

December 2023/January 2024

SMOKE SIGNALS

ARROWHEAD IMPROVEMENTS ASSOCIATION
ONLINE COMMUNITY NEWSLETTER



Wishing you a
Merry Christmas...



...and a joyous **New Year**

Photo by Mike, Dariusz, Alexander

Arrowhead Volunteer Fire Dept. Auxiliary Committee

Christmas POTLUCK DINNER

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

DECEMBER 12, 2023
5:30 pm

SECRET SANTA EXCHANGE TO FOLLOW DINNER at the ARROWHEAD FIRE HOUSE

\$20.00 (incl on gifts)

THINK SNOW

ARROWHEAD
VOLUNTEER FIRE DEPT.

Ride 'n in a Winter Wonderland

PARADE OF LIGHTS

FRIDAY December 30th

Peace in our hearts
draws friends near

Joanie Aulderheide
Dec. 2019

PEACE ON EARTH

MAY YOUR HOLIDAYS BE

MERRY & BRIGHT

OR MORE IMPORTANTLY,
WARM & TOASTY

www.arrowhead1.org

Click here to check back to our website

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: droboters.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: droboters.aia@gmail.com

Noxious Weed Control: *Dennis Roberts*

Email: droboters.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..... droboters.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

Business Manager-- Margaret Henry

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 aia-smokesignals@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

Regular Board Meetings, with the exception of November, 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.**

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>

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

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

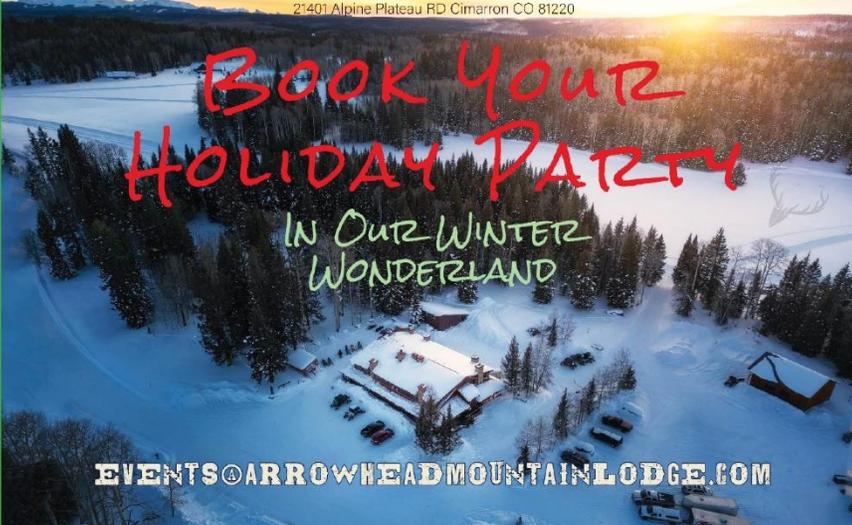




December / January 2024

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!

ARROWHEAD MOUNTAIN LODGE
21401 Alpine Plateau RD Cimarron CO 81220



BOOK YOUR HOLIDAY PARTY
IN OUR WINTER WONDERLAND

EVENTS@ARROWHEADMOUNTAINLODGE.COM

YOU ARE INVITED TO
Arrowhead Mountain Lodge & Adventures

UGLY SWEATER

Employee Christmas Eve Party

SUNDAY, DECEMBER 24TH
START AT 7PM . POTLOCK, WHITE ELEPHANT

Restaurant will Close at 5pm for Employee Christmas Party

THE ARROWHEAD COMMUNITY IS WELCOME TO ATTEND

GO TO OUR WEBSITE TO RSVP!

PARADE OF LIGHTS



**SATURDAY
December
30th**

Parade of Lights is a long standing Arrowhead Event where participants are taken on a guided snowmobile or side-by-side tour of the lights in the neighborhood!

Go to our website to register you house for a chance to win and to reserve your tour time!

HAPPY NEW YEAR PARTY!

12.31 SUNDAY 7PM

New Years Party is BACK!
Starts at 7pm with a NY champagne toast @ 10pm and ours @12am

Go to our website for all the info and to RSVP!

Lady Lux's CASINO NIGHT

Dead Money

A MURDER MYSTERY DINNER

ARROWHEAD LODGE

GAME OF CHANCE
DINNER
DRINKS &
MAYBE A SHOW

JANUARY 6TH 2024

Don't miss this Dinner Murder Mystery on Saturday Jan 6th!

Join us for a fun night of gambling, fantasitic food, and foul play!

Go to our website for all the info and to RSVP!

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



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

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

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

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

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

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

Thank you!

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

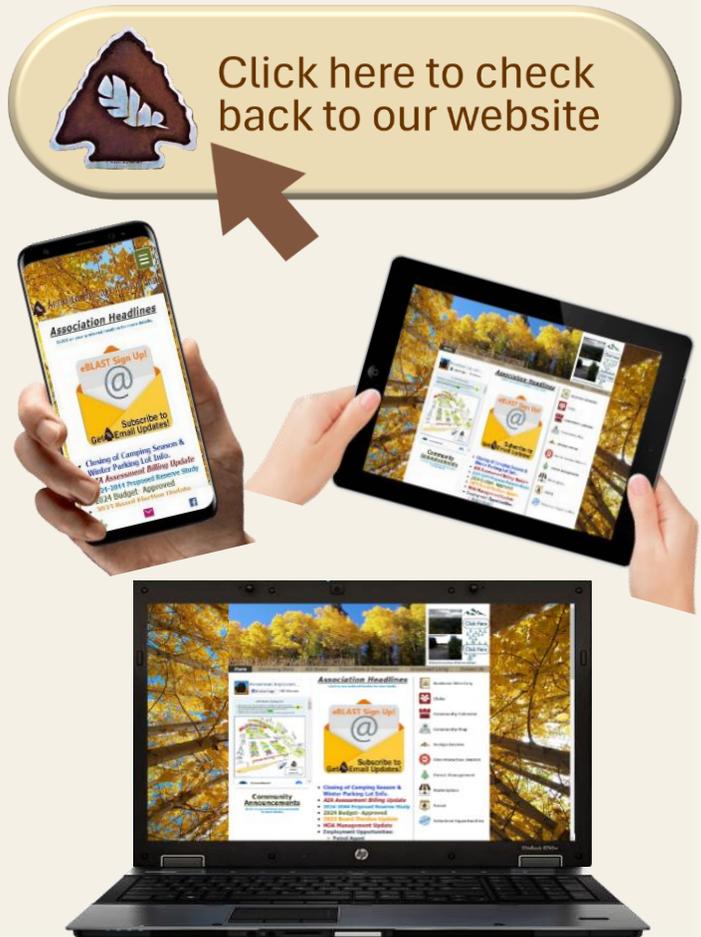
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Subscribe



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



We would like to thank everyone who has proudly supported Tamarack at Arrowhead and wish each of you a very...

*Merry Christmas &
Happy New Year!*

Carol Bond
Jeri Simms
Tammy Bensley



970-862-8477 or 970-862-8271

www.tamarackatarrowhead.com

Check our website for ALL CABINS & LOTS for sale in Arrowhead

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

Maintenance & Improvements

By the time you read this, the roads will probably be closed for the winter and our maintenance crews will be out plowing and our groomer operators will have been grooming. We had a fairly mild September, except for the wind and as of November 15, we only had a dusting of snow. We hope to get more soon.



Filing roads are in pretty good shape and we finally received our gravel to grade the filing roads. I don't know what happened to the County this year, but they only graded the bottom of the Alpine. With that only being done, the Alpine is in pretty good shape. Be careful on the Beaver Slide, it does get slick at times. We have already had 3 different incidents on the slide this year. If you are pulling a trailer up or down the Beaver Slide, put your chains on to avoid an accident.

If you are out and about driving your vehicle, riding your snowmobile or driving your S x S, please watch out for the grader and groomer. Make sure they see you before you try and pass.

I hate to keep bringing it up, but we are still having problems with people putting unauthorized items in our trash compactor.

We are still pulling items that don't belong in TRASH COMPACTOR!

PLEASE READ THE SIGN ON OUTSIDE OF DOOR!!!



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)

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



Call Eric "CHAINSAW" Johnson!

970-270-1726

Last, but not least, have a great holiday season. Enjoy your friends, family and the mountain. Please be safe!

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>



Arrowhead's Online
Classified & Market Place



Arrowhead Community

BUSINESS DIRECTORY

[Click Here](#)

Trail Tricks
SUSPENSION and ENGINE SERVICES

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

**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.



Message from Patrol



I hope everyone had a great Thanksgiving holiday with your family and friends. Christmas is just over the horizon with many people making plans for a fun holiday season. In those plans many will be traveling. Please travel safe and be sure to watch the forecasted weather and carry the needed items in case of an emergency.

This year, Patrol has signed out the entire Diesel parking stalls and only has the three weekend /weekly diesel stalls available. Flatbed winter trailer parking on lower west berm is full. There is still room on hill for box trailers as long as heavy snow doesn't shut access down. Thank you owners for working with Patrol this year and helping us keep the trailer parking organized by meeting us.

I know winter vehicle parking, especially during the holidays, is at a premium. **Please remember to park your UTV's and snowmobiles on the west hill if you will be gone for more than two days.** We will be keeping a Patrol Agent on duty at parking lot during the major holidays to help enforce our rules. Also, the overflow parking is mainly for when we are plowing to clear the parking lot. We allow vehicle parking only when the main parking lot is full which is mostly during holidays. **(No trailers solo/or attached to a vehicle is allowed to park in the over flow.)** Please contact Patrol if the vehicle trailer parking in front of Diesel parking is full. We will assist you in finding a parking location. **(A reminder, the trailer vehicle parking in front of Diesel parking is not a full-time parking, it is only temporary.)** Also, when the parking lot is being plowed and everyone parks in the overflow, please park your vehicle back in the main parking lot to open up the overflow for Will to keep snow cleared.

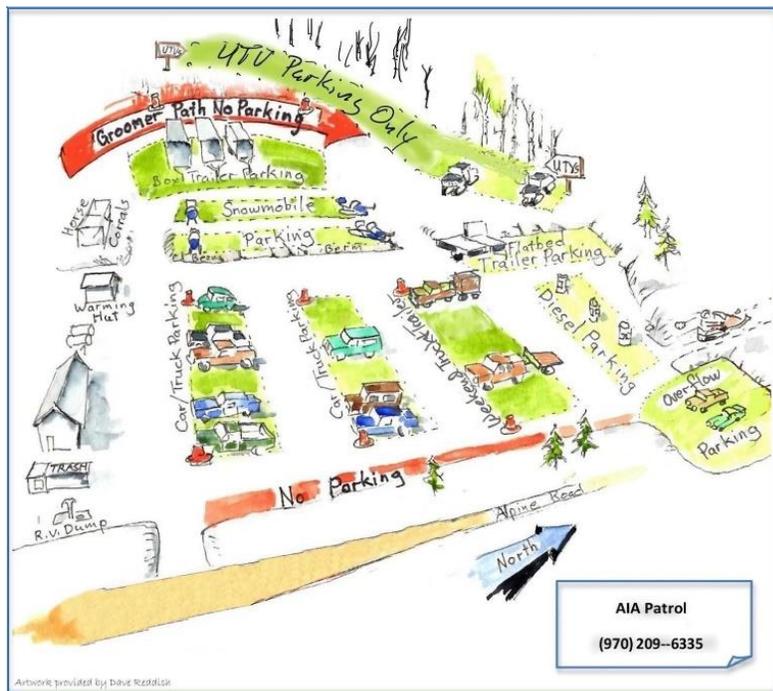
The trash compactor has the second latch removed since bears aren't a problem during the winter, but because of this, Patrol is finding the door open and swinging in the air. **Please be sure the latch is secured when you shut the door.** Most people are honoring what can be placed in the trash, but if you are unsure just read the signs posted, thank you.

If you have any questions or doubts, please contact Patrol 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.



Also, Patrol is still looking for qualified candidates to join our team. Two of our old Patrol members can't last forever and are looking for replacements. An application can be found on the [Arrowhead website](#) or contact Patrol and Brad Fowler for more details.

Patrol wishes everyone a very Merry Christmas and a Happy New Year.



See page 21 for additional Winter Parking Lot Rules & Information



Leonard Wasilewski, Lead Patrol
Phone or Text: (970) 209-6335
Email: arrowheadpatrol@gmail.com



Welcome! Visit **Joanie's Stoneware Studio** during your stay
821 Balsam Drive Call 970-209-9518



Custom
 Orders
Gifts
 Tours
 Workshops



Craft Shows
 Red River NM
 6/17-20
 AVFD Picnic
 7/2
 Lake City
 7/19
 South Fork
 7/20

*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
 arrowheadrre@gmail.com
 arrowheadranch.com
 Arrowhead Ranch Real Estate

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

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

Arrowhead Snowmobile Club (ASC)



Do you like meeting new friends? Hanging with old friends? Riding the groomed trails up-country to play? Cookouts? Pancake Breakfasts? Night Rides? Bonfires? Parties? Poker Runs? Costume Contests? Mechanic? Play in the snow? Having fun? If you said "Yes" to any of these questions we are the club for you!!!

We are anxiously awaiting that first big snow that will close the filing roads and allow us to start grooming up-country!! The groomer is fixed better than ever, and ready to go!!!!



The **only** way we can keep our groomed trails up-country, is to have an active snowmobile club. We have already had our first meeting in November with over 30 people in attendance. AND we have already had 32 members join or renew their membership. We have lots of fun things in the making for this season, so DON'T miss out!!

Our Meetings are the second Saturday of each month. We meet at the AVFD House at 10am unless there is a need for us to change. If you need help getting there after the roads close let us know ahead of time and we will make sure to help transport you there.

**2023/2024
ASC Meeting
Dates:**
December 9th
January 13th
February 10th
March 9th
April 13th

Our major fundraiser, the 10th Annual POKER RUN is scheduled for Saturday, February 24th. We are looking for volunteers to have fun and help make this a great success. Please contact Joanie Thompson at, arrowheadsctreasurer@gmail.com to volunteer, donate, or for more information. Come join us and we will show you a fun time!!!

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. You can join as a business, family or individual.

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



**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, riding clinics and avalanche training on our website!



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



Design Review Message

The mountain has grown quiet as we all await the beautiful snowfall. The Design Review Committee had our final meeting of the year in October and will enjoy the time away during the off season. Our first meeting in 2024 will be March 11th. We will meet at the lodge at 9am. If you are wanting to start a project next summer, you don't need to wait until we meet in the spring to start planning. You can get a jump on your plans by submitting everything to my email @ ithompsonaia.drc@gmail.com and I will have you on the agenda for the March 11th meeting. This way, we can help you get everything in place so the site visit can be conducted once the snow melts and you can begin your project.

Please remember the planned construction in the canyon is still projected to continue into, at least part of, 2024. This can lead to difficulties with deliveries and frustration with wait times. Be sure you talk with your contractors about how this will impact your project. If you plan to have something large delivered it is best to let the workers in the canyon know. If you are bringing up a shed, please call Patrol if the Alpine needs to be closed or monitored. Your friends and neighbors will appreciate your help with this.

Gunnison County has also adopted new [Wildfire Codes\(WUI\)](#). If you are planning to build in the future, it is recommended that you contact the county and let them educate you with the new codes. Each property is different and is treated as such, so there is NO easy answer to what building on your property will take. Just remember our building season is much shorter than normal areas and most of our contractors have already started working their schedule for next year. Click [here](#) for a link to a document to help you get started with your plans.

The committee thanks you for educating yourself on the rules and [regulations](#) of our amazing community. Please click here for a link to the [Design Review Committee Website Link](#).

With that being said, a few reminders and links for your planning needs:

- When you are planning a property improvement, you need to have the [Construction Agreement](#) and [Plot Plan](#) sent to me (ithompsonaia.drc@gmail.com) and the **\$100 permit fee needs to be mailed to the highlighted address on the Construction Agreement. This address is:**

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#*



- Send all building plans with the Plot Plan and Construction Agreement to ithompsonaia.drc@gmail.com.
- You need to locate your center pin(rebar and tag) and flag several points on the property boundary. **Property owners are responsible for the accuracy of the center pin.** A professional site survey is the best way to be positive of an accurate center pin, if it is in question or can't be found.
- Flag several points of the adjacent properties as well.
- Flag any site of improvements -- driveway, shed perimeter, trees you think need removed, etc.
- Once this is done contact Joanie Thompson(ithompsonaia.drc@gmail.com) and I or a committee member will come and do a site visit. It is requested that the property owner or contractor be present during the site visit.
- Please refer to this [document](#) for many of the different project types done in Arrowhead.
- Here is the link to the [DRC website](#) where you can find the [regulations](#) and more information.

**** 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.**

Please know that all property improvements need to go through the DRC. **Most require a permit.** Failure to notify the Design Review Committee could result in up to \$500 in fines. Some plans just get the go ahead "OK" because they are considered maintenance. It is better to ask than be in violation of the [Arrowhead Regulations](#). We have a lot of new contractors up here and they do not know our Regulations. It is the property owner who is responsible for educating themselves and their contractors about the rules. If your contractor doesn't ask if you have gone through the Design Review Committee for approval, they are most likely not familiar with our rules and regulations.

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

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.



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
for you in 2024 !!

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





The 10th Annual Arrowhead Poker Run

When:

*Saturday, February 24th, 2024
10:00AM to 4:00PM*

Where:

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

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

Register at:

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

Cost:

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

For more information about the ASC 2024 Poker Run:

<https://www.arrowheadsnowmobile.org/poker-run>





Election Committee Updates

Watch Your Mail for Important Ballot Documents from AIA

November 16, 2023

On Friday November 17, 2023, a ballot and letter from the AIA Board of Directors will be mailed to all site owners. This election subject is a Board proposed increase in the annual assessment (dues) - the first increase sought since 2009. These election materials will be mailed to you from Law of The Rockies in Gunnison, CO. This firm is facilitating the balloting, returns, and tabulation for AIA. Completed ballots must be received by January 17, 2024. A pre-addressed return envelope is provided.



Please read the materials before carefully following the instructions for filling out the ballot. If you own multiple sites you will receive one ballot for each site owned.

This proposed assessment increase is unanimously supported by your Board and we hope that you will give thoughtful consideration to the supporting documentation provided in the letter that is included with the ballot. Regardless of your decision on this proposal, **please vote!**

*A reminder for those who are completing their ballot to VOTE, you MUST INCLUDE the required Arrowhead property identification of the Lot, Block and Filing #. You can find that information on your AIA assessment (dues) statement or go directly to the Gunnison County Assessor's Property Record Search:

<https://property.spatalest.com/co/gunnison#/>

Thank you to Election Committee members Bridget Isle and Millie Fowler, as well as owner volunteers Penni Morris and Dick and Linda Bloss for working to prepare the balloting materials for mailing.

Sincerely,

Your AIA Board of Directors

Board Candidates Affirmed to Succeed:

At the Regular Board Meeting on Saturday, November 11, 2023, incumbents Brad Fowler and Bill Brassfield were affirmed by majority vote to retain their Board of Director seats for 3-year terms beginning in January 2024 (AIA Bylaws Article 2, 2.5).

In the coming summer of 2024, the Election Committee will be seeking candidates for two Board member seats. Two incumbents will be ineligible to apply due to term limit requirements (AIA Bylaws Article 2, 3.3). Please consider serving our Arrowhead community by becoming a member of the Board of Directors.

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.

Forestry Message

The winter wonderland of the Arrowhead forest has begun. Snow draped off the limbs of conifers is a mystic look to behold while listening to the sounds of only wind and viewing the snowy atmosphere whipping around us. I hope you all enjoy the winter time at Arrowhead as much as I do. Winter also means a very important time of the year for Forest Management is here. The MCH and ACE order season is upon us.

This year, in an effort to streamline the ordering process, you now have two (2) ways to place your MCH Packs and ACE Caps orders. All information can be found on the [AIA's website](#), or by clicking on the [Forest Management webpage](#):

- 1. ONLINE Order Form:** You can complete and submit directly to the business office. This method gives you the option of sending a check for your order within two weeks, or requesting an invoice which can be paid electronically.
- 2. Download/Print Form:** Print, complete, and mail with your check. If you don't have a printer please put the order information from the form on a separate piece of paper and submit with your check. All checks are to be addressed and mailed to: Arrowhead Improvements Association, PO Box 68, Cimarron, CO 81220 In the MEMO SECTION of your check, please

If you have questions regarding what to order, you can send me an email at arrowheadforestmanager@gmail.com and I will be happy to help.

If you have questions regarding completion of the form or payment, contact Margaret at the business office: arrowheadofficemgr@gmail.com or phone (970) 862-8240.

Order deadline is March 1, 2024!

[CLICK to Read & Print Details](#)



MCH Packs and ACE Caps Order Time is Here!

It's time to order MCH packs and ACE Caps for the 2024 Summer Season!

Arrowhead is continuing to show tremendous progress in the ongoing effort to combat bark beetle. Our main concern currently is MCH packs and they do a great job at containing this pest. We need to continue putting up MCH packs to maintain this great success.

As with everything the prices have gone up a bit but the overall price point is still low. Two different packs are offered, those being:

Single Bubble: \$2.00 per packet **Double Bubble: \$2.90 per packet**

With the area at Arrowhead and recent advancements in how well the Double Bubble design works, I am going to recommend many people switch from the Single to the Double Bubble. The Double Bubble is more cost effective for homeowners because fewer are needed for the same amount of coverage. For every 20-30 Double Bubble packets are needed as compared to the Single Bubble needing 40-50 depending on the beetle pressure or tree density in the area. The Double Bubble Packs can be placed 40-50 feet between each packet. The Single Bubble is 30 feet between each packet.

ACE Cap Pricing:
The pricing for ACE Caps is as follows:

50 1/2" ACE Caps: \$45.00 per bag **75 3/8" ACE Caps: \$56.25 per bag**

These were a hit last year with many folks ordering and having great success combating the Spruce Bud Worm problem we have been having. If you have any issues with the bud worm in years past, I would highly recommend installing ACE Caps in your trees to protect them. Please call or email me if you are unsure or have any questions.

Please give me a call at 385-233-1181 or email arrowheadforestmanager@gmail.com if you need information on the new Double Bubble packets.

When you are ready to order please complete one of the order forms located on the AIA website. There are two forms which owners can use. There is an **ONLINE Order Form** you can complete and submit directly to the business office. That form gives you the option of sending a check for your order within two weeks, or requesting an invoice which can be paid electronically. The second form you can print, complete, and mail with your check (see attached). If you don't have a printer please out the order information from the form on a separate piece of paper and submit with your check.

All checks are to be addressed and mailed to:
Arrowhead Improvements Association, PO Box 68, Cimarron, CO 81220.



If you have questions regarding completion of the form or payment, contact the business office at arrowheadofficemgr@gmail.com or phone (970) 862-8240.

The order period will be extended this year due to the late pricing. **The deadline for orders is MARCH 1st, 2024. PLEASE HAVE ALL ORDERS IN BY THIS DATE.**

MCH Pack Pricing:

The pricing for MCH packs this year is as follows:

- Single Bubble MCH Packs: \$2.00 per pack**
- Double Bubble MCH packs: \$2.90 per pack**

I would recommend that most folks order Double Bubble MCH packs again this year, these are much more cost effective as you can spread them out further and use less packs per lot. Please call or email me if you have any questions.

ACE Cap Pricing:

The pricing for ACE Caps is as follows:

- 50 1/2" ACE Caps: \$45.00 per bag**
- 75 3/8" ACE Caps: \$56.25 per bag**

These were a hit last year with many folks ordering and having great success combating the Spruce Bud Worm problem we have been having. If you have any issues with the bud worm in years past, I would highly recommend installing ACE Caps in your trees to protect them. Please call or email me if you are unsure or have any questions.

A note, I want to touch on, is a year-end review of the Arrowhead forest. This year has been a great year with all the cleanup that has been done. This cleanup has happened from one end of the subdivision to the other. Many homeowners have reached out this year for mitigation plans and hazard tree removal permits. I am happy to see this and happy to work with so many of you. The cleanup really does help with the overall health of our forest so I do appreciate it. Good work to all of you this year.

The planned mitigations in the common areas were a great success, and we mitigated just over 10 acres. This was only possible through volunteer help on Community Cleanup Days. Overall these mitigation areas look great and will stand as a good viewpoint on what is required for fire mitigation standards for years to come. This sort of mitigation is not only a fun community activity and makes the neighborhood look much cleaner, but it is also important to show our community effort in caring for the lands and our forest. This is really the end goal. We are in good standing with Firewise (the National fire prevention agency) and Gunnison County. Doing a small section each year will keep us active in fire prevention and keep our entire community up to date in terms of wildfire regulations.

Now that more snow is on the way, I hope everyone enjoys the holiday season and I look forward to seeing many of you around this winter!

Season's Greetings!



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>





Business Office/Financials



Jeri Simms, 2018

Hello.....my name is Margaret Henry, and I am the new AIA Accountant/Business Manager. My husband and I live in Arrowhead full-time. My financial background comes from a career in higher education administration including treasury and accounting.

My responsibilities include the billing and collection of our quarterly dues assessment. AIA has now completely transitioned from Assurance Management and the Appfolio system. I have set up all the homeowners' accounts using the Quickbooks Payment system.

I can be reached by email at arrowheadofficemgr@gmail.com or phone (970) 862-8240. Please contact me with any questions.



Billing and Payment information:

- Quarterly invoices are sent the first of every quarter (January, April, July, October) by email to those indicating an email billing preference, and by mail to all others. If you are not currently receiving your invoice by email, and are willing to do so and save AIA the cost of mailing, please provide me your email address.
- Payment can be made electronically (credit card, debit card, bank account ACH) directly from your emailed invoice.
- If you choose to pay assessments by check (which includes automatic bill pay from your bank), please ensure your property address or account number is written on the check and mail to:

Arrowhead Improvements Association
P.O. Box 68
Cimarron, CO 81220

- Also, if you would like to sign up for recurring payments, using your credit card, contact me, and I will send you a form to complete and send back to me.





**Arrowhead Volunteer Fire
Dept. Auxiliary Committee**

Christmas
**POTLUCK
DINNER**



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

**DECEMBER 12, 2023
5:00 pm**

**SECRET SANTA EXCHANGE
TO FOLLOW DINNER
at the
ARROWHEAD FIRE HOUSE**

\$20.00 limit on gifts



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

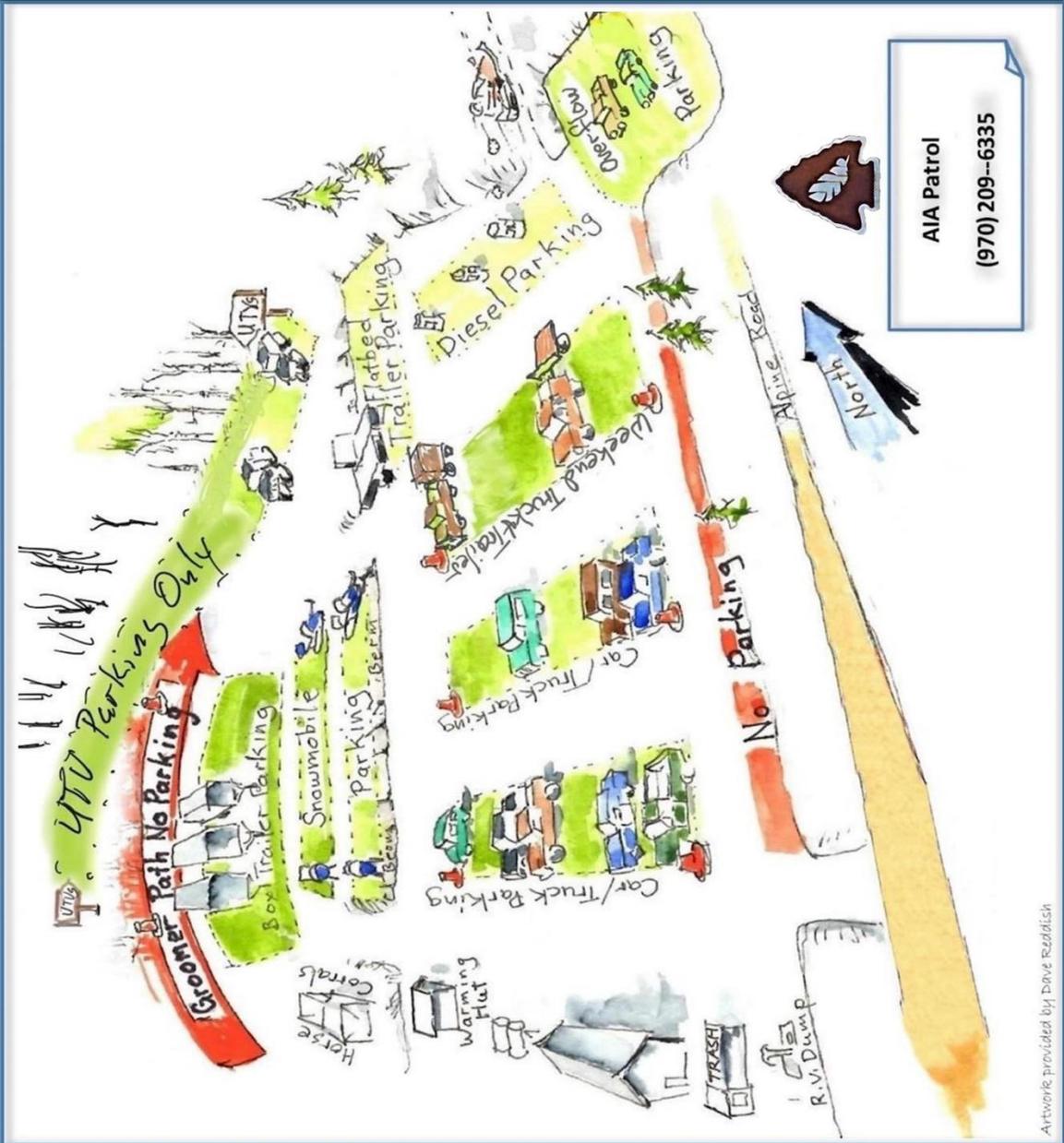
Equipment Checks and PM

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

AVFD NEEDS YOU!

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
- guest pass. This includes cars, trucks, trailers, snowmobiles, and UTVs.
- Parking is limited to the areas indicated in **GREEN**.
- Property owners are permitted on highway vehicles in the main parking area only.



Artwork provided by Dave Rozdolski

****CLICK TO PRINT OR DOWNLOAD Winter Parking Lot Information****

- 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



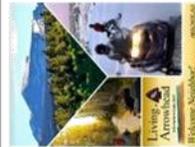
AIA Property Owner Information

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

Email: arrowheadpatrol@gmail.com

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.

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:

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

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

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!



Forest Refuse Site:



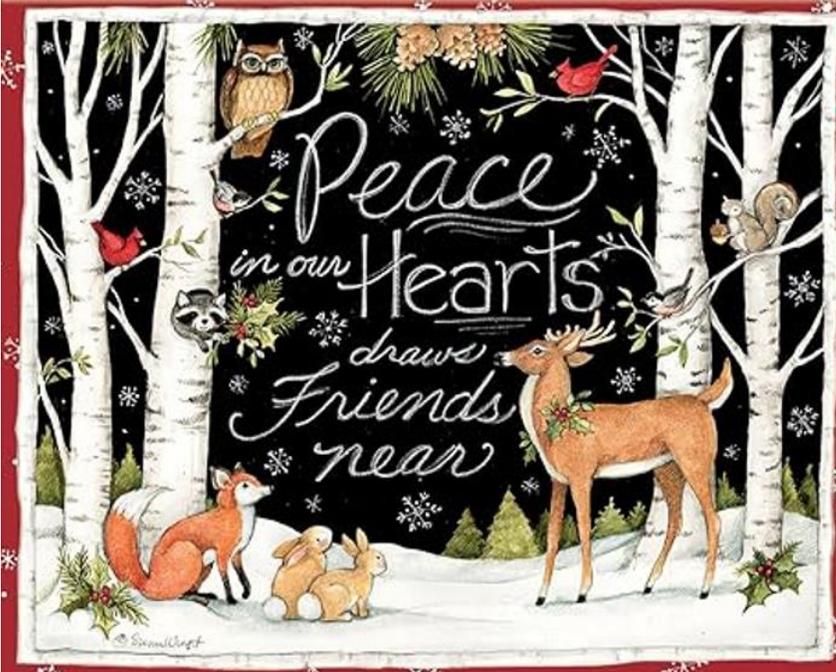
Trash Compactor: located in the Winter Parking Lot on the East end of the equipment building.

- 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</u> be moved, removed or altered!!</p>
	<p>Lakes & Fishing: There are three (3) lakes available to AIA property owners and their guests: Flint Lakes, Evergreen Lake and Hazel Lake. Fishing is available at Flint Lakes and at Evergreen Lake only. The AIA, through its' board of directors, regulates stocking of the Lower Flint Lakes and has set a catch limit of three (3) fish per person per day. Fishing Passes for Flint lakes is Required.</p> <p>Living with Wildlife: Feeding wildlife can be dangerous, if not illegal! To find more information about the wildlife in our neighborhood and fishing at our local lakes, please refer to the current Living in Arrowhead Booklet that can be found on our website at www.arrowhead1.org</p>
	<p>Pets must be leashed or kept under owner control AT ALL TIMES!! Please DO NOT bag their droppings and leave them alongside a road or trail. If you do bag the dropping, take it with you.</p>
	<p>Renting Your Property: Owners are responsible and accountable for their guests' noncompliance to the regulations. Renters must be given information about our community.</p>
	<p>RV Campers & Visitors: as a property owner, you can camp all summer! One (1) guest RV can stay for 14 days each calendar month. If you plan to have more than the one guest RV, you must contact the Board of Directors for an exception.</p>
	<p>Volunteering: Our community depends on volunteers for almost everything. Please look at the website for ways to get involved at www.arrowhead1.org</p>
<p>We are so happy to WELCOME you to the mountain. We hope that you will help us keep Arrowhead the beautiful community it has been for the last 40+ years.</p> <p>You can find additional information on our AIA website at www.arrowhead1.org</p> <p>To stay digitally connected to our community for important updates:</p> <ul style="list-style-type: none"> • Visit our Facebook page: 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>	



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



**HAPPY HOLIDAYS & A JOYOUS 2024
TO ALL OUR FRIENDS & NEIGHBORS**

2023-2024 Snow Report

by Harold Thompson &
Joanie Aufderheide

Visit our AIA website, www.arrowhead1.org to get the latest up-to-date Area Forecast, Cams & Conditions AND Snow Reports.

To view this entire report, [CLICK HERE:](#)

Arrowhead Snow Report Data Entry- '23-'24 Season

Monthly				10	10			
DATE MEASURED	TIME MEASURED	TEMP.(F)	AMOUNT (Inches)	TOTAL for season (Inches)	BASE DEPTH (Inches on ground)	CONDITIONS	LOCATION	
Oct								
10/11/23	11am	29	1.5		1.5	Windy	821 Balsam Dr	
10/28/23	8:30am	36	3.5		3.5	Overcast	821 Balsam Dr	
10/29/23	7am	25	5		8	Snowing	821 Balsam Dr	
Nov				5	15			
DATE MEASURED	TIME MEASURED	TEMP.(F)	AMOUNT (Inches)	TOTAL for season (Inches)	BASE DEPTH (Inches on ground)	CONDITIONS	LOCATION	
11/25/2023	8am	17	4		4	snowing	821 Balsam Dr	
11/26/2023	8am	6	1		5	Overcast	821 Balsam Dr	

