

December '25 / January '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

Trash Service: Email: arrowheadofficemgr@gmail.com

Phone: (970) 862-8240



The Arrowhead Improvements Association Official Website & Smoke Signals Newsletter Disclaimers: www.arrowhead1.org

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

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

News Articles

The deadline for news articles is the 20th of the month before the next bi-monthly issue. Please email news articles to **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

Rosanna Harris, Secretary rosannaharris.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



CIMARRON

WEALTH MANAGEMENT




1115 N. Main St. Suite A
in Gunnison
Ph: 970.641.0400

1731 E Niagara Road
in Montrose
Ph: 970.249.9882
wealthwithapurpose.com

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your financial journey.



Betty Tomlinson, Wealth Manager
Here to serve you with offices in
Montrose and Gunnison!

Advisors associated with Cimarron Wealth Management, Inc. may be either (1) registered representatives with, and securities offered through LPL Financial, Member FINRA/SIPC, and investment advisor representatives of Cimarron Wealth Management, Inc. or (2) solely investment advisor representatives of Cimarron Wealth Management Inc., and not affiliated with LPL Financial. Investment advice offered through Cimarron Wealth Management Inc., a registered investment advisor and separate entity from LPL Financial.



Services

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- Waterline
- Powerline
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- Building Foundation Excavation
- Lot Clearing
- Driveway Prep

970-275-6409
DCservices96@outlook.com

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



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

President's Message

Dear Arrowhead Community Members,

As we close out 2025, I'm excited to share the progress we've made together this year:

Arrowhead Year in Review

2025 CHECKLIST:

- ✓ **New Insurance Policies**
We transitioned to new insurance policies, delivering significant cost savings and strengthening financial stability for our community.
- ✓ **Outreach Program**
We introduced **Arrowhead Outreach**, a dedicated community resource advocate focused on supporting residents and monitoring compliance with community regulations. This new approach replaces the former "Patrol" functions, emphasizing engagement and proactive assistance.
- ✓ **Alpine Plateau Project**
In partnership with the Forest Service and Gunnison County, we saw major progress on the Alpine Plateau project. The county completed the first step by delivering gravel and grading the road. We've received confirmation from Martin, Public Works Manager, that work will continue in 2026.
- ✓ **Winter Parking Lot Security Cameras**
New security cameras are now fully operational in the winter parking lot, enhancing safety for all residents. The next phase will explore adding Wi-Fi capabilities for improved functionality.
- ✓ **Governing Policy Revisions**
In November, we finalized the first revision to our governing policies—an important step toward moving the community forward.

Looking Ahead To 2026

We're excited about the opportunities ahead, including:

- Updating the **employee handbook** to reflect best practices.
- Continuing the **revision of governing documents** for clarity and compliance.
- Updating the **Forest Service Special Use Permit** to ensure alignment with community needs.
- And more initiatives to strengthen Arrowhead for the future.

Thank you to everyone who participated in board meetings and community projects this year. Your involvement has been instrumental in our success. Arrowhead is moving confidently into the future while preserving the beauty and values we all cherish.

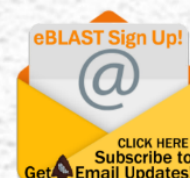
Thank you to the AIA Board for driving meaningful progress and growth throughout 2025. It has been an honor to serve as Board President and follow in Mr. Fowler's footsteps. I look forward to what we can accomplish together in 2026.

Warm regards,



Deb Hoven
AIA President

Email: dhoven.aia@gmail.com



Arrowhead WINTER Property SERVICES

LOAD UP FOR A WARM

"MOUNTAIN UBER"
TAXI SERVICE
RIDE TO THE CABIN!

SNOW & ROOF
REMOVAL RAKING

MACHINE UNBURY & WARM UP
CABIN WARM UP

CONTACT
BRYAN HUFF
CELL

970-314-4096

EMAIL

apscimarron@gmail.com

Follow us on Facebook for more information!

DRIVEWAY
PACKING





COMMUNITY APPRECIATION



Rosanna Harris

Thank you to outgoing AIA Board Member, Rosanna Harris, for her 6 years of dedication and service!

Rosanna, thank you for your volunteerism, commitment, and being such a valued member of our Arrowhead Community!

IN GRATEFUL APPRECIATION OF YOUR DEDICATED SERVICE
TO THE PEOPLE OF THIS COMMUNITY

*Thank
you!*

2025 AIA Board of Directors & Officers



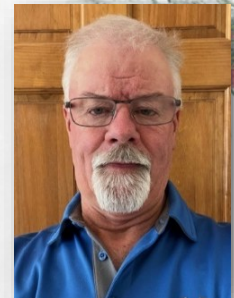
Deb Hoven
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dhoven.aia@gmail.com



Rachel Grasmick
Vice President
rgrasmick.aia@gmail.com



Rosanna Harris
Secretary
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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

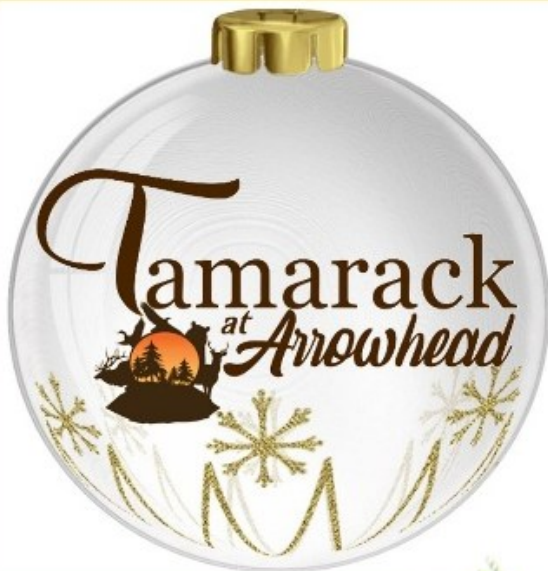
You can email the entire AIA Board at aiaowner1@gmail.com



Thank You!

MERRY CHRISTMAS
AND
HAPPY NEW YEAR

It has been our honor and privilege to assist you with your real estate needs this year!! We are grateful for you, your trust in us and your business! If you ever have any questions or concerns, always remember that we are here to help!



www.tamarackatarrowhead.com

Carol Bond

Mobile: 970-497-9740

Office: 970-862-8375

cmbond13@gmail.com

Jeri Simms

Mobile: 970-208-6585

Office: 970-862-8477

tamarack@realtor.com



2025 BOD Election Results

Congratulations to the Winners!



Rachel Grasmick



Dennis Roberts



Mike Wilson

New members of the AIA Board of Directors start their three-year term in 2026 and will be sworn in at the January 17th Regular Board Meeting. We thank all five candidates for volunteering to run for the Board of Directors. The Election Committee also thanks Law of the Rockies for tabulating the results and managing our election. Finally, we send a big thank you to all owners who voted!

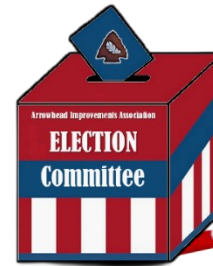
More details on the election results can be found on the [AIA website](https://www.arrowhead1.org). If you have any questions, please email the AIA Election Committee at aia.electionscommittee@gmail.com.



***Thank you to the Election Committee
Volunteers for Serving Our Community!***

Board Liaison: Rosanna Harris

- Linda Bloss - Chairperson
- Diana Broughton
- Millie Fowler
- Cindy Olivier
- Martha Darby



Arrowhead Seven Ten



Merry Christmas & Happy New Year

Thank you to all that have given me your support in
2025!!!

May you have a healthy, blessed & prosperous 2026!!

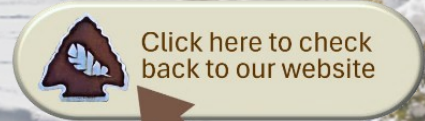
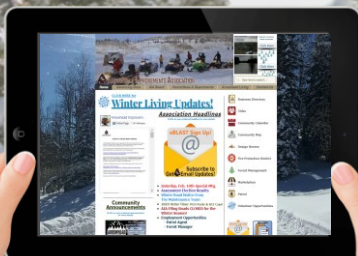
Tammy Bensley
Independent Real Estate Agent
970-683-1617 Cell/Text
970-862-8271 Cabin
arrowheadseventen@gmail.com
www.tammybensley.realtor



ARROWHEAD
IMPROVEMENTS ASSOCIATION, INC.

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Find everything you need on www.Arrowhead1.org!





YOU'RE INVITED TO

CHRISTMAS

Pottluck

TUESDAY
5:00 PM

9

DECEMBER,
2025

Arrowhead Firehouse

Bring your favorite dish and holiday cheer to share!
Let's celebrate the season together!

SECRET SANTA EXCHANGE
FOLLOWING DINNER \$25.00
LIMIT

Still looking for the perfect
gift? The auxiliary will have
our Arrowhead Apparel for
sale!

Hope to see you there 



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Jennifer Thomas
970-209-2378



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Properties



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 Outreach



In the 23 years I have been in Arrowhead, this is the first time I recall no snow as of November 15th. Mother Nature sure can be whimsical!

UTV & Snowmobile Parking

Winter vehicle parking is at a premium especially during the holidays. **Please remember to park your UTV's and snowmobiles on the west hill if you will be gone for more than two days.** Arrowhead Outreach team members will be on duty during the holidays to ensure rules are followed, allowing parking access to all owners.

Diesel Parking

We currently have four more diesel parking spots open if anyone needs one for this winter season. Contact Arrowhead Outreach for assistance.

Trailer Parking

Thank you to everyone for calling us before parking your trailers. It has greatly helped us properly align the parking. Once the flatbed trailer area gets full, we will be parking additional flatbeds in the north end of overflow parking after Will plows it. We will continue to park on the west bank and later move some as needed to the overflow. Again, please contact us before parking your trailer, and we will meet you at parking lot.

Please contact us if the vehicle/trailer parking in front of diesel parking is full. We will assist you in finding a parking location. **Remember, the trailer/vehicle parking in front of the diesel parking is only temporary, not full-time parking.**

Overflow Parking Area

The overflow parking area is for use when we are plowing the main parking lot. Please park in the main parking lot unless we've notified everyone to temporarily move to the overflow area for plowing. Please don't make the overflow your main parking. Remember that no trailers, solo or attached to a vehicle, are allowed to park in the overflow area. Once our crews are finished plowing, we ask that you promptly move your vehicles back to the main parking lot.

Trash Compactor

The trash compactor has the second latch removed since bears aren't a problem during the winter, but because of this, we're frequently finding the door open. Please be sure the latch is secured when you shut the door. Thank you to most everyone honoring our compactor rules. Rules are posted by the compactor and on the AIA website. Please contact Arrowhead Outreach if you're still unsure if a specific item can be placed in the compactor. We're always glad to help. We will continue to follow up with anyone not following the compactor rules, and the new security cameras should make this task easier.

If you have any questions, please call or text us at 970-209-6335. If you're a new owner and would like an orientation about Arrowhead, please call us and set a time to get together.

Everyone, please play and drive safely this holiday season. Be sure to pay attention to weather forecasts and carry necessary safety equipment while driving in case of an emergency. We wish everyone a very Merry Christmas and a Happy New Year!

Winter Parking Lot

Arrowhead Improvements Association (AIA)

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



Arrowhead Outreach
(970) 209-6335

- 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 Arrowhead Outreach.
- Flatbed trailers are parked in the NW corner of the main parking area. See below Required Fee Schedule or contact Arrowhead Outreach.
- 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 Arrowhead Outreach.

No Parking Areas

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

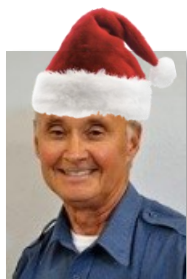
Other Dos and Don'ts

- 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 hours).
- You must remove your vehicle when maintenance is plowing the lot. If you cannot remove your vehicle, you must make arrangements with a neighbor or Arrowhead Outreach for help.
- Never chain snowmobiles together.

AIA Winter Parking Lot Required Fees

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

[CLICK TO PRINT OR DOWNLOAD Winter Parking Lot Information](#)



Leonard Wasilewski, Arrowhead Outreach Lead
Phone or Text: (970) 209-6335
Email: arrowheadoutreach@gmail.com
Webpage: www.arrowhead1.org/arrowhead-outreach



Changing Times,
Changing Compensation Plans!

ARROWHEAD



Lucia Lebon

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OVER 17 YEARS

Arrowhead Ranch Real Estate

*With unparalleled expertise, dedication,
and a proven track record, Lucia is the
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My innovative compensation structures reflects the
evolving real estate environment. With options like
hourly rates and a maximum cap you can save money
while receiving tailored service while prioritizing
your goals.

cell - 970-209-4589

office - 970-862-8402

arrowheadre@gmail.com

arrowheadranch.com



ARROWHEAD BOOM LIFT RENTALS



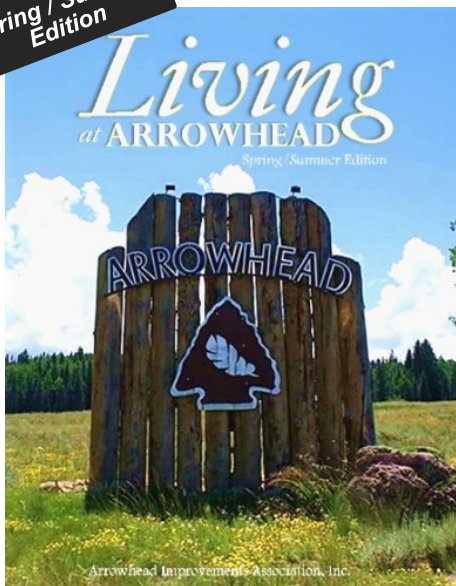
For Information
and Reservations

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



Fall / Winter
Edition

Living
at ARROWHEAD
Fall/Winter Edition



Arrowhead Improvements Association, Inc.

Maintenance & Improvements

If you have been by the winter parking lot and maintenance building lately, you will have noticed our heavy equipment is chained up and ready for winter snow operations. However, to the dismay of many of us snowmobilers, the snow has been slow to arrive. Rest assured, though, Will and Denny are prepared and ready when the time comes. Chaining up those machines is no easy task! Please pass them with caution when you meet them on the Alpine, at any time of the day or night. I would also like to introduce Jennifer Bonner and Steve Henderson as back up equipment operators in the event of illness, emergency, or just as extra hands should the need arise.

A big shout out of thanks to Todd Rodencal, our resident tech guy, for designing and installing our newly expanded security camera system that is now operational! Multiple views of the entire winter lot parking area are now monitored 24 hours a day, as well as watching our fuel and snow cat/groomer staging area. If you see Todd around, thank him for his expertise; it is greatly appreciated!



Another shout out goes to Curtis Marconnet for assembling and scheduling our grooming crew for this winter's filing road grooming operations. Please be aware you can meet the groomer any time after dark. Grooming is typically started late in the evening when there are fewer people out, to minimize needing to pass oncoming traffic and lifting of the groomer. The groomer takes up the full width of the filing roads. These gentlemen sacrifice their time and expertise on cold nights when the rest of us are tucked away in our warm cabins for a comfortable night's winter nap.

Lastly, let's all appreciate the meaning of the holiday season, and enjoy what makes Arrowhead a special place in winter. The snow, solitude, beauty, good neighbors, and making memories with our families.



AIA Maintenance Liaison

Warren Gore

Email: warrengore.aia@gmail.com

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





DETERMINATION & APPOINTMENT OF 2025 BOARD LIAISONS & RESPONSIBILITIES:

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

- Design Review Committee – Deb Hoven
- Election Committee – Rosanna Harris
- Communications – Rachel Grasmick
- Forest Management – Dennis Roberts
- Arrowhead Outreach – Warren Gore
- Weed Control – Dennis Roberts
- Horse Corrals – Warren Gore
- Real Estate – Rosanna Harris
- Lakes & Fish – Dennis Roberts
- Maintenance/Improvements – Warren Gore
- Governance – Deb Hoven
- Insurance – Warren Gore/Deb Hoven/Bill Brassfield



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.



Forestry Message

Annual Forest Refuse Burn

The 2025 burn permit, PVT-25-305, was approved by the Colorado State Smoke Control, following their review. The primary ignition day is *tentatively* scheduled for Saturday, December 20th, based on weather conditions. The final pile size for 2025 presents a significant increase over previous years, due to the direct efforts of property owners and their contractors. Volunteers are still needed to assist with the burn day! If interested in helping, please email your name, email address, and mobile number to my email address below.



Arrowhead Firewise Renewal

Arrowhead's Firewise renewal for 2026 was submitted on Friday, 11/21/2025, with updates to the Community-Wide Protection Plan and Community Risk Plan, including community mitigation efforts performed in 2025.

New Shortcut: Winter Parking Lot → Balsam Road

The new shortcut from the winter parking lot to Balsam Road is ready for use... just in time for the snow season! The revised route is wider, allowing two winter track vehicles to pass safely using appropriate speeds. There are a few red reflectors that still need placed to identify the route so please use caution. **Remember, short cuts are to be used ONLY when the filing roads are closed and there's sufficient snow for over-the-snow use.** As you use this route during the winter season, please email me with any suggested safety improvements. Thank you to John Kurz, Cole Fresques, and others for their time and energy in developing the route!



2026 Arrowhead Forestry Plan

The 2026 Forestry Plan will include the use of private contractors and various teams assisting in mitigation and reforestation efforts as we continue addressing Arrowhead's forest health changes. Additional project information and details will be provided in future, 2026 Smoke Signals editions.



Jim Gelsomini, AIA Forest Manager

Phone: 970-209-7755

Email: ArrowheadForestManager@gmail.com

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



AIA Business Office

A reminder from AIA Office Manager, Margaret Henry:

Dues assessments will increase 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 my 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



AIA Requires an Email Address for EVERY Owner!

As the Board moves AIA into use of technology for communications, **the new regulations require that AIA have 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.**



IMPORTANT

If you are not receiving your assessment billings via email, your address may not be on file. Please provide your email address to arrowheadofficemgr@gmail.com. ←

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

If you do not have an email address and need help creating one, please contact the Board at aiaowner1@gmail.com or Deb Hoven, AIA Board President, at (303) 475-8404.



Design Review Message

The building season has ended in Arrowhead and we are anxiously awaiting our snow!! Our first meeting in 2026 will be March 9th. We will meet at the Arrowhead Mountain 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 jthompsonaia.drc@gmail.com and I will have you on the agenda for the March 9th 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...If you're planning to replace or repair your roof (25% or more,) the county now requires you to get a building permit from them. Please contact the DRC with your plans and we can direct you to the correct contact with the county.

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 on 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](#). We always have new contractors up here and they don't always 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.

2026 DRC Meeting Dates

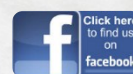
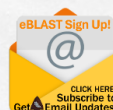
- | | |
|--------------|------------------|
| ❖ March 9th | ❖ July 13th |
| ❖ April 13th | ❖ August 10th |
| ❖ May 11th | ❖ September 14th |
| ❖ June 8th | ❖ October 12th |

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 continuing to serve the owners of this great community! Have a very Merry Christmas and a Happy New Year!!



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



Arrowhead Book Club

2026 Reading List

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 - 11:30

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!

Thanks to Terre Lashier and Tim Carlson for assembling. Also, thank you to Jesse, Bob, and Skye for providing a protected location for it at the Arrowhead Mountain Lodge!





FELLOWSHIP *with* FRIENDS



COFFEE



SHORT
MESSAGE



SNACKS

EVERY SUNDAY

9:30A

ARROWHEAD FIREHOUSE

*Join us for a joyful
time of community
fellowship!*

ALL ARE WELCOME!

Arrowhead's Online
Classified & Market Place



Happy New Year



Arrowhead Snowmobile Club News



Exciting Things Are Happening!

The Arrowhead Snowmobile Club is buzzing with activity! From **culvert marking** and **trail maintenance** to welcoming **new board members**, there's so much going on. This is an active club with incredible participation—and we'd love for you to be part of it!

Looking for someone to ride with? **This is the place to find them!** Our members enjoy great friendships, community involvement, and plenty of fun. The club proudly supports activities throughout the Arrowhead community and beyond.

Our membership has grown steadily over the past five years, a true testament to strong leadership and succession planning. Thank you to past president, Michael Hicks, and previous ASC board members for their vision and dedication, and to current president, Craig Hoven, and the current board members who continue to lead us forward.

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

13 DEC

CLUB PANCAKE BREAKFAST & MEETING @ THE FIREHOUSE

- Special "hat" bar for club merchandise
- Special guest avalanche safety presentation

26 DEC

ASC MEMBERS WHITE ELEPHANT CHRISTMAS PARTY @ AML

24 JAN

CLUB MEETING @ THE FIREHOUSE

MARK YOUR CALENDARS & JOIN THE FUN!

Closed

Alpine Plateau Trail

Trail head begins on Alpine Plateau Road

Grooming Status
not groomed

Date Groomed
3/21/2025

Snowfall
0.00 inches in the past 48 hours

Estimated Base
0.00 inches

Last Report
9/9/2025 8:22 AM

Trail Report

Other Information

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

www.snowmobilecolo.com

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

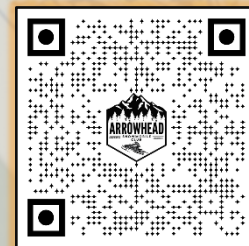
*Breakfast & beverages available
for purchase at the Lodge.*

*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 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**

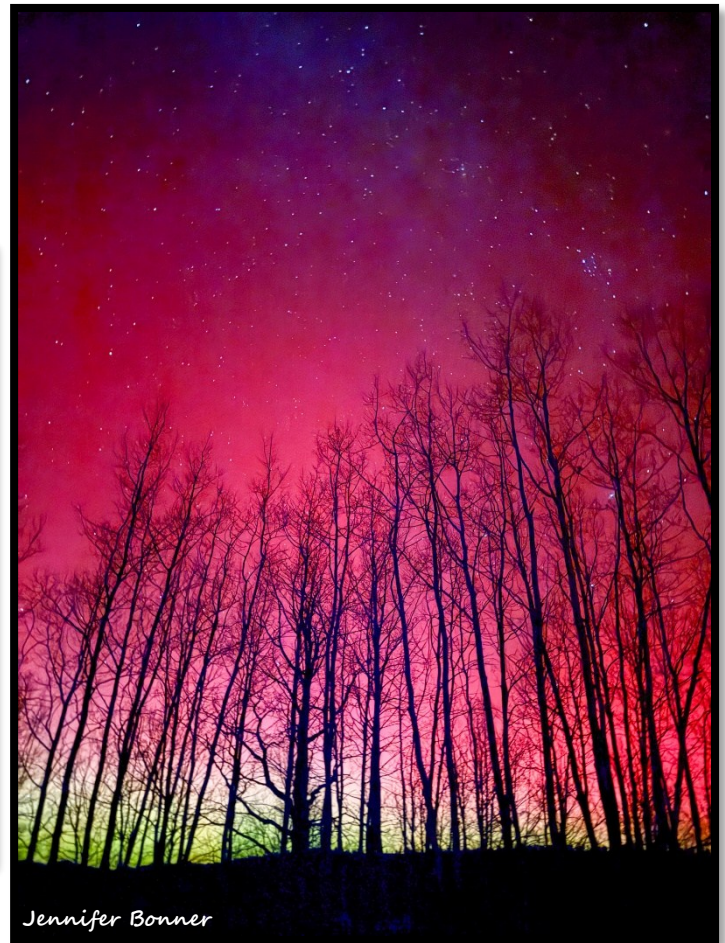
Come check it out and see if you would like to join!!

Aurora Borealis Seen in Arrowhead on November 11th!

Amazing photos captured by Jennifer Bonner



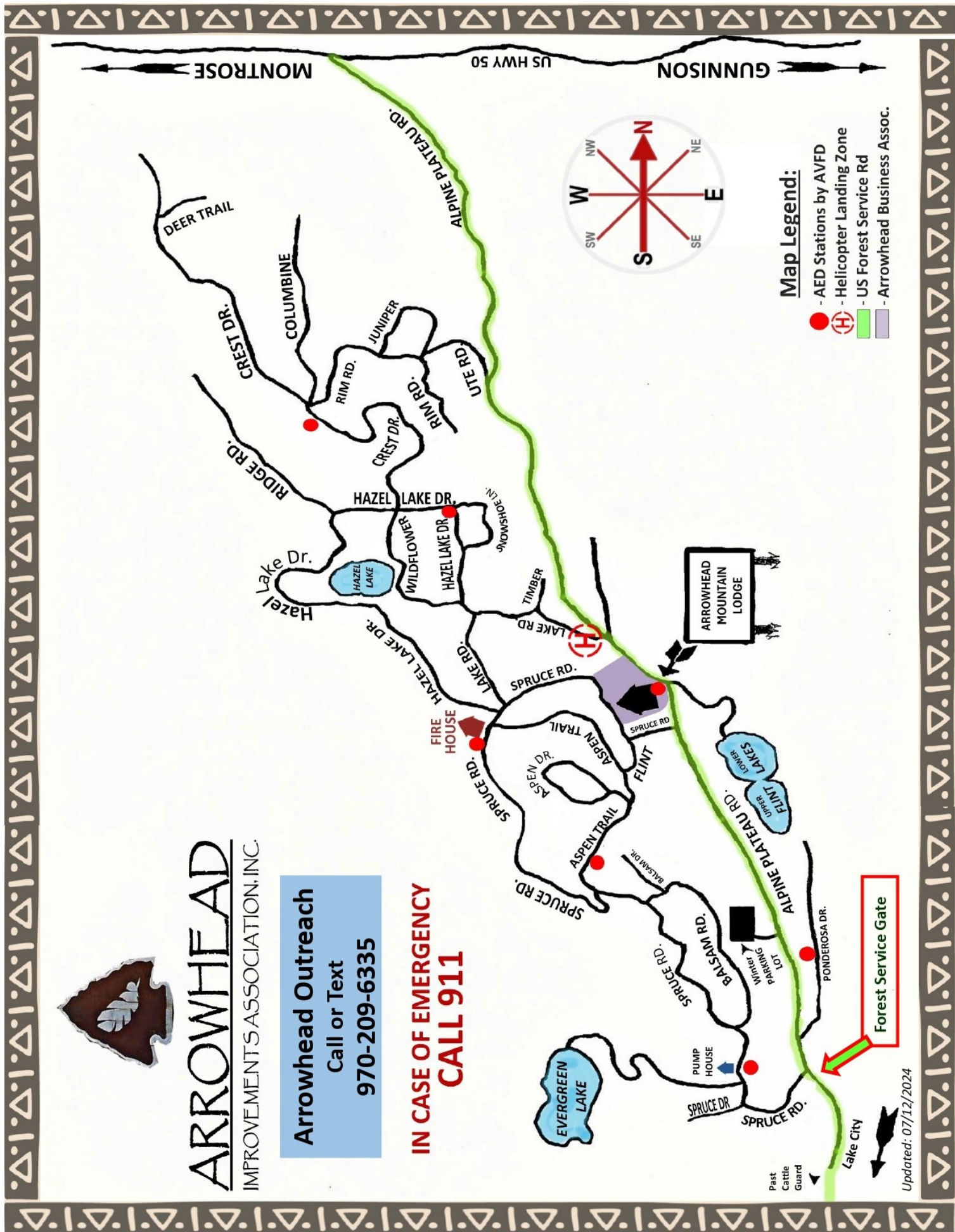
Jennifer Bonner



Jennifer Bonner



Tammy Bensley





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:

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



All property changes and/or exterior improvements **MUST** be sent to the Design Review Committee (DRC). There are procedures that must be followed per our Regulations. Failure to do so could result in \$500 fines. Some projects require a permit and some are just approved and updated in our files. Contact the Design Review Committee before starting ANY project. Visit the webpage: www.arrowhead1.org/design-review

Forestry:

Are you wanting to take out a few trees? You can only remove any tree on your property that is dead. All other trees over 2 inches in diameter at 4'6" above ground, must have approval from our Forest Mgr. Removal of live trees without a permit could result in a \$500 fine, per tree. The Forest Mgr. will also answer questions on mitigation and tree health. He can also help you identify for removal, trees that are a danger to existing or planned structures and parking areas. www.arrowhead1.org/forest-management

Forest Manager:
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!!