwasher,

Master Bedroom with double bed and two full baths

Upper level has loft with 2 twin beds.

Lower level is a Family Room  
with 2 sleeper sofas and Laundry Room

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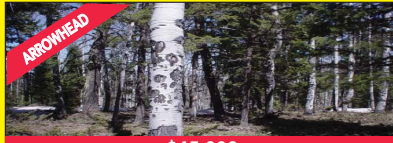
Cell 970-261-3309

E-Mail: [debbiet@mbgj.com](mailto:debbiet@mbgj.com)



\$350,000

**Arrowhead** 121 Lake Road  
Cozy mountain home in Arrowhead. 1/2 round log exterior w/stone accents. 2 car garage and drive thru shed. New interior paint, counter tops and some new flooring. Third bedroom is a loft bedroom. A 15x16 covered deck. An additional 1 acre lot next door also can be purchased for \$45,000.



\$45,000

**Arrowhead** 1553 Hazel Lake Road  
Nice wooded lot in Arrowhead. 3 private fishing lakes, all sorts of trails which are great for ATV's, jeeps and snowmobiling. Water tap is paid for on this lot w/Arrowhead Ranch Company.



\$207,000

**Orchard Mesa** 221 Vista Rey Ct.  
Nice 2 story home on a cul-de-sac. Master on main level. Covered patio facing green belt and Monument views! Extra large living room, open concept. Large yard with garden area and storage shed.



\$749,000

**Palisade** 3366 C 1/2 Road  
Private Pond & Outstanding Views! Located in the Heart of Orchard & Vineyard Country. Beautiful Peach & Cherry Trees. 3 Beds, 3 Baths, 2380 Sq Ft. Refrigerated Air. 6 Car Garage PLUS 42 x 60 Barn / RV Shop. Possible In-Law Accommodations



\$2,200,000

**North** 2612 Partridge Court  
Custom Mediterranean Home with over 9000 Sq.Ft. on 1.2 Acres. Indoor Salt Water Pool, Gourmet Kitchen w/Wolf Gas Range, Double Ovens, 2 Dishwashers, Madura Granite Slab Counters. Large theater room, 118" TV. Fabulous Master Suite, 6 headed shower. Cherry cabinets in Custom Walk-In Closet. Egyptian Travertine Tile floors.



\$198,000

**West Grand Junction** 720 M 8/10 Rd.  
Wonderful views come with this manufactured home situated on 5 Acres. Irrigation is provided from the reservoir. 2 Car Cover-All Carport. 30x26 Carport. Corrals with room for horses, animals and toys. All information subject to change/error. Buyer to verify all information.



\$419,000

**Arrowhead** 2190 Spruce Rd  
Dream Mountain Home in Arrowhead! Immaculate Condition with views of West Elks & open meadow. Open concept w/pine ceiling & walls, split floorplan, master bath updated w/new tile & vanity. Large kitchen w/island & pantry. Detached garage w/finished loft & storage shed. Large laundry/mudroom.



\$109,000

**Arrowhead** 202 Crest Drive  
A view lot in arrowhead subdivision in Cimarron, 1 acre lot, with \$\$ views of west elks and continental divide, great lot for a walk-out basement, close to blue mesa lake, plus private fishing lakes at arrowhead and ATV trails!



\$227,000

**Redlands** 2160 Glenstone Ct.  
Exceptionally nice home in Monument Village. HOA takes care of front yard maintenance. Open concept, new carpet, newer painted interior, 3rd bedroom has built in desk set up. Gas fireplace in living room, covered patio plus a fenced backyard. Close to grocery store.



\$228,000

**Redlands** 2084 W. Sequoia  
Beautiful yard with 2 sheds & mature landscaping. 5 bedrooms total, with 2 non-conforming. Nice family home in Panorama. 2 1/2 baths, screened-in patio room. A lot of home for the money!



\$220,000

**Fruita** 145 N Plum  
**UPDATED!**  
Extremely nice updated 2-story home in the heart of town. 5 bedrooms, 2 bath on .25 acre lot. Beautiful new kitchen and new interior paint. Yard is nicely landscaped, room to build a garage.



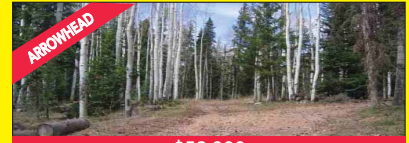
\$85,000

**Redlands** 317 Mesa Grande  
2.13 acre Redlands Building Lot - Valley Views with private setting! Irrigation pond on northwest corner of lot. Plat & survey available. Buyer should investigate options on sewer. Irrigation pond used by Mesa Grande Homeowners.



\$599,900

**Arrowhead** 1601 Spruce Road  
Fabulous log home in Arrowhead Subdivision! Best views on the mountain, overlooks creek bottom. Custom gourmet kitchen opens to cathedral ceiling living room with rock fireplace. Family room/den are in the walkout basement. Upgrades galore! Covered deck, detached 2 car garage.



\$58,000

**Arrowhead** 1720 Spruce Rd.  
Nice views of the San Juans, already cleared camping & RV area. Water & electric installed and ready for your RV or to build your dream cabin. ATV and summer activities, fishing permitted on 3 lakes, close to Arrowhead Inn. Blue Mesa Reservoir is not far away also. Possible owner carry. Call for details.



\$129,900

**Collbran** 49076 Highway 330  
Country home in the Mesa Area, needs some TLC/Handyman. Near Plateau Creek. Family owned since it was built. Plenty of room for horses or livestock, etc. Owners haul water to Cistern. Sq. Footage off recent appraisal, differs from assessors, includes upstairs. Buyer to verify all information.



\$339,000

**Grand Junction** 381 McFarland Ct.  
Immaculate rancher in a highly sought after area. Close to schools, shopping, hospital. Newer roof, RV pad, some new light & ceiling fixtures. Surround sound. Solid oak doors & trim. A rare find!



\$1,200,000

**Fruita** 1820 O Road  
Beautiful completely remodeled country home with log accents on 17 acres! 2 patios & large deck off master bedroom. Custom kitchen with granite countertops. Potential mother-in-law set up with private entry & sunroom off bedroom with 2nd family room, stone fireplace & bar area. Basement wine cellar & extra storage. Equipment shed, garage, plus shop - heated & plumbed for upstairs apartment. Horse & cattle ready.



\$129,900

**Grand Junction** 1415 N. 24th  
Charming cottage style home that is close to the College. 12x19 sun room not included in the disclosed sq. footage...just needs heat added to the room. Beautiful hardwood floors plus landscaped and fenced.



# Arrowhead Riders Club

...will hold a fundraising Pancake Breakfast & Silent Auction at the Inn at Arrowhead on August 20th from 10 AM to 1PM. Proceeds will be used to refurbish the Arrowhead Horse Corrals.

## Breakfast Menu:

- Pancakes
- Sausage
- Juice
- Coffee

Mimosas will be available for an additional cost.

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Or call Jan and Randy at 970-252-1058



*Up the Alpine  
photo by Bridget Isle*



## **The Inn at Arrowhead**

**Your Colorado Weekend Getaway**

**Look for our new Fall Menu to be offered beginning September 23rd. It's the perfect time of year for comfort food!**

**Come share Hunter Adventures during our extended fall hours. We plan to be open for Soup, Burgers, Beer and Booze Monday through Saturday evenings during hunting season (October 6th through November 20th)!**

**The Inn's Annual Holiday Closure is scheduled for November 21st through December 28th. We'll be back in time for a Great New Year's Eve Party!**

**For information, reservations or party planning, call The Inn at 862-8206, or e-mail us at [innatarrowhead@gmail.com](mailto:innatarrowhead@gmail.com)**





**Jeri Simms**  
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jsimms@aol.com

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**321 BALSAM RD. \$319,900**

Quality Custom Log Sided Cabin on 3/4 acre wooded lot is secluded & private. Oversized windows, Open floorplan, wood floors, 3br, 2 ba, hot tub on back deck, 1 car detached garage with 6' overhangs for ATV's.



**721 SPRUCE RD. \$229,000**

Exceptional views of the San Juans from all levels. Furnished 2 bedroom, 2 bath log sided cabin. Large newly remodeled country kitchen and bath rooms. Extra storage under deck area for ATVs and/or snowmobiles. Price greatly reduced!!!!



**303 HAZEL LAKE DR. \$294,500**

Mountain charm throughout this log sided 1300 sq.ft. 2 br. 2 ba. cabin. Private, level, wooded setting. Nicely furnished, move right in. Will consider **EXCHANGE** for Montrose area property.



**663 CREST DR. \$459,000**

Absolutely great view of the San Juan mtns. from this DELUXE all log home. Furnished. 2 br, 2 ba. Walk out basement (unfinished) with more views.



**572 COLUMBINE DR. \$519,000**

Can you believe the views from this mountain home?? This home has too many upgrades to mention! Come see this beautiful spacious 3100+ sf., 3 br, 2 bath, with workout room, office/ library, 2nd LR loft, new custom kitchen, Great Room w/ views & gorgeous moss rock fireplace, an incredible amount of storage, 1300+ sf of deck and detached 2 car garage with workshop and deck. Don't miss this one!!



**220 Balsam Rd. \$207,500**

3 BR, 1.5 BA, plus loft. vaulted ceiling, large open deck and covered deck. Woodburning stove, furnished, appliances included. Secluded lot with. Pine & Aspen tree mix.



**1571 Spruce Rd. \$235,000**

Great Views of the San Juans. 1980 sq.ft. 5 BR, 2 BA on 3 levels. Wrap around Deck. Nice Garage. Furnished & 2 snowmobiles.



**325 PONDEROSA WAY \$299,000**

What a view of the Flint Lakes and the Alpine Plateau. 2240 sq.ft., 3 br, 3.5 ba on two levels. Walk-out lower level. All furniture & appliances. Separate workshop/storage shed.

### ENJOY THE ARROWHEAD EXPERIENCE \* **RENT A CAMPSITE\*** CALL FOR DETAILS & RATES.

**1471 Spruce \$69,500**  
What a view plus all utilities ready for your RV; Rent me!

**2173 Spruce Rd. \$79,500**  
1 acre, full utilities, ready to build. Great View of West Elks & meadow.

**620 Spruce Rd. \$62,000**  
3/4 Acre, nice level lot, trees provide privacy from road & neighbors. All utilities installed, ready for your RV or to start building.

**253 Hazel Lake Rd. \$32,500**  
1 acre corner lot. Nice mix of Aspen & Spruce. Easy Access.

**750 Balsam Rd. \$51,500**  
Great 3/4 acre lot for camping or RV, water & electric, beautiful trees.

**751 Crest Dr. \$86,900**  
Prestigious location in Filing 3. One acre level lot w/ nice meadow. Great mix of Aspen & Spruce trees. View to West.

**451 Hazel Lake Rd. \$65,000**  
1 acre all utilities, RV hookup, easy circle drive. Tucked in trees!

**2050 Spruce Road \$25,000**  
1 acre corner lot wooded. GREAT PRICE.

**425 Balsam Rd. \$59,000**  
3/4 Acre Lot. Lots of trees and open area. Has an RV deck and a gravel drive. Full Utilities.

For a complete list of cabins & Lots [www.tamarackatarrowhead.com](http://www.tamarackatarrowhead.com) Please check our website!

## Tree Specialists, Inc.

Fire Protection Zones—Tree Trimming  
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970-862-8389

**Nick Garreffa**  
**Free Estimates**

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Montrose, CO 81401  
970-209-1294





**Get to Know your AIA Board Members**

There is still time to join us  
for a meeting this year!

Aug. 20th 2011

Sept. 17th 2011

Oct. 15th  
WINTER OWNERS' MEETING  
following regular Board meeting

(cut out and put on fridge!)



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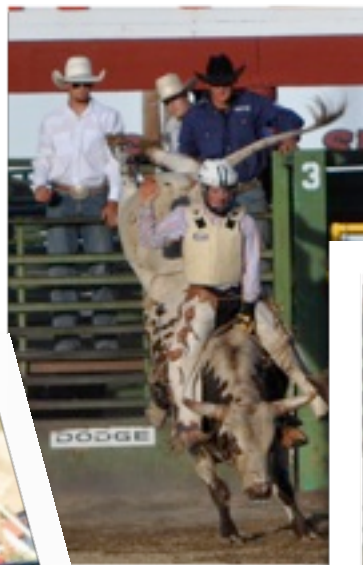
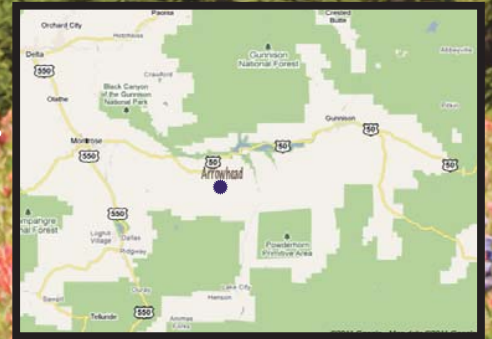
*Skidster Work  
Lot Cleaning  
Hauling  
Fire Wood Cutting*

**Call 970-862-8399**  
**Cell# 270-1726**

# Arrowhead Open House

Saturday August 27th  
10 a.m. - 4 p.m.

Homes starting at \$185,000,  
lots of great homes & cabins to choose from.  
Private fishing lakes, snowmobiling,  
cross country skiing, ATV-ing, jeeping and more.  
Close to Blue Mesa Reservoir.  
Mountain living at it's best!!



**Gunnison  
Cattlemen's  
Days**



# A Son And His Dad Landscaping

- ☑ Mitigation
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- ☑ Fire Pits
- ☑ Retaining Walls
- ☑ Stump Dump Hauling
- ☑ Road Base & Gravel Drives



Jerry Fresque  
**970-209-4423**



- Brochures
- Fliers, Cards
- Invitations
- Menus
- Location Maps
- Diagrams
- Publication Graphics
- Photo Editing
- Web Sites
- And More...

**Blue  
Fiddle  
Graphics**



Contact:

Malynn Dale

970-862-8473

BlueFiddleGraphics@Live.com

Your photos are always a welcome addition!

## 2011 BOOK CLUB SCHEDULE

*The Arrowhead Book Club meets for lunch  
at the Inn at Arrowhead  
on the second Friday of each month  
at 11:30 to socialize and discuss books.  
We'd love to have you join us!*

**Aug. 12** **Empire of the Summer Moon** by S. C. Gwynne  
presented by Linda Bumgarner

**Sept. 9** **The Three Miss Margarets** by Louise Shaffer  
presented by Sally Burrichter

**Oct. 14** **My Life in France** by Julia Child  
presented by Kathy Leary

**Nov. 11** **How Evan Broke His Head and Other Secrets** by Garth Stein



Call Linda Dysart at 862-8287, for more information or to be put on the email list.

**SO MANY GREAT BOOKS...SO LITTLE TIME!**



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**Next month's Histories  
of Arrowhead will  
feature all our clubs  
and social life here at  
Arrowhead!**



# ARROWHEAD RANCH REAL ESTATE



Lucia Lebon Broker/Owner Linda Helken Squirrel/Broker

PO Box 188 Cimarron CO 81220  
(970) 862-8402 (800) 643-9905  
arrowhr2@fone.net www.arrowheadranch.com

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The Fact's are undeniable, **your Local Brokers are still the best performing Realtors for listings and sales in Arrowhead.** When the best is right here in Arrowhead, why look any further. Think local, work with the Realtors whose only goal is to market and sell Arrowhead property. **As the #1 Brokers** for Arrowhead Ranch Property we will always strive to make your Arrowhead real estate experience as hassle free and pleasant as possible.



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## 100 Balsam Rd.—\$338,000

Custom workmanship can be found throughout this lovely, well maintained cabin with fantastic mountain/ valley views. 1,428 sf with 2 bedrms, 2 baths, basement and 2-car detached garage with separate workshop.



## 1208 Hazel Lake Dr.—\$341,000

This home has it all! Beautiful lot with great views, large windows, covered decks and a wood burning stove. 1,920 sf with huge master bedroom suite, 2 main floor bedrms, 2 baths, and walk-out basement w/bath.



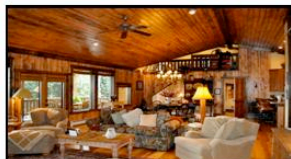
## 201 Aspen Dr.—\$435,000

This spacious mountain home is perfect for a family retreat. With 4 bedrooms and 4.5 baths there's room for everyone and their toys too! Plenty of garage space for cars, ATVs, snowmobiles, boats, etc. Motivated seller!



## 861 Balsam Rd.—\$412,000

Spacious home w/woodburning stove, lots of decks & big hobby room above the 2-car garage. Recently remodeled kitchen and baths. 2,227 sf with 3 bedrms, 2 full baths, great room, loft, 2-car detached garage with bonus room.



## 220 Ridge Rd.—\$749,000

Fabulous mountain home at cul-de-sac of exclusive Ridge Road with mountain and valley views. 3,910 sf with 3 bedrooms, 4 baths, great room plus family room and rec-room in finished walk-out basement. Attached 2-car heated garage.



## 743 Crest Dr. —\$489,900

Lovely mountain home with many upgrades including gourmet kitchen, jetted tub, slate tile steam shower, studio/office above 2-car garage and a hot-tub and deck with a fantastic panoramic view of the San Juan mountain range. 3 bedrooms, 2 baths.



## 105 Ridge Rd.—\$599,900

Stunning mountain home with many upgrades including gourmet kitchen w/ hickory cabinets, Silstone counter tops and Jenn-air range. Other upgrades include Hunter Douglas blinds, central vac., surround sound speakers inside and out, plus many more.



## 350 Rim Rd.—\$649,900

Beautiful Frontier Log Cabin with open floor plan. Features include: 3 bedrooms, 3 baths, great room w/open air kitchen & dining area, sunroom, 2 wood burning fireplaces, huge laundry room, loft and 2 car attached garage. Perfect for family and friends!

## LOTS LISTED BELOW MARKET VALUE - ATTENTION INVESTORS AND SPECULATORS



## 664 Crest Dr.—\$24,000

Attention Investors & speculators!  
Very private, sloping wooded unimproved lot. GREAT PRICE



## 1301 Spruce Rd. - \$22,000

Here's another lot for investors and speculators! Check out this unimproved lot priced below market value.



## 801 Balsam Dr.—\$49,500

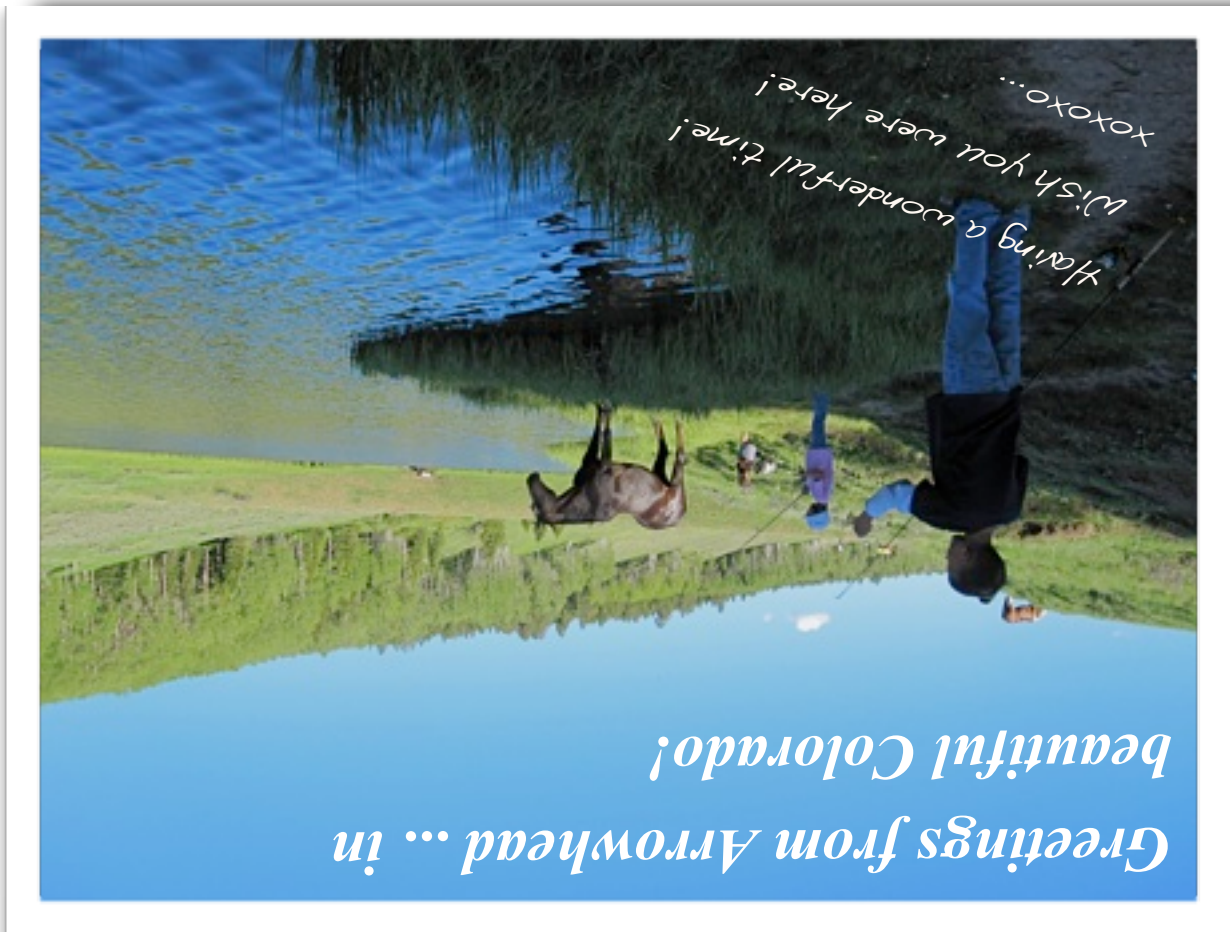
Very nice level lot all ready for a RV! Great home site too! Water, Electric and septic installed. Easy access and close to winter parking area.



## 201 Wildflower—\$59,000

Centrally located lot that is part forest & part meadow. Paid water tap fee, water spigot, telephone line and DSL installed, electric & septic for a RV, gravel driveway and large shed already on lot.

AUGUST 2011



From: Arrowhead Improvements Association, Inc.  
P.O. Box 89  
Montrose, CO 81402

Address service requested

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US Postage Paid  
Montrose, CO  
Permit #37