October/November'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: *Dennis Roberts*
Email: droberts.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.

ARROWHEAD COMMUNITY ADVERTISING

CLICK HERE to LEARN MORE!

DEADLINES:		
JAN 20TH	MAY 20TH	SEPT 20TH
MAR 20TH	JULY 20TH	NOV 20TH





Stacey Paznokas
AIA Communications & Advertising Manager
communications.aia@gmail.com
Click to Contact Stacey!

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:	***Location:***
October 3rd **(Rescheduled from 9/19)**	**Arrowhead Firehouse**
November 14th	**Arrowhead Firehouse**

JOIN US FOR THE FINAL BOD MEETING OF 2026!

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.

COVER PHOTO CREDIT:
Bill & Tammy Bensley

Thank you!

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

Arrorwhead1.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.

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Office: 970-862-8477



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AIA Business Office

A reminder from AIA Office Manager, Margaret Henry:

Dues assessment will increase in 2027, as part of the January 2024 favorable ballot vote to increase annual dues assessments over 4 years.

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:

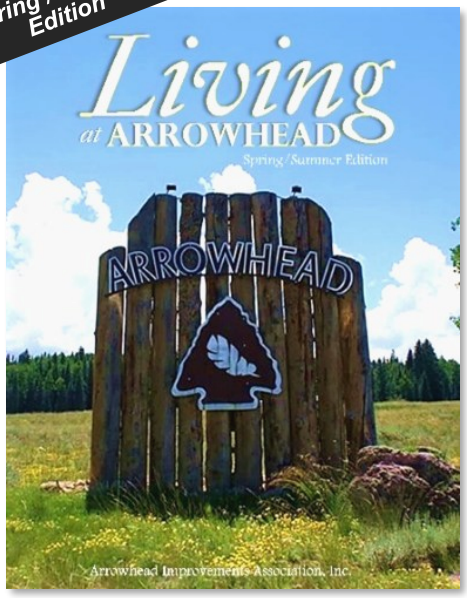
- **Invoices are sent on the first of every quarter (Jan. 1, April 1, July 1, & Oct. 1). If sent by email, you can pay electronically from the email.**
- **You will not receive an invoice if you have a credit balance or have signed up for recurring payments.**
- **All AIA payments made by check should 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.**
- **AIA Office Manager: 970-209-9912**



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

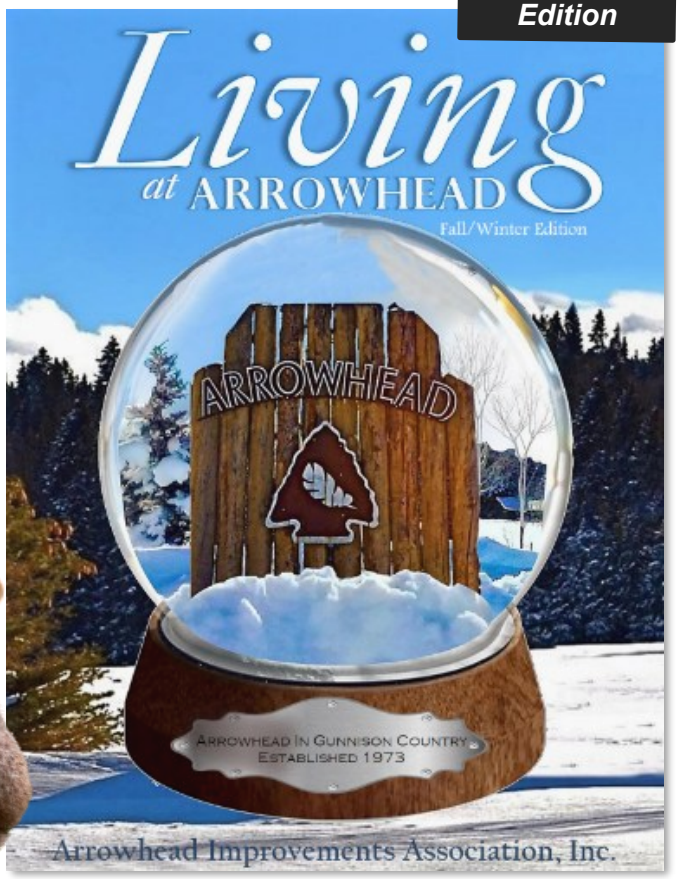
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Spring / Summer Edition





Fall / Winter Edition



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Close of Camping Season & Winter Parking Lot information

Stay tuned as AIA will set an official close of the 2026 camping season at the October 3rd BOD meeting. Note that the Horse Corrals must also be vacated by the same date. This date is dependent upon continuing dry weather and road conditions. Early, significant snowfall could require an earlier closure. Owners should monitor weather forecasts, the AIA and CDOT websites, and plan accordingly.

> ***AIA Covenants - Article IV, section 7 - Use of Sites – Camping or Recreational Vehicle Use (Page 686)****…all camping equipment, including but not limited to, tents, motor homes, camp trailers, truck campers, self-contained RV's and related supporting equipment must be removed from the sites and the boundaries of Arrowhead in Gunnison Country subdivision prior to the date designated by the Board of Directors each year…*

Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may be parked in the designated areas at the Winter Parking Lot after Wednesday, October 15th. CLICK HERE to print/download a copy of the Winter Parking Lot information for your guests.

Winter Parking Lot Information & Guidelines

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

ARROWHEAD PARKING AA232



ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.

- Individual cars & trucks must 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 park above the berm on the west side of the parking lot.
- Tracked UTVs must park between the signs, located on the NW corner hillside.
- Box trailers must park on the West hillside. (*See Required Fee Schedule below or contact Arrowhead Outreach.)*
- Flatbed trailers must park in the NW corner of the main parking area. (*See Required Fee Schedule below or contact Arrowhead Outreach.)*
- Weekend truck & 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-served basis. *(See Required Fee Schedule below or contact Arrowhead Outreach.)*

NO PARKING AREAS

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

OTHER DOs & DON'Ts

- Do not leave your snowmobiles or UTV vehicles in the main parking area if you'll 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 contact Arrowhead Outreach for assistance.
- Never chain snowmobiles together.

AIA WINTER PARKING LOT REQUIRED FEES

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

*****Storage and use of the lot is limited to the period from October 15 until May 31 of each year.***

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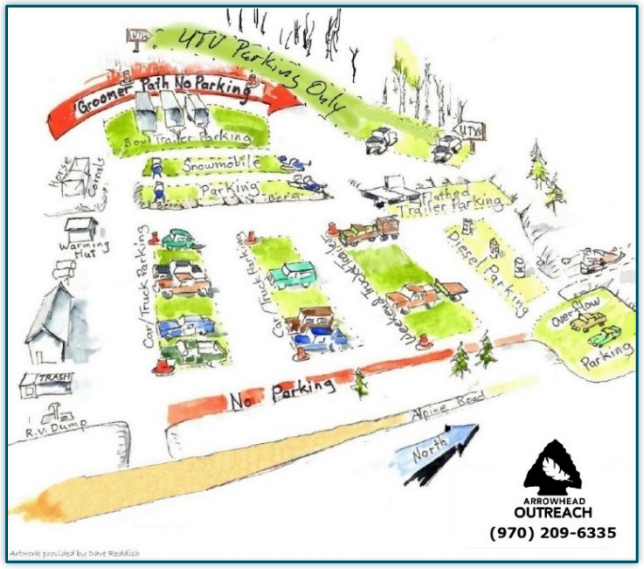
Arrowhead Outreach

Wow! Three quarters of the year is almost over, and fall season has kicked in. The temperatures finally started to cool down in the middle of September and we were rewarded with more rain to help moisten the terrain.

The Gold Mountain Fire (39,747 acres) and Elk Fire (7,257 acres) are finally nearly contained. It seemed touch-and-go for Arrowhead for a while. While the fire danger has been suppressed for now, it's still too early to let our guard down. Please be proactive and be very careful with your campfires. (**No Bonfires and flames higher than 2 feet.)** Let's hope the weather forecasters are correct, and we get an abundance of snow this winter season to help fill all the empty reservoirs!

Winter Parking Lot Info

As a friendly reminder, please contact Arrowhead Outreach if you wish to have a diesel parking spot or plan on parking a trailer in the winter parking lot. The diesel parking has remained the same price at $265 per spot for the season **with only 7 spots open as of September 28th.** Trailer parking is $50 per spot for the season. The winter parking lot **does not open until October 15th, and please contact Arrowhead Outreach so we can meet you before parking your trailer.** (See page 6 or the AIA website for Winter Parking Lot details.)



Please park all UTVs and snowmobiles on the west hill of the Winter Parking Lot (See the map). **The only time you can park UTVs or snowmobiles in a vehicle parking space is when you are returning within 48 hours. Arrowhead Outreach may fine owners if this continues to be an issue.**

When the parking lot needs plowed, owners will be notified in advance to move vehicles via an official AIA email, Facebook posts, and the AIA website. An overflow parking area is available for vehicles during plowing and is located in the northeast corner of the lot just past the diesel parking section. Once the main parking lot is plowed, vehicles should be moved back in the regular parking section. This allows our maintenance team to keep the overflow parking cleared of snow at all times especially during the holiday season when parking spaces are limited.

Winter Driveway Maintenance

Owners are responsible for staking/marking and running/clearing their own driveways to maintain access so emergency and fire department personnel have access in a crisis or urgent situation. Owners can reference the **AIA Business Directory, Smoke Signals,** and Facebook if a contractor is needed to help assist with maintaining property access.

Winter Driving

As a reminder, **the speed limit on our groomed filing roads is still 20 mph!!** Please adhere to the road closure signs and do not trespass by driving vehicles on private properties. The association requests that owners and their guests ride on the filing roads ONLY. Do not cut corners or make short cuts and/or ghost trails. Please go uphill past the cattle guards and play to your hearts' content on the public lands.



Call or text Arrowhead Outreach at 970-209-6335, and we will be glad to answer any questions. Also, if you're a new owner and would like an Arrowhead orientation, please call us to set a time so we can meet.



ARROWHEAD OUTREACH

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

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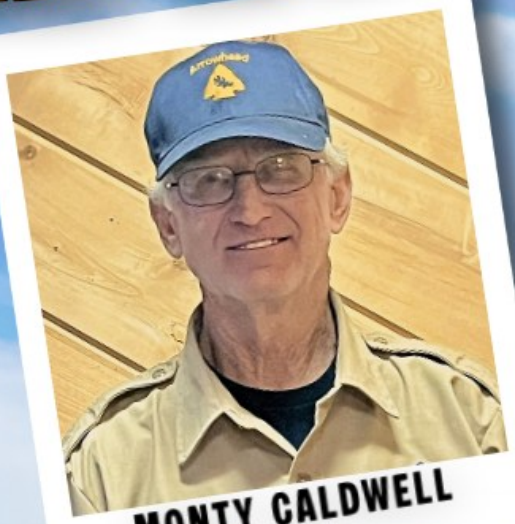
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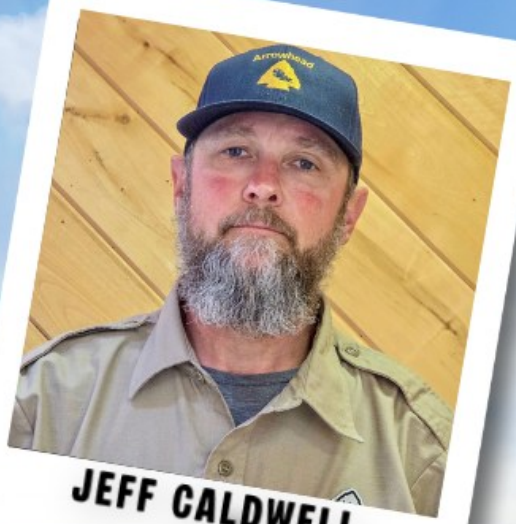
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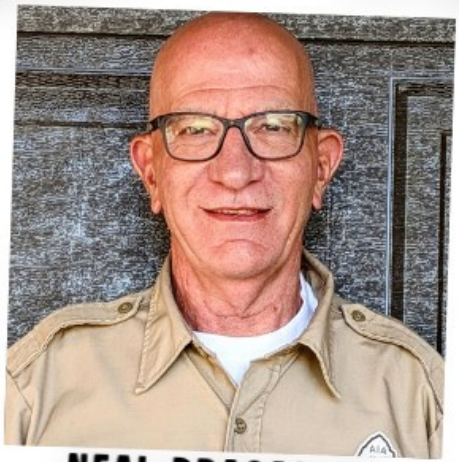
ARROWHEAD OUTREACH



MONTY CALDWELL



JEFF CALDWELL



NEAL DRAGASTIN

CLICK TO READ THEIR BIOS!

THANK YOU! ☺

LONGTIME TEAM MEMBERS!



LEONARD WASILEWSKI



SHAWN COOPER



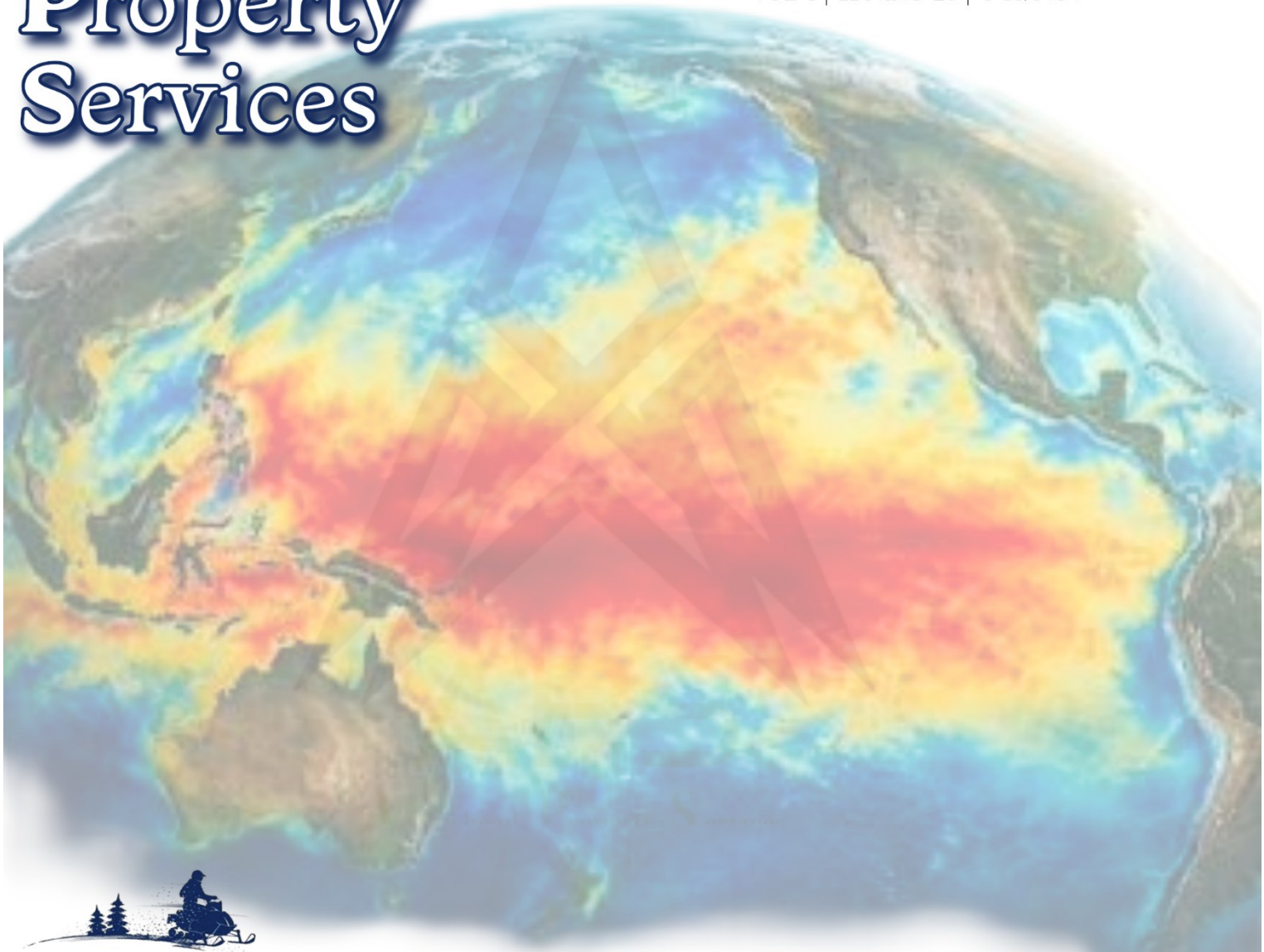
JAMES DARNELL

Arrowhead Property Services

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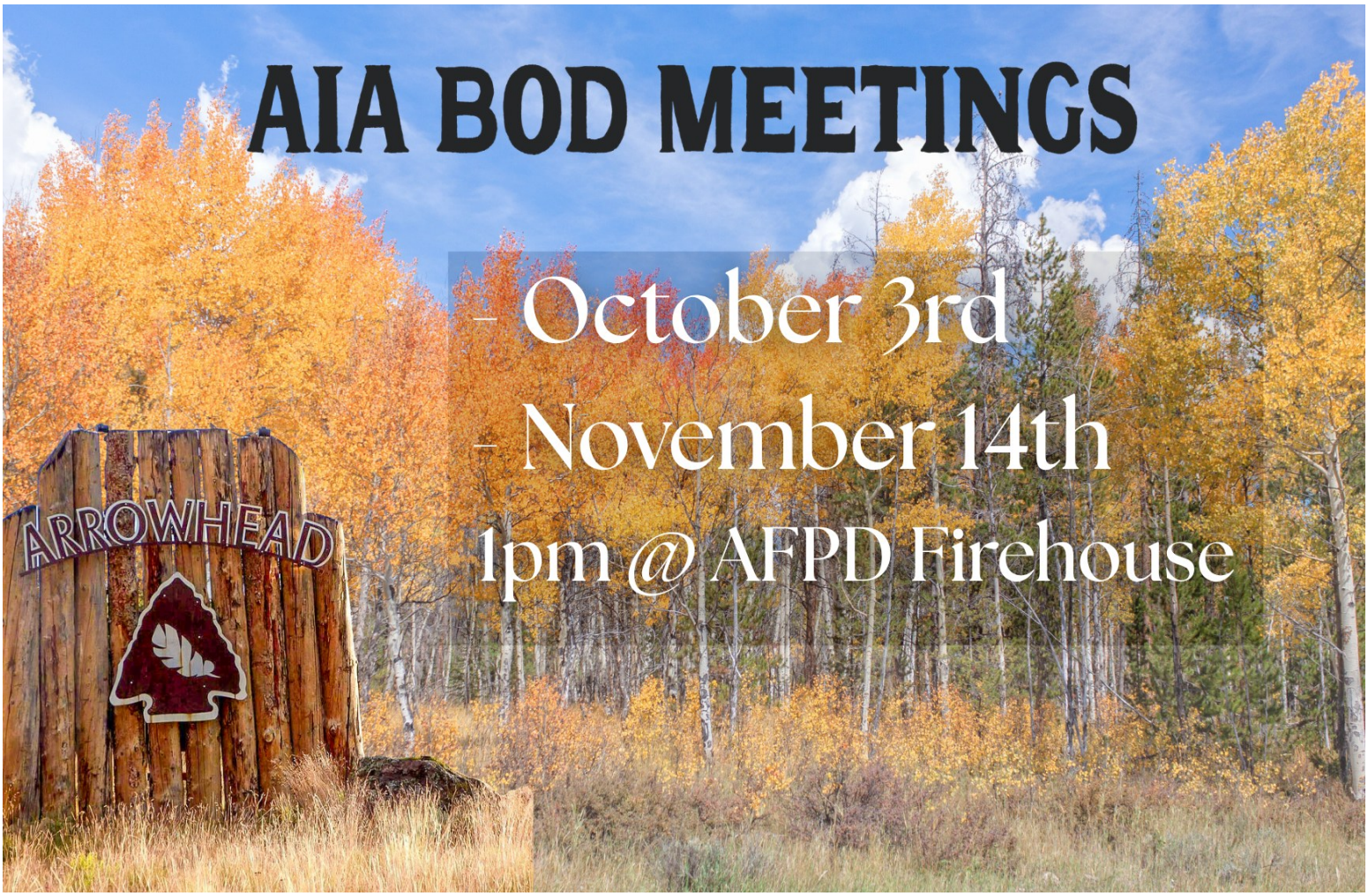
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AIA BOD MEETINGS
- October 3rd
- November 14th
1pm @ AFPD Firehouse
ARROWHEAD


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Forestry Message



Thank you to <u>everyone</u> who participated in our 2026 Community Clean Up Days, from individual contributions to those who used contractors to assist in the mitigation efforts! **The Forest Refuse Site is officially closed for the season** with the pile size projected to have significantly increased in 2026. Special thanks to the grapple team, Chief Jenn and Steve Henderson, whose assistance proved invaluable with expediting the hauling of all sizes of forest materials.

We will all need to continue mitigation efforts in the next several years to address the many standing dead/dying Engelmann, Douglas Fir, balsam (sub-alpine fir), and aspens throughout the Arrowhead community.

<u>2026 MCH Pack/ACE Cap Program</u>

Recognition goes out to those who purchased and placed MCH packs and Ace Caps on their property and adjacent common grounds! Placement of MCH and Ace Caps increased in 2026 through individual efforts and AVFD teams. **Stay tuned for details on MCH pack/ACE cap ordering starting in late January 2027!**



<u>2026 Community Chipping Program</u>

Thank you to all of the property owners and contractors who made the 2026 Arrowhead Community Chipping Program an outstanding success! The surface and ladder fuels chipped provide an excellent ground cover and will retain moisture from winter snow pack and fall/spring rains. The results from our chipping efforts will be recognized in the coming seasons with new grasses and trees.

A special thank you goes out to Frank Duckworth, whose multiple trips to Grand Junction to pick and return the large chipper contributed to the program's success!

<u>Winter Parking Lot Mitigation Update</u>

Thank you to John Kurz, for his continued efforts in making the winter short cut to/from the parking lot and Balsam Road safe and easier to navigate during the coming winter season. Additionally, the forest management team fell and removed several aspen trees along the western edge of the grass space increasing UTV/side-by-side parking and improving the safety for box trailers and UTVs.

<u>Forest Management Document Center New Tree Posters & Weed Documentation</u>

The Arrowhead Forest Management Document Center at the AFPD Firehouse is stocked full of valuable resources! Owners will find Arrowhead's annual Firewise renewal certificate, Colorado Forest Service documentation (trees), Noxious Weed documents, MCH and Ace Cap information, and other helpful documents. The Forest Management Document Center is located on the right upon entering the north Firehouse main door.

<u>Annual Forest Refuse Site Prescribed Burn Volunteers Needed</u>

The annual Forest Refuse Site prescribed burn planned between Thanksgiving and Christmas needs volunteers to assist with burn preparations, burn day ignition, monitoring burn progress, and safety. If you are interested, please email the Forest Manager at ArrowheadForestManager@gmail.com or call 970-209-7755.





Jim Gelsomini, AIA Forest Manager
Phone: 970-209-7755
Email: ArrowheadForestManager@gmail.com
Webpage: *https://www.arrowhead1.org/forest-management*

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Are you a new owner, an owner who doesn't currently receive the Arrowhead Blast Emails, or a long-term renter and would like to receive important messages and community updates?

CLICK HERE to Sign Up!

Your registration is immediate and the Arrowhead street address you submit will be verified before AIA emails will be sent to you.

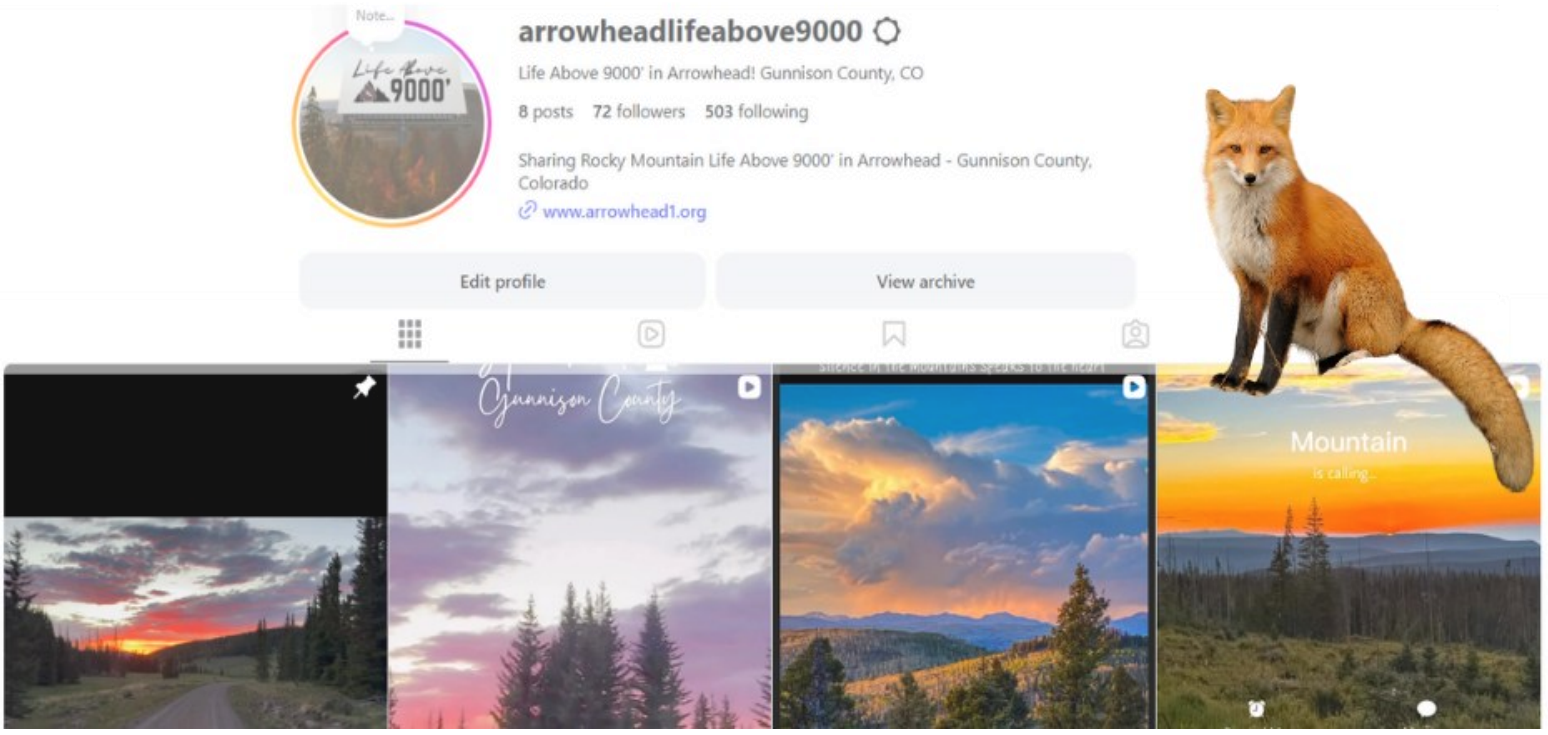
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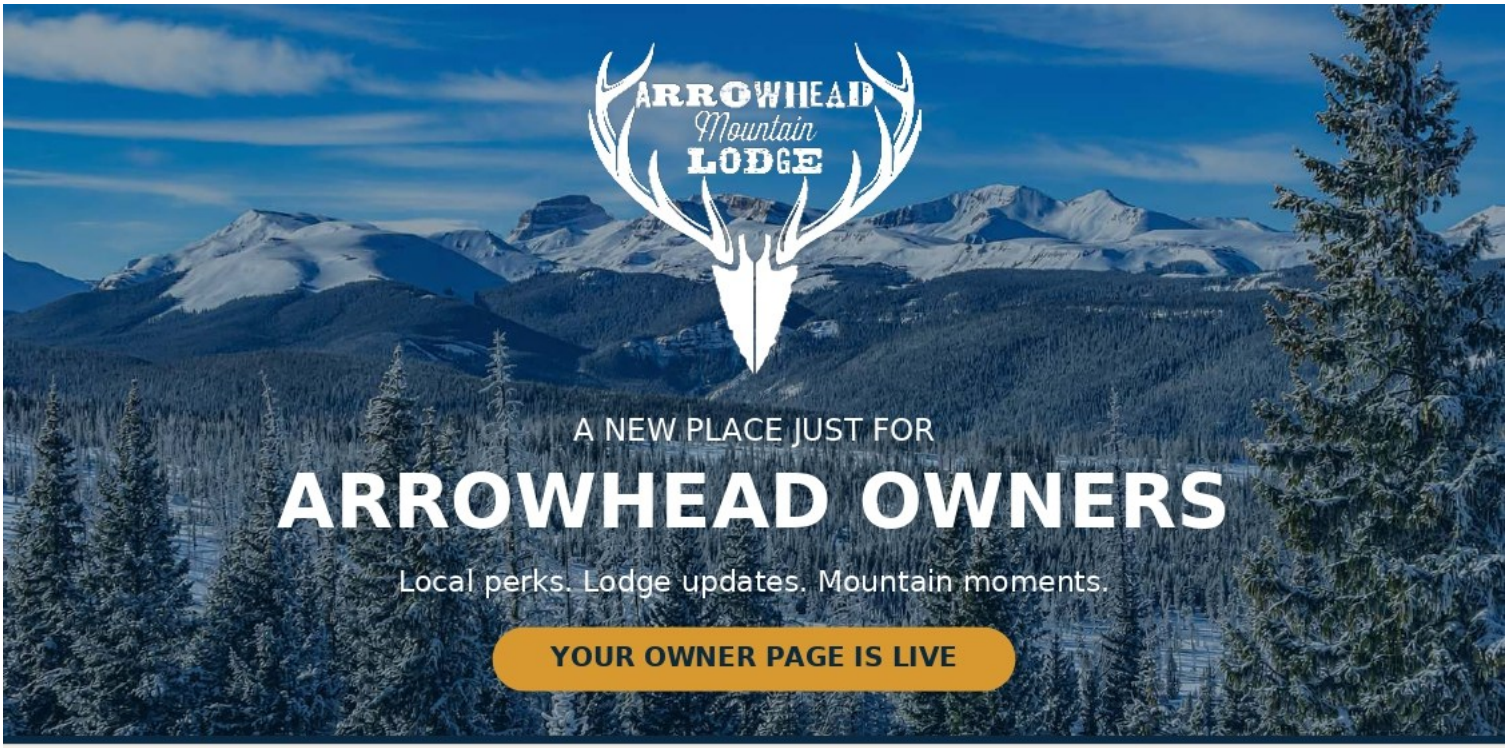
AIA is in the process of updating owner records so we have an email address for every owner. **If you're an owner in the Arrowhead community, you're required to provide an email address to our business office at arrowheadofficemgr@gmail.com.**

Once we receive your email address, you'll be added to the official AIA database to receive all communication via email including AIA Blast Emails.

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

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DETAILS ON THE OWNERS PAGE



THURSDAY, NOVEMBER 26

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DINNER DETAILS ON THE OWNERS PAGE

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Where moments become memories.

Maintenance & Improvements



Well, we made it through the summer, and the fires and now we are moving into the fall season. Our crew has been able to do some grading when we have had moisture. Fortunately, the roads have been in really good shape throughout the summer. Now that we have had some rain, the plan is to grade filing roads to have them ready for winter. Denny and Will have done the preventative maintenance for winter on all the equipment, including the groomer. Chains will be put on the loaders and grader when we get closer to snow season. Once Forestry has completed all the cleanup, they will take the grapple off the loader and get the loader ready for winter. They also cleaned out the culvert on lower Spruce just off the Alpine. We have one more culvert to clean out as weather allows. Plans are to grade the Alpine again as soon as it dries out a bit. Will was able to grade most of the Alpine before the monsoons started.

I would be remiss if I did not thank our backup operators, Jennifer Bonner and Steve Henderson, for their tireless help with Forestry. They were instrumental in the tremendous success of the fire mitigation efforts all summer.

As we move into winter, please remember to go slow on the Alpine and filings roads as there will be groomers out as well as the grader and loader working on the Alpine.



AIA Maintenance Liaison
Dennis Roberts
Email: droberts.aia@gmail.com
Webpage: *https://www.arrowhead1.org/maintenance-improvements*







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NOV. 18TH

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Design Review Message

Fall is in full swing in Arrowhead. We are receiving some MUCH-needed rain that will turn to snow soon. Our last meeting for the 2026 season is October 12th. Applications must be turned in, on or before 5pm on Friday, October 9th. This gives the committee enough time to prepare the documents for the meeting. This year has been a great season. Thank you to so many owners that educated themselves on and followed the Covenants and Regulations before starting an improvement. **Reminder: Property owners with slash piles remaining from recent improvements must have them removed by October 15th in accordance with AIA regulations.**

ONE new requirement from Gunnison County…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.) Please contact the DRC with your plans and we can direct you to the correct contact with the county.
Please click here for a link to the Design Review Committee Website Link to help you with your planning. If you plan to start a project next spring/summer, you can email me in the off season and I can have your application ready for the first meeting of the 2027 season which takes place on March 8th, 2027. Click here to help you plan your projects.



With that being said, a couple of reminders:

- When you are planning a property improvement, you need to have the Construction Agreement and Plot Plan, **sent to me** (jthompsonaia.drc@gmail.com) and the **$100 permit fee needs to be mailed to: *DO NOT SEND IT TO JOANIE THOMPSON***
  Arrowhead Improvements Association, Inc.
  P. O. Box 68, Cimarron, CO 81220
- You need to locate your center pin and flag several points on the property boundary
- Flag several points of the adjacent properties as well, as needed
- Flag any site of improvements -- driveway, shed perimeter, trees you think need removed, etc.
- Once this is done contact a 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
- DRC members are happy to assist you in this process but as the property owner **you are responsible for the accuracy of the center pin and all measurements**. **This cannot be verified by a DRC member. *A professional site survey is the best way to be positive of an accurate center pin and property boundaries, if it is in question.***

Please know that **all** property improvements or changes to existing buildings need to go through the DRC. Most require a permit. Some just get the go ahead "OK" because they are considered maintenance. It is better to ask than be in violation of the Arrowhead Regulations. We always have new contractors up here and they do not always know our Regulations. **It is the homeowner who is responsible for educating themselves and their contractors about the regulations.**

2027 DRC Meeting Dates

- March 8th
- April 12th
- May 10th
- June 7th
- July 12th
- August 9th
- September 13th
- October 11th

** ***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 and issue a permit. **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 FIRST!!**
- **IF you have an approved Gunnison County septic system,** you do not need a Gunnison County building permit **as long as your shed is no larger than 200sf.** If the shed is larger than 200sf, you are required to apply for a building permit through Gunnison County.
- **IF you do not have an approved Gunnison County septic system, you are required to get a building permit from Gunnison County NO MATTER WHAT THE SIZE.**
- **NO additions or changes can be made to existing sheds without DRC approval and possibly approval from Gunnison County.**

****In January 2023, Gunnison County adopted new Wildfire Codes that will affect the requirements for building a cabin, possibly a garage or shed and replacing a roof. Please contact the county for these new requirements as each property situation is unique and there is no "ONE" answer that works for each property. Click here for a link to their website.**

Please continue to be good stewards to our wonderful community and follow the requirements set forth for improvements in the AIA Regulations. This keeps our community the community we all appreciate and love, and it 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 helping the owners of this great community!



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

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Ask about combined buy/sell + property management service for Arrowhead owners

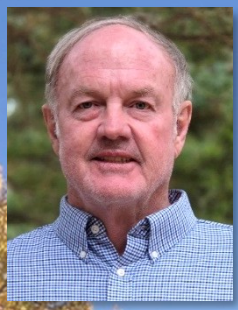
2026 AIA Board of Directors & Officers



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dhoven.aia@gmail.com



Rachel Grasmick
Vice President
rgrasmick.aia@gmail.com



Mike Wilson
Secretary
mwilson.aia@gmail.com



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

Photo by:
Nancy Dobson

Email the entire AIA Board at aiaowner1@gmail.com





N.N.T.C.

FIBER OPTIC INTERNET UPDATE

We are excited to share another update on NNTC's **Fiber-to-the-Home project in Arrowhead!**

Our construction crew is currently working near the **intersection of Crest, Columbine, and Rim (Salt Basin)** and will continue working down **Crest Drive to the end**. So far, we have placed **more than 6,300 feet of conduit for the fiber backbone**, with approximately **7,500 feet remaining**.

We know construction got off to a slower and rougher start than we had hoped. We also want to sincerely apologize for the service outage caused by missed utility locates. We understand how important reliable service is, and we truly appreciate everyone's patience and understanding as our crew has worked through these early challenges and continued moving the project forward.

Our plan is to **continue construction in Arrowhead for as long as the weather allows**. While we certainly need the moisture, we are hoping Mother Nature cooperates enough for us to keep working through **late October** before winter weather requires us to move our construction crew off the mountain.

One of the most exciting parts of this project has been hearing from so many property owners who would like to connect to NNTC's fiber network. We have received numerous requests for fiber connections at locations we have not previously served, and **we are super excited to welcome more Arrowhead residents to the NNTC network!**

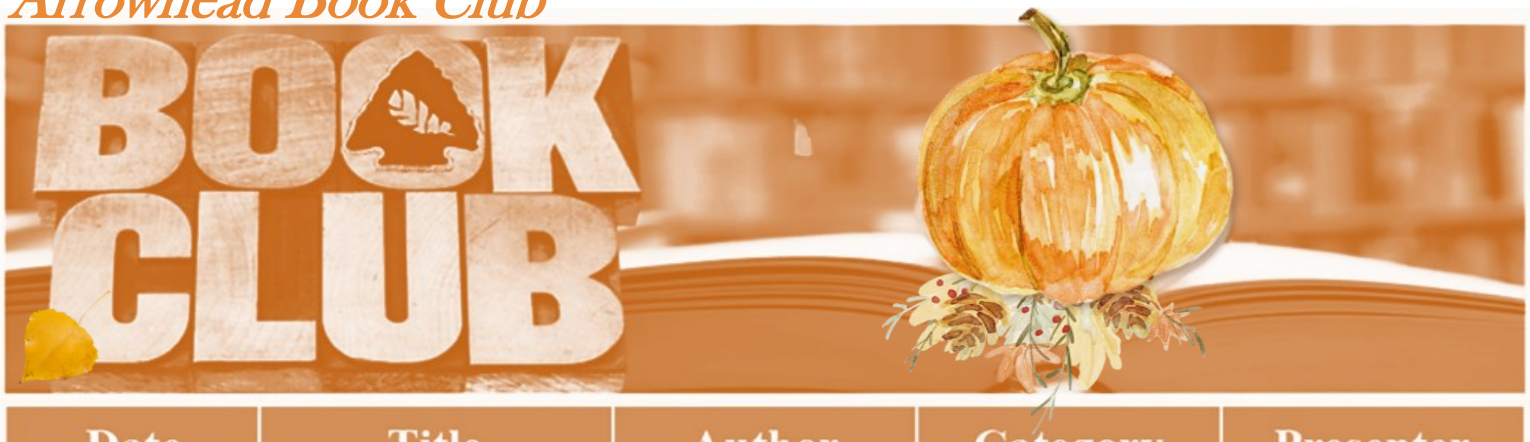
If you are not currently an NNTC customer and would like to have a fiber connection brought to your property, **please contact our office while construction is underway** so we can make sure we know you are interested.

NNTC: 970-864-7335

Thank you, Arrowhead, for your continued patience, support, and enthusiasm. **Every foot of conduit we place brings us another step closer to bringing fiber directly to your homes and properties!**

N.N.T.C. **– Your Hometown Connection!**

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!!



Happy Thanksgiving

Arrowhead Seven Ten



Tammy Bensley
Independent Real Estate Agent
710 Crest Dr, Cimarron, CO
970-683-1617
arrowheadseventen@gmail.com
www.tammybensley.realtor



Hello, Neighbors!

Thinking of Buying, Selling or Developing?

Contact Your Newest Arrowhead Community Real Estate Agent!

Dani Sedler | Associate Broker | REALTOR®
danisedler@remax.net | 970-213-9148
REMAX Community Brokers | 131 N Main St, Gunnison 81230

Live Here ♡ Work Here ♡ Love it Here



Arrowhead Volunteer
Fire Dept. Auxiliary
Committee

Christmas Potluck Dinner

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

December 8th 5:00 pm

Secret Santa Exchange to Follow Dinner at the Arrowhead Firehouse
$25.00 limit on gifts

Still looking for that perfect gift for someone special.
The Auxiliary will be selling Arrowhead Apparel and taking orders before and after the festivities

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802-289-9093 nguest1975@gmail.com

Chainsaw Johnson



Phone: 970-270-1726

ericandstar@msn.com



Imagine riding Arrowhead Snowmobile Club groomed trails on the Alpine Plateau on this brand new 2027 Ski-Doo Summit Edge snowmobile valued at $16,599 donated by All-Terrain Motorsports and Ski-Doo!

Buy your raffle tickets at the link below today and it could be yours!

Colorado Snowmobile Association

SEE THE ACTUAL RAFFLE SNOWMOBILE IN PERSON AT OUR CLUB MEETING ON OCT. 3rd.

ALL proceeds go towards funding grooming insurance for CSA member clubs.
Visit raffle website to enter or for more details.

ski-doo

Buy Raffle Tickets at the Link Below:

Make sure you use the ARROWHEAD promo code to support our club and get bonus entries

https://www.tapkat.org/colorado-snowmobile-assoc/49oob9?promo=ARROWHEAD

2026-27 Arrowhead Snowmobile Club Schedule of Events

- **Sat. Oct. 10th** (9am) - Member Meeting @ AVFD - Don't miss this one!
  - Come See the CSA raffle snowmobile in person and enter to win! Club Merch Giveaways!
- **Sat. Nov 21st** (9am food, 10am meeting) - Member Meeting @ AVFD - New Groomer Reveal Party!!!
  - FREE Thank You Breakfast for all volunteers, sponsors and club members that contributed to the club's new groomer!
- **Sat. Dec 12th** (9am) - Member Meeting @ AML - Club Ride to Willow Park
  - Club Membership Drive - Time to get those renewals in!
- **Sat. Jan 9th** (9am food, 10am meeting) - Member Meeting @ AVFD
  - Pancake Breakfast!
- **Sat. Feb 6th** (9am)- Member Meeting @ AML
- **Sat. Feb. 20th** (10am) - **13th Annual ASC Poker Run & Silent Auction**
  (Costume Theme: Spooky Sledding)
- **Sat. Mar. 13th** (9am) - Member Meeting @ AML



We're hiring!

DESIGN REVIEW MANAGER

CLICK TO LEARN MORE!

DESIGN REVIEW COMMITTEE

Arrowhead Improvements Association

Position Summary

The Design Review Committee (DRC) Manager is a part-time, paid position that works closely with the appointed AIA Board Liaison to oversee all administrative, operational, meeting, and compliance for the Arrowhead Improvements Association Design Review Committee. The DRC Manger ensures that all proposed property changes and land improvements adhere to established AIA covenants and design guidelines. The DRC Manager plays a vital role in balancing neighborhood development with maintaining community standards.



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

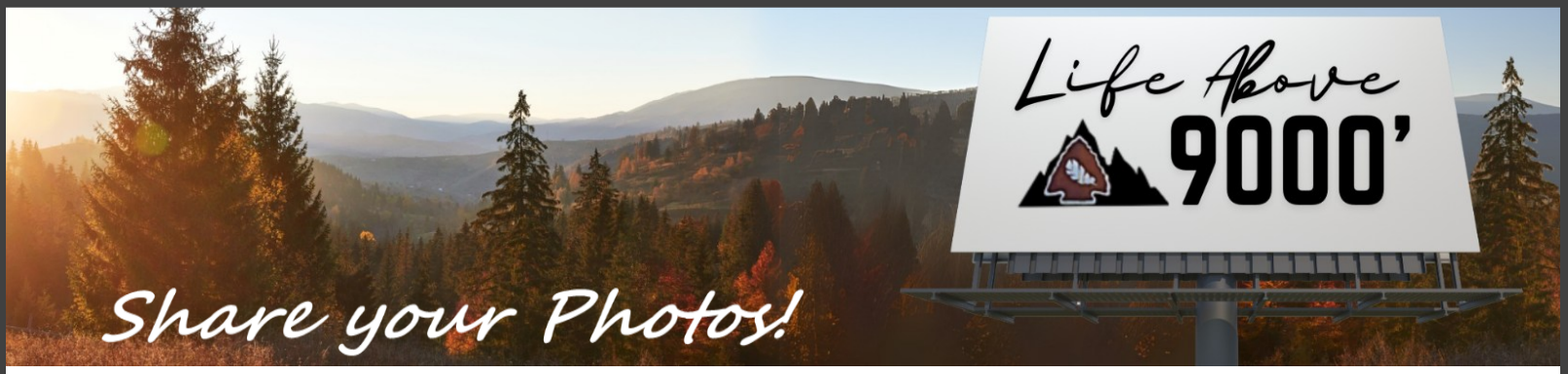
Training/Team Building:
Tuesdays at 9am - 11am
Location - Firehouse

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!!

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



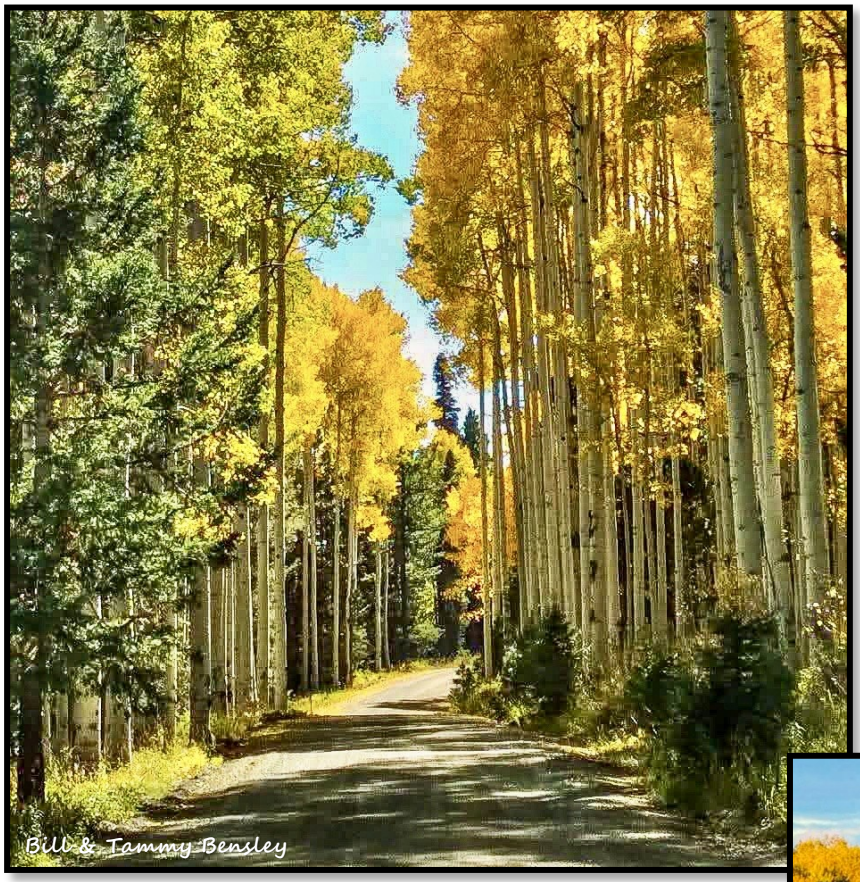
Did you capture an amazing wildlife, landscape, or friends/family/community photo on our mountain? Email your photos to: ***communications.aia@gmail.com,*** *and we'll publish them here or online, crediting the talented photographers!*

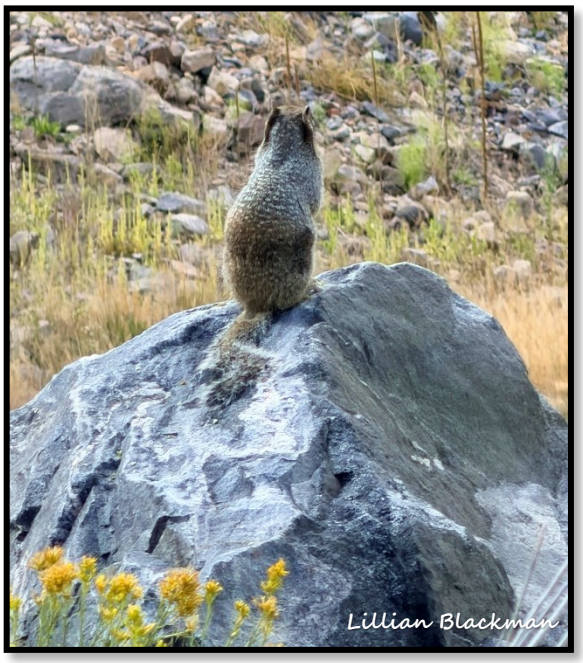




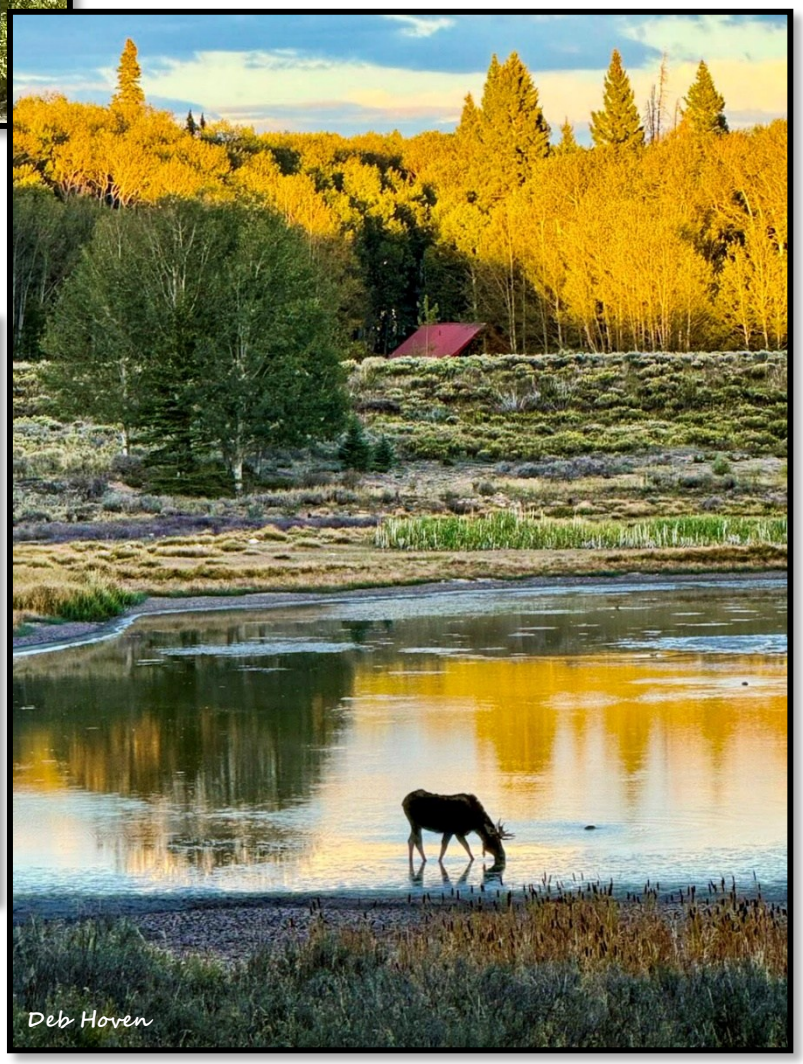
Thank you to Sharon Sprague, Danielle Schloffman, Bill & Tammy Bensley, Lillian Blackman, Jon Kindschy, and Deb Hoven, for sharing their amazing Arrowhead photos!

Follow us on Instagram to see more amazing Arrowhead content!

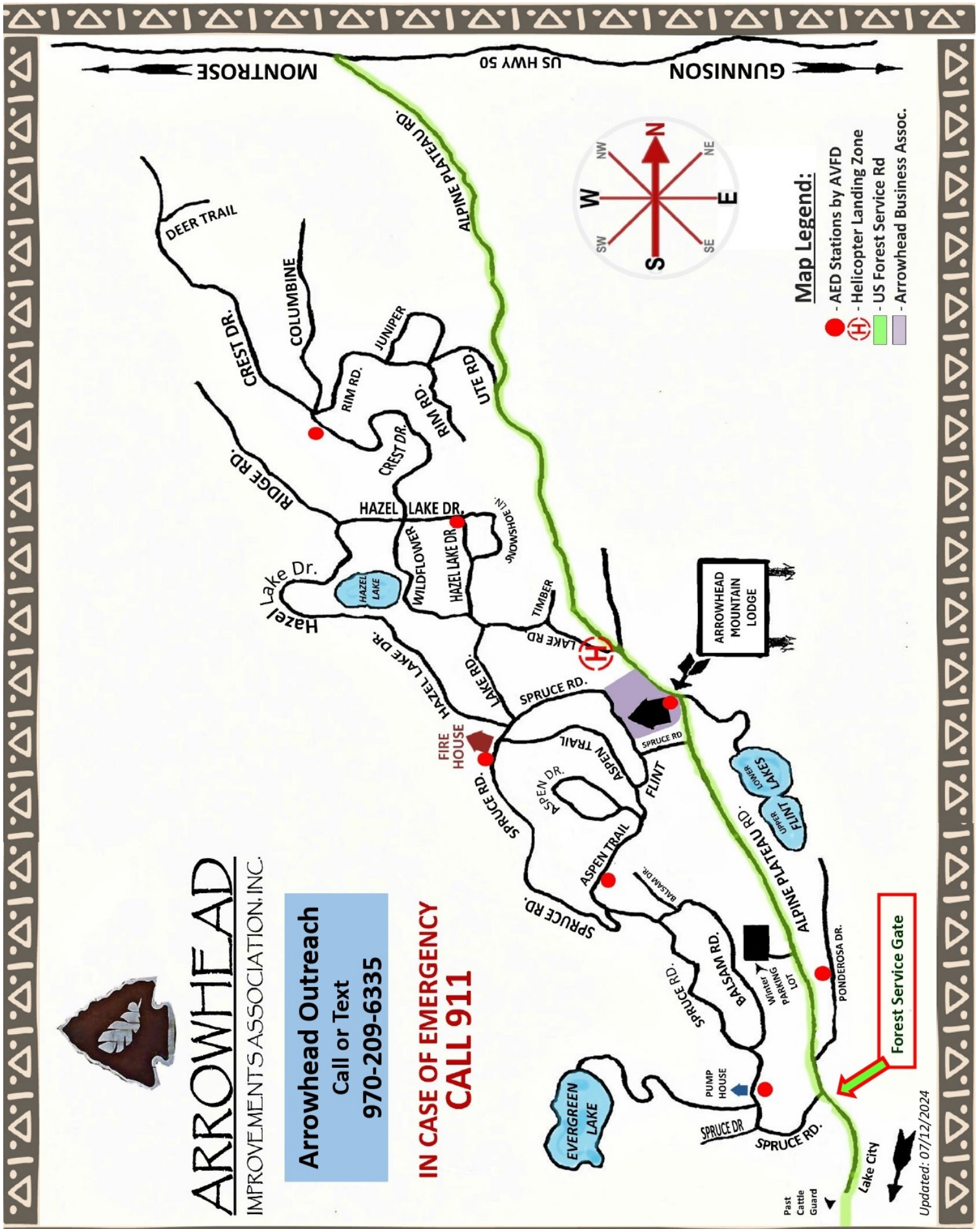

Bill & Tammy Bensley


Lillian Blackman


Jon Kindschy


Deb Hoven

** MAP of Arrowhead - CLICK TO PRINT OR DOWNLOAD **



Arrowhead Property Owner Info

Important Phone Numbers

- **Emergency: Call 911!** (Gunnison)
- **Arrowhead Firehouse (AFPD): 970-862-8330**
- **Gunnison County Electric: 970-641-3520**
- **Evergreen Lake Water:** Office **970-862-8204**, **Emergency 970-862-8211**
- **NNTC Internet & Phone:** Arrowhead **970-862-9101**, Primary **970-864-7335**

Arrowhead Improvements Contacts:

- **Arrowhead Outreach: 970-209-6335** (Call/Text)
- **Board of Directors: aiaowner1@gmail.com**
- **Business Office: 970-209-9912, arrowheadofficemgr@gmail.com** (Billing)
- **Communications Manager: 970-430-6668** (Call/Text), **communications.aia@gmail.com**
- **Design Review Manager: jthompsonaia.drc@gmail.com**
- **Forest Manager: 970-209-7755, arrowheadforestmanager@gmail.com**

Steps to Take Before Altering Your Property

- **Please read the Covenants & Regulations on the AIA website.**
- **To put in a driveway**, contact the Design Review Manager to apply for a permit.
- If you're installing utilities, you **MUST** contact Design Review.
- **Before you build**, read the Design Review Guidelines & call the Design Review Manager to schedule a driveway walk-in & apply for required permits.
- **Before you cut trees**, contact the Forest Manager.

Important Online Resources

- AIA Website — www.Arrowhead1.org
- AIA Facebook — News & Announcements
- AIA Covenants & Regulations
- Gunnison County Emergency Mgt
- Design Review
- Forest Management

ARROWHEAD OUTREACH

Call or Text: 970-209-6335
Email: ArrowheadOutreach@gmail.com

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!

CAMPING

- As an AIA property owner, you can camp all summer but will need to remove campers & RVs by the last day of the camping season as designated in late fall. Watch for the community notifications!
- One guest camper/RV may stay for up to 14 days each calendar month.
- **If you plan to have more than one guest camper/RV, you must email the board of directors for an exception.**

COMMUNICATIONS

- AIA Website: www.arrowhead1.org/communications
- Facebook: www.facebook.com/ArrowheadImprovementsAssociation.AIA
- Instagram: www.instagram.com/arrowheadlifeabove9000/
- Blast Email Sign-up: www.arrowhead1.org/blast-email-signup
- **Communications Manager: Stacey Paznokas - communications.aia@gmail.com**

DESIGN REVIEW COMMITTEE

- **All property changes and/or exterior improvements MUST be sent to the Design Review Committee (DRC).** Specific procedures must be followed per the AIA regulations. Failure to do so could result in $500 fines. Some projects require a permit while others are just approved and updated in our files.
- Contact the DRC before starting ANY project!
  DRC Manager: Joanie Thompson - jthompsonaia.drc@gmail.com
- ***CLICK TO VISIT THE DRC PAGE ON THE AIA WEBSITE!***

EMERGENCY

- **DIAL 911!**
- **911 works in Arrowhead and is the fastest way to get help!**

EMERGENCY ADDRESS SIGNS

- Reflective property address signs are located on the right side of the driveway to assist emergency access for the **Arrowhead Fire Protection District (AFPD)**.
- **These signs should not be moved, removed, or altered!**

FISHING

- Three lakes are available to AIA property owners, long-term renters, and their guests; Flint Lakes, Evergreen Lake, and Hazel Lake.
- **Fishing is only allowed at Flint Lakes & Evergreen Lake!**
- AIA regulates stocking of Flint Lakes and has set rules.
- ***CLICK TO READ IMPORTANT FISHING RULES!***

FOREST MANAGEMENT

Are you wanting to remove a few trees? You can only remove dead trees. All other trees over 2 inches in diameter at 4'6" above ground, must have AIA Forest Manager approval. Removal of live trees without a permit could result in a $500 fine, per tree! The Forest Manager can help assess tree health and mitigation needs. He can also help you identify trees for removal, that are a danger to exisiting or planned structures and parking areas.

- ***CLICK TO VIEW WEBSITE!***
- **Forest Manager: Jim Gelsomini - ArrowheadForestManager@gmail.com**

FOREST REFUSE SITE

- Located on left side of the Alpine Plateau Road, 1/4 mile south of Upper Spruce Road...before the cattle guard
- **This site is ONLY for FOREST MITIGATION MATERIALS!**
- **NO STUMPS!**
- **NO CONSTRUCTION MATERIALS!**
- Contact Forest Manager for more information.

GUESTS

- Owners are responsible and accountable for their guests' noncompliance to the AIA regulations.
- Guests must be given the ***Guest Information*** that details community guidelines and regulations.
- ***CLICK TO READ GUEST INFO ON THE AIA WEBSITE!***

LIVING IN ARROWHEAD

All Arrowhead owners and guests are encouraged to read our "***Living in Arrowhead***" publications. Two versions are available, "**Spring/Summer**" and "***Fall/Winter***," and are designed to provide information about the community and nearby amenities. Please note, these publications DO NOT take the place of Arrowhead Covenants, Regulations, or any other official AIA governing documents. View these publications on the AIA website.

PETS

- 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 bag their droppings, please take it with you.

SPEED LIMITS

- Maximum speed limits apply yearround!
- During the winter months, the filing roads are CLOSED to all wheeled vehicles.
- ***CLICK TO READ IMPORTANT AIA REGULATIONS FOR WINTER VEHICLE USE!***

TRASH COMPACTOR

- Located in the Winter Parking Lot East of the equipment building.
- Household trash only: **NO CARDBOARD!**
- DO NOT leave bags of trash outside compactor!
- Fasten BOTH locks before leaving
- ***CLICK TO READ IMPORTANT RULES FOR COMPACTOR USE!***

VOLUNTEERING

- Our community depends on volunteers for almost everything!
- ***CLICK HERE TO SEE CURRENT OPPORTUNITIES ON THE AIA WEBSITE!***

WILDLIFE

- Feeding wildlife can be dangerous, if not illegal!
- For more information about Arrowhead wildlife, please reference the current Living in Arrowhead PDFs, pages 7-9, depending on the edition.
- ***Click to read the Living in Arrowhead PDFs on our website!***