

February/March '26

SMOKE SIGNALS



www.arrowhead1.org



ARROWHEAD IMPROVEMENTS ASSOCIATION
ONLINE COMMUNITY NEWSLETTER

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: Stacey Paznokas

Email: communications.aia@gmail.com

Design Review: Joanie Thompson

Email: jthompsonaia.drc@gmail.com

Fishing: Dennis Roberts

Email: droberts.aia@gmail.com

Forestry Management: Jim Gelsomini

Email: Arrowheadforestmanager@gmail.com

Heavy Equipment/Maintenance: Warren Gore

Email: warrengore.aia@gmail.com

Horse Corrals: Warren Gore

Email: warrengore.aia@gmail.com

Noxious Weed Control: Dennis Roberts

Email: droberts.aia@gmail.com

Arrowhead Outreach: Phone or Text: 970-209-6335



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 **Stacey Paznokas** 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.**



Stacey Paznokas
AIA Communication Coordinator
communications.aia@gmail.com

Click to Contact Stacey!



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

Arrowhead Improvements Association Board of Directors

Please email the entire Board at: aiaowner1@gmail.com

Deb Hoven, President dhoven.aia@gmail.com

Rachel Grasmick, Vice President rgrasmick.aia@gmail.com

Mike Wilson, Secretary mwilson.aia@gmail.com

Warren Gore, Treasurer warrengore.aia@gmail.com

Bill Brassfield, Director billbrassfield.aia@gmail.com

Dennis Roberts, Director droberts.aia@gmail.com

Leilani Pacheco-Nichols, Director lpnichols.aia@gmail.com

Business Office

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.

PO Box 68, Cimarron, CO 81220

Phone: (970) 209-9912

Email: arrowheadofficemgr@gmail.com

Business Manager-- Margaret Henry



Board of Directors 2026 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.

Dates:

January 17th

March 21st

May 16th

July 18th

August 15th

(Annual Owners Meeting)

September 19th

November 14th

Location:

Arrowhead Mountain Lodge

Arrowhead Mountain Lodge

Arrowhead Firehouse

Arrowhead Firehouse

Arrowhead Firehouse

Arrowhead Firehouse

Arrowhead Firehouse

Please watch for posted agendas to confirm dates, times and locations:

<https://www.arrowhead1.org/agendas-minutes-meeting-info>

All meeting dates, times & 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



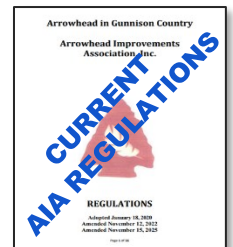
The Board of the Arrowhead Improvements Association (AIA) wants to provide the Arrowhead owner community with an update on the current status of the proposed amendment to the AIA regulations related to the use of the AIA Filing Roads during the winter.

The Board also wants to share its appreciation to the AIA owners, that without exception, provided constructive and civil feedback, asked questions, made suggestions, sought clarification, and/or simply provided support for the proposed amendment to the AIA regulations. As a result of the feedback, it is deemed necessary for the Board to clarify some wording, be more explicit, and to incorporate feedback resulting in minor changes to the proposed amendment to the AIA regulations. In addition, the Board will share additional background and rationale that were considered while developing the proposed amendment. **Therefore, the special AIA Board Meeting scheduled for February 18th, 2026 is being postponed.**

The revised, proposed amendment to the AIA regulations, as detailed later in this document, is now available for additional feedback to be provided by owners to the AIA Board for an additional seven days. **All owner feedback should be submitted in writing via email to aiaowner1@gmail.com by February 24, 2026.** Once all owner feedback is considered and the verbiage is updated, the revised, proposed amendment to the AIA regulations will be published for the formal 30-day review as specified in [Article 12 of the current AIA Regulations](#). A new Special Board Meeting will then be scheduled.

Unfortunately, it appears there is an intentional effort by certain individuals and non-owners to distort and misrepresent the facts related to the proposed amendment that was previously published. Therefore, **the existing and current regulations pertaining to the use of motorized vehicles on the AIA Filing roads are provided below for reference.** These regulations have been, and continue to be, available online on the official AIA website (www.arrowhead1.org). **It is important to note that these existing and long-established regulations are more restrictive than the recently proposed amendment to the AIA regulations.** Any claims or misrepresentations that the proposed amendment to the AIA regulations was developed with any malice toward any individual(s) are blatantly false.

These are the **CURRENT** regulations:



ARTICLE 7. VEHICLES AND TRAFFIC CONTROL

2. TRAFFIC CONTROL ON FILING ROADS:

(C) The Board will annually establish a date to close Filing Roads to all motorized vehicle traffic except snowmobiles and all-terrain vehicles (ATVs and UTVs) with snow tracks that leave a light footprint.

(D) The maximum weight of the tracked vehicle and load capacity will not be more than 2,500 pounds. The maximum overall width, including tracks, will not be more than eighty (80) inches. Prior approval from Arrowhead Patrol is required before utilizing the above snow tracked vehicle at Arrowhead. Tracked vehicles that weigh more than 2,500 pounds must only be transported on a trailer throughout the subdivision.

(E) After the established closing date of the Filing Roads, it will not be permissible to operate cars, trucks, or any other motorized vehicles, except snowmobiles and approved tracked vehicles.

(F) All motorized vehicles, snowmobiles and tracked vehicles must stay on the designated marked trails and Filing Roads. This does not preclude AIA vehicles or utility maintenance vehicles, approved by AIA, from entering the Filing Roads to make emergency repairs on water or utility systems.

(G) All summer and winter vehicle traffic must yield and slow to pedestrian, bicycle traffic, horseback riders, snowshoes, and cross-country skiers at all times.

It should be self-evident that only snowmobiles and all-terrain vehicles (ATVs and UTVs) with snow tracks have previously been permitted. There has never been a precedent, nor does the AIA Board intend to set one, for the approved use of modified street-legal vehicles on the closed winter filing roads.

So why did the AIA Board decide last summer to revisit the regulations?

Primarily, the Board sought to determine if advances in technology, new ATV and UTV designs, or other factors (i.e., track designs) might merit an update to the regulations. Secondly, there was ambiguity in the current regulations, especially related to existing weight restrictions, that needed to be clarified. The Board has subsequently been asked to anticipate the use of snow bikes on the Filing Roads. **CONTINUED**



There were four primary considerations taken during the process to research, evaluate, and update the existing regulations. While not necessarily equally weighted, they were all deemed to be important:

1) It is important to retain the historical character of the community.

Winter vehicles have historically been limited to snowmobiles and smaller, off-highway vehicles (OHV) such as ATVs and UTVs. These winter "toys" have always been representative of the AIA community. It was recognized that a majority of the community members wanted to maintain the atmosphere of a winter wonderland where adventure and recreational fun are paramount. However, the evolving availability of new UTV models by OHV (off-highway vehicle) manufacturers that increasingly approach the size, weight, and drivetrain design of street-legal vehicles were raising concerns about their impact on the character of the community and whether they posed an increased safety risk. Previous AIA Boards have had this under discussion in prior years as a growing concern.

2) Speed

All multitrack vehicles are not identical. The ability of the Arrowhead community to enforce speed regulations is challenging at any time of the year. Unfortunately, not all owners, guests, renters, vendors, or contractors can be counted on to follow the 20 mph posted speeds. This becomes an even greater concern during the winter when visibility, snow conditions, early darkness, road conditions, and large groomers on the roads can present additional challenges.

Historically, the maximum speed of ATV and UTVs with tracks that have belt or chain drivetrains has been constrained by limits of the drive system. However, new OHV models now being introduced are incorporating drivetrains and transmissions like cars/trucks/SUVs. Increasingly, larger, more powerful OHV vehicles are being designed for higher speeds and do not have low-range transfer cases designed specifically for higher torque applications, especially in deep snow.

In general, street-legal SUV/truck drivetrains are primarily engineered for versatile, comfortable on-road driving at highway speeds, with moderate off-road capability. They often feature automatic AWD or selectable 4WD with higher gear ratios and much larger engines built for on-road speeds. In contrast, utility OHV drivetrains prioritize extreme durability, low-speed torque, articulation, and low-range gearing. As a result, street-legal vehicles with tracks are easily capable of speeds in excess of 50 mph.

Another concern, particularly of street-legal vehicles simply modified with tracks, is their durability on snow. They are more prone to overheating, mechanical failure, and being disabled on the Filing Roads where their removal during the winter can be a challenge. Most of these modified vehicles, even 4WD SUVs, are not designed for continuous or extended low-speed, high-torque applications. They also require different types of tracks (e.g., Mattracks vs Camso), designed for higher speeds which pose other safety and reliability issues.

3) Width

The total width, track edge to track edge, is important to ensure that vehicles can safely pass pedestrians and oncoming traffic, especially on what can be narrow or less-defined winter roads. Two 80" tracked UTVs going past each other with two feet between them and one foot margin to the edge of the road require approximately 18' of width. Our groomers do not pack the roads at the edge and the soft roadside is not available for passing. Vehicle width is also particularly important when pedestrians, skiers, or snowshoers may not be able to move to the side of the road in heavy snow or when the roads are narrow or not well-defined. Finally, the width is also especially important when vehicles encounter a winter groomer on the Filing Roads.

4) Weight

This may be the most misunderstood factor, and yet, often receives a disproportionate amount of emphasis. The AIA Board performed a lot of research when considering whether to revise the weight limit for tracked vehicles.

Historically, it was believed that vehicle weight had a major influence on the surface impact or damage that a tracked vehicle would do to the groomed snow on the Filing Roads. If the Filing Roads were damaged (e.g., severely rutted) it could impact their ongoing maintenance/drivability or potentially lower the frost line (or frost depth) underneath the Filing Roads. The latter being a concern because of water lines that could freeze without the additional insulation of packed snow on the roads.

Vehicles with properly designed and sized tracks and driven at moderate rates of speed, distribute their weight on a pounds per square inch basis in a manner that poses little risk to snow-packed roads. Comparisons were done between several types of vehicles, including snowmobiles, OHVs, heavy groomers, and tracked construction equipment (i.e., skid steers), and it was determined the pounds per square inch differences were not significant.

While the higher weight of a vehicle when combined with excessive speeds does pose a greater safety risk, the AIA Board's decision to maintain a maximum weight limit was influenced more by the concerns associated with the difficulty of removing a disabled vehicle from a Filing Road. Older OHVs at the time the previous regulation was adopted generally had a dry weight well below the existing 2,500 lbs. weight limitation. Due to additional weight from enclosed cabs, HVAC systems, larger interiors etc., many of the newer UTVs approach or slightly exceed the previous restriction. Unfortunately, some of the newer models and future anticipated UTVs (such as the Polaris 1500) significantly exceed the historical and also the proposed increased limit. **CONTINUED**



The revised weight limit proposed by the Board in the first review period was ambiguous because it did not specify the way in which the weight would be measured or determined. As a result of feedback, the limit will be modestly reduced to reflect the dry weight (not curb weight) of a vehicle, information that is typically specified and provided by manufacturers. There is currently no intent or ability to weigh and determine curb weight or loaded weights of individual vehicles.

Additionally, the Board has chosen to incorporate language that clarifies the intent of the regulations and to head off potential issues associated with larger/faster UTVs coming to the market in the future that are essentially becoming SUVs in all but name.

The newest version of the proposed and updated regulations is provided below.

The changes also reflect and incorporate some of the recent feedback from the owner community.

*Updated Amendment
to Review!*

ARTICLE 7. VEHICLES AND TRAFFIC CONTROL

2. TRAFFIC CONTROL ON FILING ROADS:

(C) The Board will annually establish a date to close the Filing Roads to all motorized vehicle traffic and wheeled trailers except snowmobiles, electric snow bikes, and all-terrain vehicles (ATVs and UTVs) with snow tracks that also meet and comply with design including weight restrictions in subsection (D) below.

(D) Winter Vehicle Specifications (1) Only ATVs and UTVs designated as OHVs (off-highway vehicles) that are designed and manufactured specifically for off-highway use are permitted. (2) The OHVs must have belt or chain driven drivetrains. (3) The maximum dry weight of the tracked vehicle, as specified by manufacturer, will not exceed 3,500 pounds. (4) The maximum overall width of the vehicle, including tracks, will not be more than eighty (80) inches. All winter motorized vehicles must be registered and stickered by Arrowhead Patrol before use on the Filing roads as referenced in Article 7.(1).(A) & 7.(1).(B). (5) Small utility trailers with total weight including cargo less than 2000 pounds may be pulled behind approved winter vehicles, providing the trailer is riding on skis sufficient to prevent damage to the groomed roads. Trailers on wheels are not permitted once the Filing Roads are closed for winter traffic.

(E) After the established closing date of the Filing Roads, it will not be permissible to operate cars, trucks, or any other motorized vehicles, except approved tracked vehicles as specified previously. Under extraordinary circumstances the Filing Roads might be temporarily reopened, in which case non-tracked vehicles would be permitted to use the roads.

(F) All motorized vehicles, snowmobiles, electric snow bikes, and tracked vehicles must stay on the designated marked trails and filing roads. These regulations do not preclude AIA vehicles or utility maintenance vehicles or machines, approved by AIA, from utilizing the Filing Roads to make emergency repairs on water or utility systems or emergency tree removal or to remove or rescue disabled or stranded vehicles.

(G) All summer and winter vehicle traffic must yield to pedestrians, bicycle traffic, horseback riders, snowshoers, and cross-country skiers at all times. Individuals should also try not to impede normal vehicle flow.

Note: The reference to Arrowhead Patrol will be updated when all the references are changed to Arrowhead Outreach in the future.

The AIA Board and Community Are Concerned About the Civility and Inappropriate Communications Related to the Proposed Amendment to the AIA Regulations.

Multiple community members have expressed concern about recent communications and social media posts that not only contain inaccurate and factual errors, but are also inappropriate, uncivil, or are simply intended to be inflammatory or defamatory. AIA Board members, collectively and individually, have been insulted, defamed, and misrepresented by statements and posts made by individuals that have no official standing in the Arrowhead Improvements Association. They are not property owners in spite of false claims to the contrary. They are tenants on a property within the community. Instead of taking personal responsibility for decisions that were made in violation of existing regulations, or seeking to use formal and responsible processes to submit feedback or seek temporary relief, they decided to undertake a social media campaign using aggressive, inappropriate, defamatory, and misleading false statements, and intimidation as an attempt to influence the AIA Board and mislead AIA owners.

There has been an intentional and calculated effort on social media to define and control a false narrative about why the regulations were being updated, the intent or rationale behind the revisions, and the motives of the AIA Board. The AIA Board appreciates the owners that have chosen to understand the facts and not to be engaged and manipulated by these efforts.

Thank You,

AIA Board of Directors
AIAOwner1@gmail.com



The **2025 amended regulations require that the AIA business office has an email address on file** for the owner of each lot, or the person designated to act on behalf of any lot owned by an entity or several owners.

If you're not receiving AIA assessment billings via email, your address may not be on file. Please immediately provide your email address to Margaret Henry, AIA Office Manager: arrowheadofficemgr@gmail.com

The email address will be used exclusively by AIA and not provided to any other person or entity.

The AIA Business Office Needs Your Email Address!



AIA Business Office

A reminder from AIA Office Manager, Margaret Henry:

Dues assessments have increased again in 2026, because of the January 2024 favorable ballot vote to increase annual dues assessments.

2026 – beginning Jan. 1st: \$160/qtr. or \$640/ yr.

2027 – beginning Jan. 1st: \$165/qtr. or \$660/yr.

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

Other billing reminders:

- Invoices are sent on the first of every quarter (Jan. 1, April 1, July 1, & Oct. 1). If sent by email, you can pay electronically from the email.
- You will not receive an invoice if you have a credit balance or have signed up for recurring payments.
- All AIA payments made by check should be mailed to: AIA, P.O. Box 68, Cimarron, CO 81220.
- If you're currently receiving a quarterly invoice by mail, please consider receiving it by email. Contact me at arrowheadofficemgr@gmail.com to switch to email invoices.

- There's a new phone number for the AIA Office Manager: 970-209-9912





**THE SERVICE YOU WANT
THE PRICE YOU EXPECT**

Contact us for a quote!

(970) 892 0448

www.tapinpropane.com



LOCALLY OWNED & OPERATED

2026 AIA Board of Directors & Officers



Deb Hoven
President
dhoven.aia@gmail.com



Rachel Grasmick
Vice President
rgrasmick.aia@gmail.com



Mike Wilson
Secretary
mwilson.aia@gmail.com



Warren Gore
Treasurer
warrengore.aia@gmail.com



Bill Brassfield
Director
billbrassfield.aia@gmail.com



Dennis Roberts
Director
droberts.aia@gmail.com



Leilani Pacheco-Nichols
Director
LPNichols.aia@gmail.com

Email the entire AIA Board at aiaowner1@gmail.com

DETERMINATION & APPOINTMENT OF 2026 BOARD LIAISONS & RESPONSIBILITIES:

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

- Design Review Committee – Leilani Pacheco-Nichols
- Election Committee – Mike Wilson/Leilani Pacheco-Nichols
- Communications – Rachel Grasmick
- Forest Management – Dennis Roberts
- Arrowhead Outreach – Warren Gore
- Weed Control – Dennis Roberts
- Horse Corrals – Warren Gore
- Real Estate – Deb Hoven
- Lakes & Fish – Dennis Roberts
- Maintenance/Improvements – Dennis Roberts/Warren Gore
- Governance – Deb Hoven
- Insurance – Warren Gore



GARY MOORE SERVICES, LLC

- ***Septic Systems***
- ***Driveways & RV Pads***
- ***Cabin Site Prep***
- ***Gravel & Sand Delivery***
- ***Lot Mitigation***
- ***Water & Utility Installations***



**Serving Arrowhead
for 20+ Years!**

**ARROWHEAD
855 Wildflower Drive**

**MONTROSE
1856 6400 Road**

970-275-0316

ghmoore.llc@gmail.com

***Looking for
a real estate
agent?***



**Call Jennifer Thomas
Market Leader
Delta Branch Manager**

970-209-2378



**Real Colorado
Properties**



Maintenance & Improvements



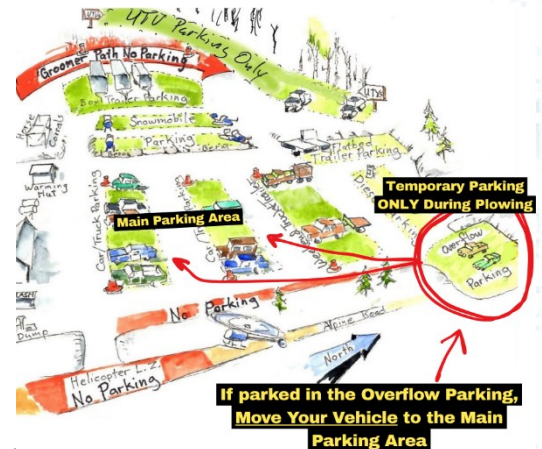
It's hard to believe that we are nearing the end of January at this writing, and we are suffering through one of the most minimal snow pack years in recorded history. Let's hope that changes as we turn the corner in mid-winter toward what is historically our biggest snow months.

As our equipment sits mostly idle, saving fuel and man hours, our maintenance team still has its sights on what is to come. We have on order a much-needed grapple attachment to go on one of our front-end loaders to assist our Forestry manager in skidding and loading of downed and felled trees in our common areas during the summer months.

A Couple of Reminders:

Please return your vehicles to the Main Parking Area, from Overflow Parking Area, once the main lot has been plowed. We have many vehicles remaining in the Overflow Parking Area from before Christmas that need to be moved in order to maintain the Overflow and have it ready should we need to plow the main lot.

Also, should we receive needed snow, stay aware of our grooming crew in the neighborhood in late evening hours. They are working for you to keep our filing roads smooth and for a more comfortable ride. Curtis and his crew have done a great job considering very minimal snow to work with.



Also coming in late May/early June, the Nucla Naturita Telephone Co. (NNTC) will begin an extensive improvement project in our community, installing underground fiber optic line in conduit along the edge of all our filing roads. NNTC will begin the project at the north end of Crest, working south as they go, along all filing roads in Arrowhead. This is expected to be a several month-long project, and may well stretch into next year to complete. This project is part of a federal government effort to upgrade internet and WiFi services to rural areas.

On the AIA board front, Dennis Roberts will be assuming the maintenance liaison role, with myself helping out whenever needed to share the workload, as the board tries to consolidate and be more efficient in serving all our various committees and priorities within the community.

Lastly, the board would like to thank Denny Chilcote for accepting our new position of Maintenance Lead. Will and Denny have worked well together for years maintaining our equipment and roads, as well as keeping the Alpine clear and safe in the winter. Owners and residents won't notice any change as Will moves into retirement and Denny assumes the Lead role.

Please yield to our heavy equipment operators as they are concentrating on the job at hand, and pass them with care. Stay safe, warm, and enjoy Arrowhead!



AIA Maintenance Liaison

Warren Gore

Email: warrengore.aia@gmail.com

Webpage: <https://www.arrowhead1.org/maintenance-improvements>





Services

Earth Work

- Waterline
- Powerline
- Septic System
 - Excavation & Installation
- Building Foundation Excavation
- Lot Clearing
- Driveway Prep

970-275-6409

DCservices96@outlook.com

Arrowhead Seven Ten ♥
Relax, Escape, Unwind
Discover the Beauty of Arrowhead

Thinking Spring?

Call Tammy.....

970-683-1617

Independent Real Estate Broker



**arrowheadseventen
@gmail.com**

www.tammybensley.realtor



ARROWHEAD
IMPROVEMENTS ASSOCIATION, INC.

Stay up-to-date on ANY Device!

Find everything you need on www.Arrowhead1.org!



Click here to check
back to our website



Arrowhead Outreach



Another new year is upon us, and we may be wondering what happened to 2025. I hope everyone had a great and healthy 2025 and Christmas. May your New Year be even a better year for all in 2026!

This year was slow getting winter to settle in on us. We didn't receive any snow until the last week of November with only about 1 ½ inches. However, a significant storm the first week in December necessitated closing the filing roads. With no additional December snow, the roads were reopened for a short period before New Year's Eve but closed again the following weekend. Filing roads remain closed as of this Smoke Signals publication.

There is not enough snow to place the snow stakes as of the middle of January. Until the snow stakes get placed, please be careful following the trails especially at night. Grooming has been almost impossible with the limited snow. Please call Arrowhead Outreach with any questions, 970-209-6335.

The parking lot has a new camera security system that was installed and running by the first of December. It covers the entire parking lot with better clarity and will greatly help Outreach monitor the lot. If you see any suspicious activity or have questions, please take notes and call Outreach.

Also, please notify Outreach of any lost and found items so we are aware. We rarely get owner calls regarding lost items. If we are notified early, we may be able to find items during our frequent filing road travels. We ask everyone to place found items in the warming hut unless it is an expensive item. Please give any high value items directly to an Arrowhead Outreach team member for safe keeping and so we can assist in locating the owners.

I'd like to thank the owners for moving their vehicles in a timely manner so Will is able to plow the winter lot. We have had only one clearing of the lot this season for lack of snow. It helps the crew immensely when we don't have to work around parked vehicles. Also, once the winter lot plowing is completed, we need everyone who parked in the overflow area to move their vehicles back to main parking lot. We need to keep the overflow parking area as empty as possible so we can keep the snow cleared. Please don't make it your main parking spot. Thank you for your ongoing help!

For owners new or old, if you have any questions regarding Arrowhead, please call Outreach and we will try to answer your questions. If you're a new owner and would like an Arrowhead orientation, please call Outreach. We would love to meet you and get to know our new neighbors.

I would like to thank our Arrowhead Outreach crew for a job well done this past year; Jim Gelsomini, Steve Henderson, Shawn Cooper, and James Darnell! Outreach remains committed to helping our Arrowhead community throughout the new year and beyond!



Warming Hut!

- Located in the SW corner of the Winter Lot
- Find Lost & Found Items
- Warm up when needed!



Leonard Wasilewski, Arrowhead Outreach Lead

Phone or Text: (970) 209-6335

Email: arrowheadoutreach@gmail.com

Webpage: www.arrowhead1.org/arrowhead-outreach



Arrowhead Property Services
BRYAN HUFF APScimarron@gmail.com
970-314-4096

General Construction Services

New Construction
Custom Mountain Home Building

Remodels & Additions

Sheds | Garages | Decks

Site Development

Home Design

**NOW IS THE
TIME TO START THINKING....**

**Summer
PROJECTS!**

Forestry Message

Arrowhead beetle samples collected in 2025 are currently in Ft. Collins where they will be counted by the Colorado State Forest Service (CSFS) entomology staff. Statistics on the current bark beetle populations in Arrowhead will be available later in 2026.



MCH Packs/ACE Caps

Guidance from the Gunnison CSFS office supervisor shows Douglas-fir bark beetle activity was significant in southern Gunnison County last year (Arrowhead), with continued pest pressure expected to be high again in 2026. For Douglas-fir bark beetle management, either MCH repellent pheromones (1,000 mg “double bubble” packets applied at a concentration of 20/acre) and/or ACE Caps (individual tree protection) are recommended.

MCH Pack Prices for 2026

Single Bubble - \$2.27/pack
Double Bubble - \$3.32/pack

ACE Cap Prices for 2026

3/8" 75 ct. - \$56.25/pack
1/2" 50 ct. - \$45.00/pack

For reference in 2025, approximately 48% of Arrowhead properties participated in the MCH Pack and ACE Cap program. If you've not participated in the past and/or are a new property owner, please purchase MCH/ACE Cap treatments in 2026, contributing to the sustainability of Arrowhead's healthy landscape and forest.

NOTE: Based upon the CSFS Gunnison field office guidance, Arrowhead property owners are encouraged to purchase the MCH double bubble packs (1000mg) in 2026, installed at the suggested rate of 20/acre. Please contact the Arrowhead Forest Manager directly with ordering and installation questions for MCH Packs and/or ACE Caps.

Arrowhead Firewise Annual Renewal

Arrowhead's updated Firewise certificate is available on the [AIA website](#) and is also posted in firehouse on Forest Manager Document Center. You can also email the **Arrowhead Forest Manager** for a copy. We're proud to be Firewise USA community that has actively worked to reduce wildfire risk by following the Firewise USA program guidelines, which includes completing a risk assessment, creating an action plan, organizing community events, and maintaining defensible space around homes. The certificate is awarded through the National Fire Protection Association (NFPA), is based upon 2025 landscape mitigation achievements.

2026 Arrowhead Forestry Plan

Below is the list of planned Arrowhead Community projects for 2026:

- Vegetation slash chipping program, returning organic matter to landscape, and reducing prescribed burn pile
- Continued use of local contractors to assist in common ground mitigation efforts
- Forest Manager participation with the following groups: Western Region Wildfire Council (WRWC), Fire Adapted Colorado (FACO), Colorado River Sustainability Campaign (CRSC), with the focus on discovering grants to aid in mitigation and reseeding efforts.
- Clear bar ditches along filing roads with the objective of controlling spring run-off and summer rains
- Develop and manage an incentive program for to increase MCH/ACE Cap participation

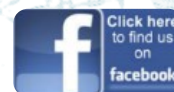


Jim Gelsomini, AIA Forest Manager

Phone: 970-209-7755

Email: ArrowheadForestManager@gmail.com

Webpage: <https://www.arrowhead1.org/forest-management>





PENCIL

-LOG PROS-



- LOG HOME EXPERTS
- STAINING & SEALANTS
- CHINKING
- MEDIA BLASTING
- STRUCTURAL REPAIR

970-462-7706
www.PencilLogPros.com

BEFORE



AFTER



The 12th Annual Arrowhead Poker Run



When:

Saturday, February 21st, 2026
9:30a - 4p

Where:

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

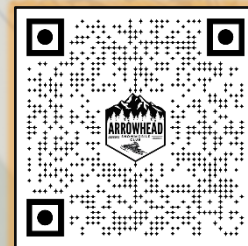
*Breakfast & beverages available
for purchase at the Lodge.*

*Costume Contest - Most creative
"Retro/Classic Snowmobile"*

Cost:

Pre-Registration: \$30/person
Day of Event: \$40/person

*Click for more Information about
the ASC 2026 Poker Run!*

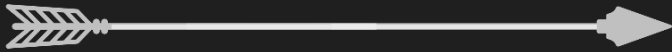


<https://www.arrowheadsnowmobile.org/>





ARROWHEAD BOOM LIFT RENTALS



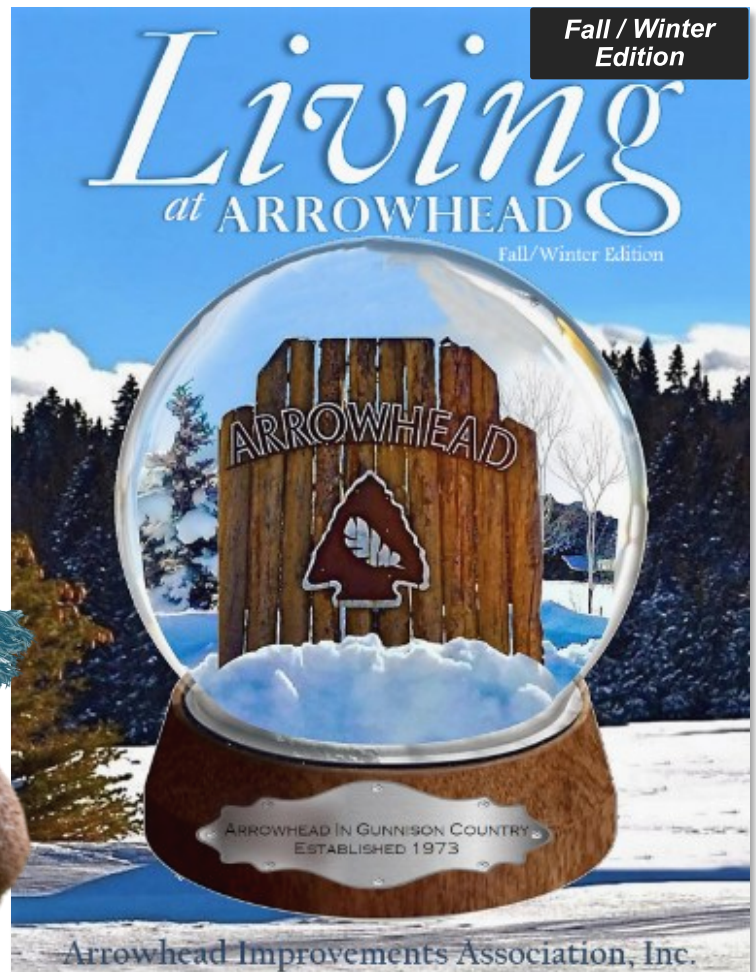
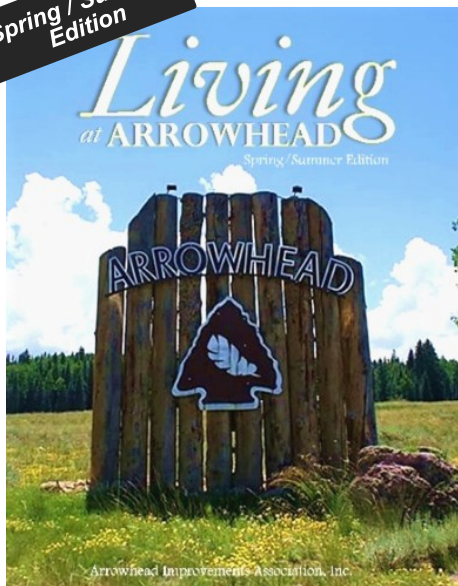
For Information
and Reservations

CALL
970-275-6409

Read our **Fall & Winter LIVING IN
ARROWHEAD BOOKLET** to learn more about
our beautiful community!

CLICK HERE or visit our website at
www.arrowhead1.org!

Spring / Summer
Edition



Design Review Message



The holidays have come and gone, and we are STILL waiting for our snow. Hopefully, Mother Nature will get busy and get us back up to our "normal" levels!! Our first meeting in 2026 will be March 9th. We will meet at the Arrowhead Mountain Lodge at 9am. If you are planning 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 @jthompsonaia.drc@gmail.com and I will have you on the agenda for the March 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. It also allows you time to get building permit applications turned in to Gunnison County if needed.

ONE new requirement from Gunnison County and ONE notice...If you are planning to replace or repair your roof (25% or more, the county now requires you to get a building permit from them). I have also heard a rumor that the county is updating their Wildfire Codes which were adopted in 2022. This is to stay in compliance with state changes. Please contact the DRC with your plans and we can direct you to the correct contact with the county if needed.

Gunnison County adopted new [Wildfire Codes \(WUI\)](#) in 2022. 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 contractors have already started booking their schedules 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 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 mailed to the highlighted address on the Construction Agreement:**
Arrowhead Improvements Association, Inc.
PO Box 68
Cimarron CO 81220
- Send **all building plans with the Plot Plan and Construction Agreement to jthompsonaia.drc@gmail.com**
- You need to locate your center pin 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 needed
- Flag any site of improvements -- driveway, shed perimeter, trees you think need removed, etc.
- Once this is done contact Joanie Thompson (jthompsonaia.drc@gmail.com) and I or a committee member will schedule a time for a site visit
- Please refer to this [document](#) for many of the different project types done in Arrowhead
- Here is the link to the [Design Review Committee website](#) where you can find the [regulations](#) and more information

**** 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 County septic system, AND your shed will be **NO larger than 200sf**, you do not need a Gunnison Co building permit. If the shed is larger than 200sf, you're required to apply for a building permit through Gunnison Co.**
- If you do not have an approved Gunnison County septic system, you're required to get a building permit from Gunnison County, no matter 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's better to ask than be in violation of the [Arrowhead Regulations](#). With all the new owners, come new contractors that DON'T 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.**

2026 Meeting Dates and Times - All meetings take place on the second Monday of the month, March - October, start at 9am, and are at the firehouse, unless the filing roads are not open. Then we will meet at Arrowhead Mountain Lodge. The April meeting will be email only.

2026 DRC Meeting Dates

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

Please continue to follow the requirements set forth for improvements in the [2020 AIA Regulations](#). This helps the committee move forward for you more quickly. If your project requires a Gunnison County Permit, [please click here](#) to access their website.

We look forward to working with the owners of this great community!



Joanie Thompson
AIA Design Review Mgr.

jthompsonaia.drc@gmail.com





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.



Don't Miss Official Arrowhead Updates!

IMPORTANT!

In order to receive news and announcements from the Arrowhead Improvements Association HOA, 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, including the Arrowhead Fire Protection District.

This blast email listing is confidential and is not shared with any third parties. You have the ability to remove/unsubscribe your name from this email listing at any time.

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

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



Arrowhead Book Club



Date	Title	Author	Category	Presenter
June 6	Happy Land	Dolen Perkins Valdez	Historical Fiction	Nancy Hale
July 11	A Night Divided	Jennifer A. Nielsen	Historical Fiction	Lorraine Darneal
August 1	What Rose Forgot	Nevada Barr	Comedy/Mystery	Linda Baumgartner
September 5	Hotel Laguna	Nicola Harrison	Historical Fiction	Sue Kindschy
October 3	The Keeper of Happy Endings	Barbara Davis	Fiction	Nicole Huff
November 7	The Paris Library	Janet Skeslien Charles	Based on a true story	Kathy Koeltzow

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



Not yet ready to join the book club?

Pick up a book from Arrowhead's Little Free Library this winter!

You'll find the Little Free Library **located by the Arrowhead Mountain Lodge's lobby entrance.**

- Please take one or two books of interest and leave one or two of your favorite books to share.
- DO NOT leave boxes of books. Save those for the AVFD garage sale next summer!





Arrowhead Nordic

Cimarron CO

Arrowhead Nordic would like to thank the AIA community for the encouragement and positive support we've received as our Nordic program enters its second season. We appreciate the many residents who value having groomed Nordic ski and snowshoe trails at Arrowhead.

Arrowhead Nordic operates under fiscal sponsorship of Montrose Community Foundation, a registered 501(c)(3) nonprofit. All donations, trail fees, and memberships are applied directly to trail grooming, fuel, equipment maintenance, maps, and signage.

- All trails are on private land accessed through use agreements
- All grooming and maintenance are performed by volunteers
- Arrowhead Mountain Lodge provides snowcat use at no cost

Discounted season memberships are available for AIA residents.

Learn More / Get Involved
arrowheadnordic.org
info@arrowheadnordic.org



ARROWHEAD
IMPROVEMENTS ASSOCIATION, INC.

AIA FORMS



CLICK HERE

All AIA Forms can be found on our website: www.arrowhead1.org

FELLOWSHIP *with* FRIENDS

EVERY SUNDAY

9:30A

ARROWHEAD FIREHOUSE

Join us for a joyful
time of community
fellowship!

ALL ARE WELCOME!



COFFEE



SHORT
MESSAGE



SNACKS

Arrowhead Snowmobile Club News



We have finally been able to groom the Willow Park Trail up to Willow Park in addition to the Alpine Plateau. We should have the trail groomed to Soldier Summit and Big Blue by February 1st. Riding conditions are much improved, but may be thin in spots. Also, we are beginning the placement of the trail marker poles up-country and will have the poles in place as snow conditions permit.

If you're planning to take your tracked Side x Side on Alpine Plateau Road or Willow Park Trail, you must have a Colorado Parks & Wildlife Snowmobile registration on the SxS in addition to your summer OHV sticker. This is a new point of emphasis for the CPW rangers. Contact the Montrose CPW office to get your additional snowmobile registration for your buggy.

Are you wondering about the grooming status of ASC Snowmobile trails? Want an app with a downloadable map that will track your GPS position? Download the Colorado Trail Explorer (COTrex) app on iPhone or Android. Simply search for "Alpine Plateau Snowmobile Trail". Change your Activity to Snowmobiling and you will see the Willow Park trail also. You can download the map for offline use so it is available on your phone even without cell service but will show your GPS location. Get the App on your phone or use the online version:

<https://trails.colorado.gov/trails/alpine-plateau-snowmobile-23002#activity=snowmobile>

2026 Poker Run – Preparations Underway!

We're gearing up for the **2026 Poker Run**, and it's going to be bigger than ever!

- **Sponsorship Opportunities:** Contact **Craig Hoven** at arrowheadsnowmobile@gmail.com.
- **Silent Auction Donations Needed:** Do you own a local business or create unique items? We'd love your contribution to our silent auction!
- **Volunteers Needed:** Want to help make this event a success? We need enthusiastic volunteers for planning, setup, and event-day activities. Reach out to Craig to get involved!

Your support helps keep our trails maintained and our community strong!

UPCOMING EVENTS

14 FEB | CLUB MEETING @ THE FIREHOUSE
10 - 11:30A


21 FEB | 12TH ANNUAL ARROWHEAD
SNOWMOBILE CLUB POKER RUN @ AML
9A - 5P

14 MAR | CLUB MEETING @ THE FIREHOUSE
10 - 11:30A



MARK YOUR CALENDARS & JOIN THE FUN!



**Alpine Plateau Trail**

Trail head begins on Alpine Plateau Road

Open

Grooming Status Groomed

Date Groomed 1/25/2026

Snowfall 18.00 inches in the past 48 hours

Estimated Base 24.00 inches

Last Report 1/26/2026 7:35 PM

Trail Report ☹️
Alpine Plateau Trail (FS867) groomed to Willow Park. Willow Park Trail groomed. Use Caution off trail as stumps and rocks are still in play.

Other Information ☹️
Early season conditions. It is deep in some spots and thin in others. Please use caution!

VISIT THE CSA WEBSITE THROUGHOUT THE YEAR FOR CURRENT ARROWHEAD SNOWMOBILE TRAIL CONDITIONS!

www.snowmobilecolo.com



26th FIRE & ICE Annual SNOWSHOE MINI GOLF TOURNAMENT

Benefiting Arrowhead Fire Protection District



February 28th at the Firehouse!

Please meet at the Firehouse at 3:00pm to be assigned to a team, and enjoy the competition with your friends and neighbors.



- Prizes of Arrowhead Swag for the top 3 teams!
- Warm yourself by the outdoor fire!

Even if you are not golfing join us for Happy Hour from 5:00 to 6:00, the Auxiliary will provide wine, you can bring your own beverage if you would like!

Happy Hour



There will be a Soup/Chili Cook-off, sample the soup/chili during the Happy Hour and Vote for your favorite one. Prizes for the top 3 soup/chilis!

If you would like to enter a Soup or Chili, please text what you are bringing to 303-913-9763



At 6:00 we will have dinner enjoying all the entries. The Auxiliary will provide some fixings to go with the soup and chili.

There will be Swag for sale and also a Wine, Whiskey, Brandy, and Baileys Pull!

If you would like to Donate please get in contact with
Leslie 620-341-3637 or Anita 303-913-9763

Arrowhead Fire Protection District

NEW Arrowhead Website:
AFPD.Colorado.gov

Fire House Contact 970.862.8330

**SIGN UP For AVFD
Notifications HERE**

**Register Your Number For
Gunnison Regional Alerts**



**Join the Arrowhead
Volunteer Fire Department Team**

NO EXPERIENCE NECESSARY!

Volunteer Positions:

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

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

**AVFD
NEEDS
YOU!**

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

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

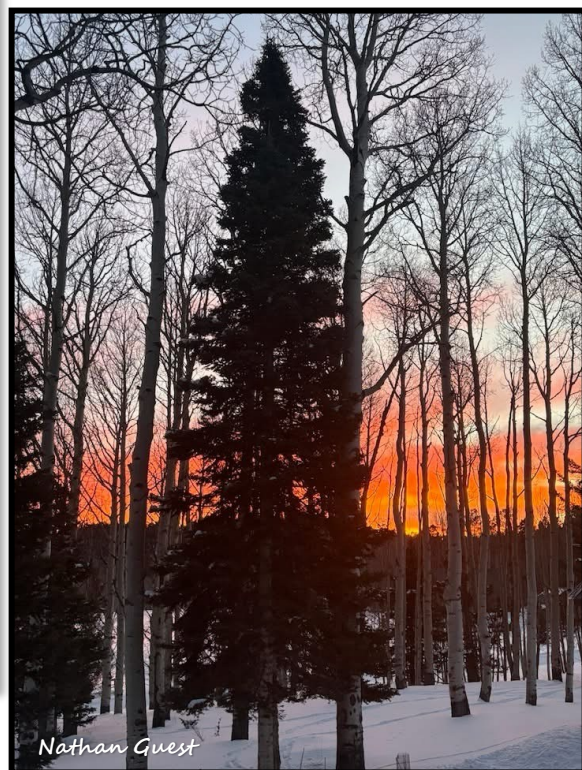
Life Above 9000'

Share your Photos!

communications.aia@gmail.com



Chrystina Boo



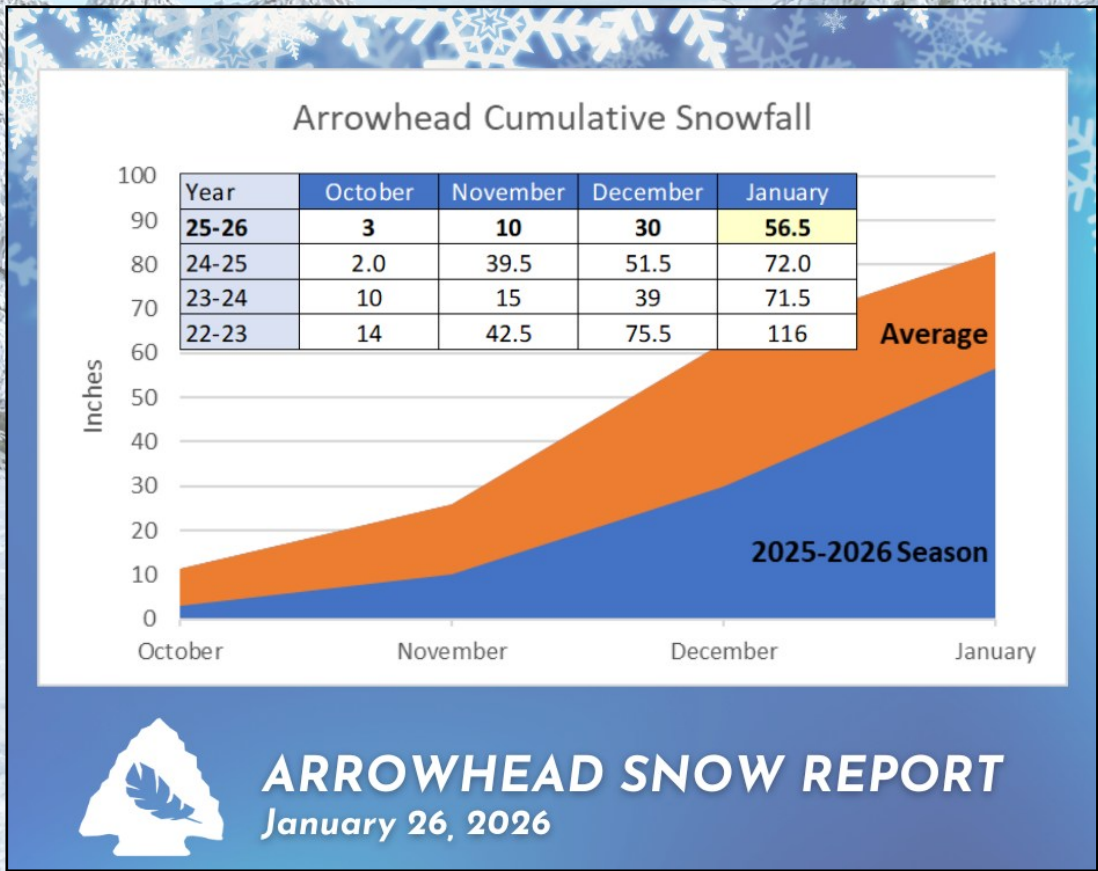
Nathan Guest



Grace Walker

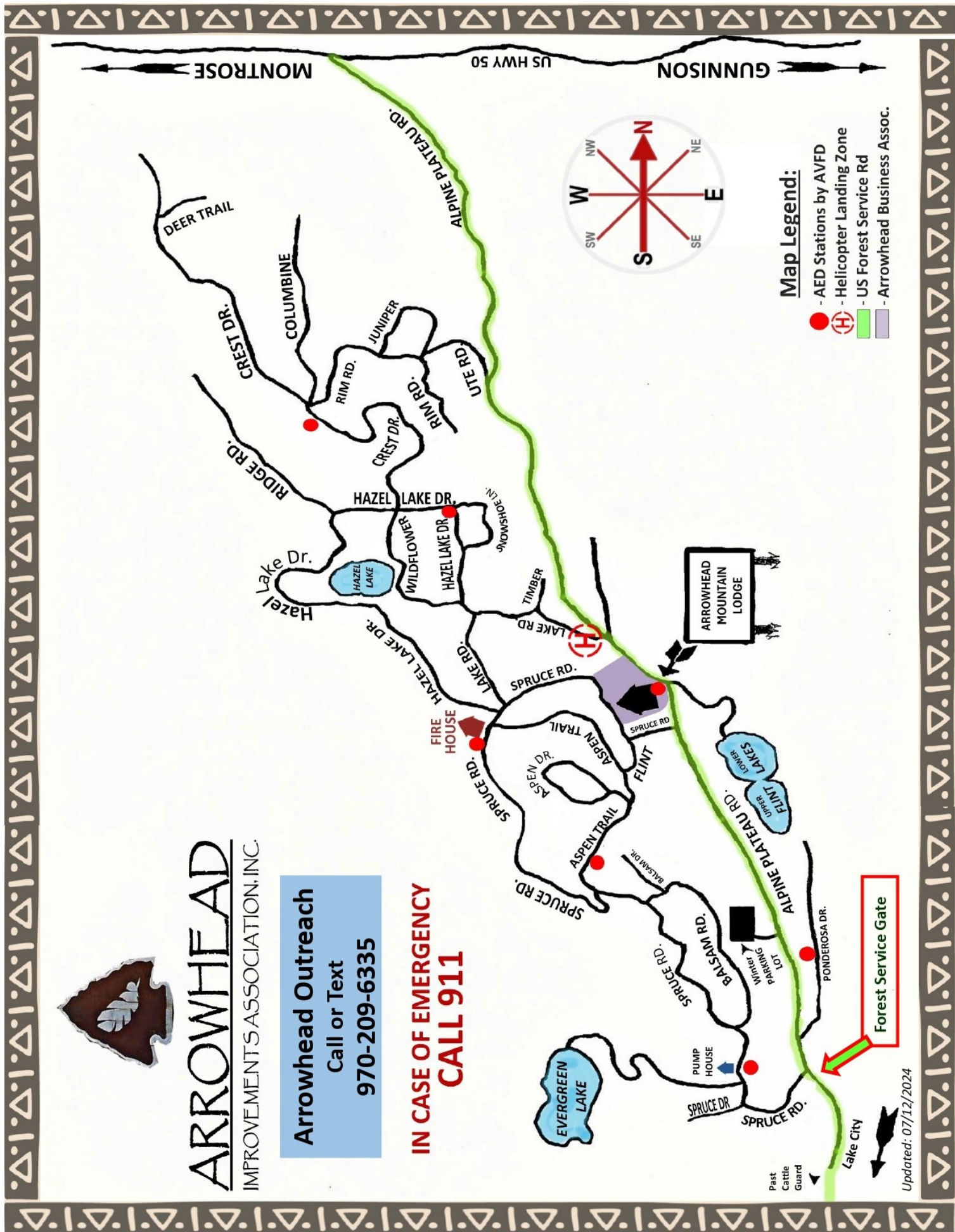


Jennifer Bonner



Click to see the current, detailed Arrowhead Snow Report & Past Snow Reports in the Snow Report Archive!







AIA Property Owner Information

Important Phone Numbers

- Emergency Fire and Medical - call 911 (Gunnison)
- Arrowhead Outreach - call or text (970) 209-6335
- Arrowhead Firehouse - (970) 862-8330
- Evergreen Lake Water Company - Office 970-862-8204 (Emergency 970-862-8211)
- 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

Arrowhead Outreach

The Arrowhead Outreach team is always available to help with:

- Vehicle stickers & visitor passes REQUIRED to use AIA filing roads
- Firepit Approval (Annual Inspection Required)
- Fishing Passes for Flint Lakes (Required)
- Regulations Information & more!

Email: ArrowheadOutreach@gmail.com



Design Review Committee:
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

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

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:
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!



Owner Information Quick Guide

[CLICK HERE to Enlarge, Download and/or Print](#)

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

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

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



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

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.



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 not be moved, removed or altered!!



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.**



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



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.



Renting Your Property: Owners are responsible and accountable for their guests' noncompliance to the regulations. Renters must be given information about our community.



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.



Volunteering: Our community depends on volunteers for almost everything. Please look at the website for ways to get involved at www.arrowhead1.org



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.



You can find additional information on our AIA website at www.arrowhead1.org

To stay digitally connected to our community for important updates:

- Visit our Facebook page: [f Arrowhead Improvements Association - AIA](https://www.facebook.com/ArrowheadImprovementsAssociation)
- Join our Blast Email Listing

And Most Importantly . . .

Get to know your neighbors--they are a wealth of information!!