

August / September '25

# SMOKE SIGNALS



[www.arrowhead1.org](http://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: bfowler.aia@gmail.com, 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



## **Arrowhead Improvements Association Board of Directors**

Please email the entire Board at: [aiaowner1@gmail.com](mailto:aiaowner1@gmail.com)

- Deb Hoven, President** ..... [dhoven.aia@gmail.com](mailto:dhoven.aia@gmail.com)
- Rosanna Harris, Secretary** ..... [rosannaharris.aia@gmail.com](mailto:rosannaharris.aia@gmail.com)
- Warren Gore, Treasurer** ..... [warrengore.aia@gmail.com](mailto:warrengore.aia@gmail.com)
- Bill Brassfield, Director** ..... [billbrassfield.aia@gmail.com](mailto:billbrassfield.aia@gmail.com)
- Dennis Roberts, Director** ..... [droberts.aia@gmail.com](mailto:droberts.aia@gmail.com)
- Rachel Grasmick, Director** ..... [rgrasmick.aia@gmail.com](mailto:rgrasmick.aia@gmail.com)
- Leilani Pacheco-Nichols, Director** ..... [lpnichols.aia@gmail.com](mailto:lpnichols.aia@gmail.com)

### **Business Office**



**ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.**

PO Box 68, Cimarron, CO 81220

Phone: (970) 862-8240

Email: [arrowheadofficemgr@gmail.com](mailto:arrowheadofficemgr@gmail.com)

**Business Manager-- Margaret Henry**



### **The Arrowhead Improvements Association Official Website & Smoke Signal Newsletter Disclaimers: [www.arrowhead1.org](http://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](mailto: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](mailto:communications.aia@gmail.com)

**Click to Contact Stacey!**



## **Board of Directors 2025 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:**

- \*August 16 –**  
**Annual Owners Meeting**
- September 20**
- November 08**

#### **Location:**

- Arrowhead Firehouse**
- Arrowhead Firehouse**
- Arrowhead Firehouse**

**\*2025 Annual Owners Meeting will follow the Saturday, August 16<sup>th</sup> Board Meeting.**

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

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

*All meeting dates, times & 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



# President's Message

We hope this message finds you well and enjoying the beauty of our community! We would like to share a few important updates that reflect recent changes and ongoing efforts aimed at preserving and improving life here in Arrowhead.

## 1. Arrowhead Patrol is Now Arrowhead Outreach

In response to evolving community needs, what was formerly known as the Arrowhead Patrol will now operate under the name *Arrowhead Outreach*. This new name better reflects the broader mission of service, creating a culture that supports a respectful community living environment, and support that this team provides to our residents and visitors. Please see the [AIA website](#) for more details.

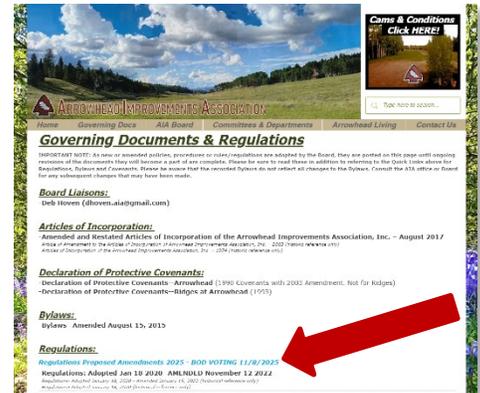


## 2. Updated Regulations to Reflect Legislative Changes

To remain compliant with current laws and best practices, we have updated our community regulations to align with recent legislative changes. These updates are designed to ensure our operations are in step with state and county requirements while continuing to serve the best interests of our property owners. [Click here to read the proposed Regulations Amendments](#)

## 3. Board Authority for Day-to-Day Management

The Board of Directors will have clearly defined authority to manage day-to-day operations related to community services. This enables us to respond more effectively to routine needs, address challenges promptly, and implement improvements with greater efficiency. This is part of the regulations updates and will allow for better daily operations management moving forward.



## 4. Alpine Plateau Road Access and Safety

We are actively working with the U.S. Forest Service and Gunnison County to find a sustainable, long-term solution to ensure that Alpine Plateau Road remains safe and accessible for all who use it. This road is a critical connection for many in our community, and we are committed to protecting its accessibility.

At the heart of all these efforts is a shared goal: to keep Arrowhead a beautiful, welcoming, and vibrant place to live. As always, *it takes a village* to make real progress, and we are deeply grateful for the ongoing support and engagement of our community members.

We look forward to continuing this work together. If you have questions or would like to get involved, please don't hesitate to reach out.



**Deb Hoven**  
**AIA President**

**Email: [dhoven.aia@gmail.com](mailto:dhoven.aia@gmail.com)**



# Welcome to the AIA Board, Leilani Pacheco-Nichols!

We're proud to introduce Leilani Pacheco-Nichols, voted in as our newest director to the AIA Board during July's regular meeting!



**Leilani Pacheco-Nichols**

Leilani Pacheco-Nichols has been a resident since 2021 and RV lot owner in the Arrowhead Community. She is honored to serve on the AIA Board of Directors and is committed to maintaining the quality, safety, and value(s) of the neighborhood.

With a strong professional background and a deep commitment to service, she brings both skills and heart to this role. She looks forward to contribute meaningfully to the board's efforts, supporting our shared goals, and working collaboratively with fellow residents to ensure Arrowhead remains a place we're all proud to call home.

## Meet Your 2025 AIA Board of Directors & Officers



**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

You can email the entire AIA Board at [aiaowner1@gmail.com](mailto:aiaowner1@gmail.com)

Helping clients live their life by design, not by default.

**Betty Tomlinson, Wealth Manager**

A local Arrowhead community member serving clients from offices in Montrose and Gunnison.



1115 N. Main St. Suite A  
in Gunnison

**Ph: 970.641.0400**

1701 Niagara Rd.  
in Montrose

**Ph: 970.249-9882**

[wealthwithapurpose.com](http://wealthwithapurpose.com)



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.



# A Son And His Dad Landscaping



- ✓ Gravel Drives & Road Base
- ✓ Fire Pits & Stump Grinding

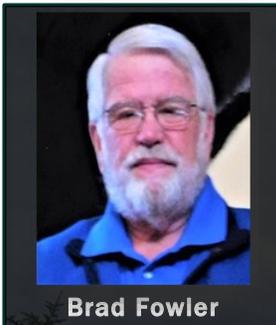


- ✓ Forest Refuse Hauling, Mitigation & Lot Clearing



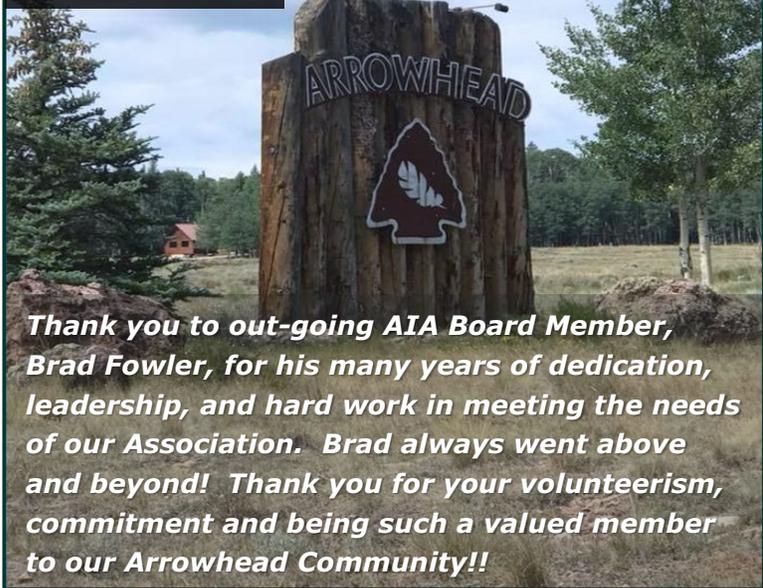
**Cleaning up the Mountain one lot at a time!**

PHONE: 970-209-4423 or EMAIL: [jerryfresques@gmail.com](mailto:jerryfresques@gmail.com)



Brad Fowler

## Thank You for Your Service, Brad!



*Thank you to out-going AIA Board Member, Brad Fowler, for his many years of dedication, leadership, and hard work in meeting the needs of our Association. Brad always went above and beyond! Thank you for your volunteerism, commitment and being such a valued member to our Arrowhead Community!!*

## 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

**ARROWHEAD**  
IMPROVEMENTS ASSOCIATION, INC.

# Stay up-to-date on ANY Device!

## Find everything you need on [www.Arrowhead1.org](http://www.Arrowhead1.org)!

Click here to check back to our website



# PENCIL

-LOG PROS-



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

970-462-7706

[www.PencilLogPros.com](http://www.PencilLogPros.com)



# Maintenance & Improvements



Welcome to the dog days of summer in Arrowhead, where we cherish the cool mornings and evenings!

Folks probably noticed following the July 4th weekend, your HOA provided three large dumpsters at the Firehouse for people to discard large trash items that are restricted from the household compactor at the maintenance lot. The popularity of doing this is confirmed by how fast the dumpsters fill, and we provided three this year for the first time, filling all three in a matter of a couple days. The first two filled in a couple hours!



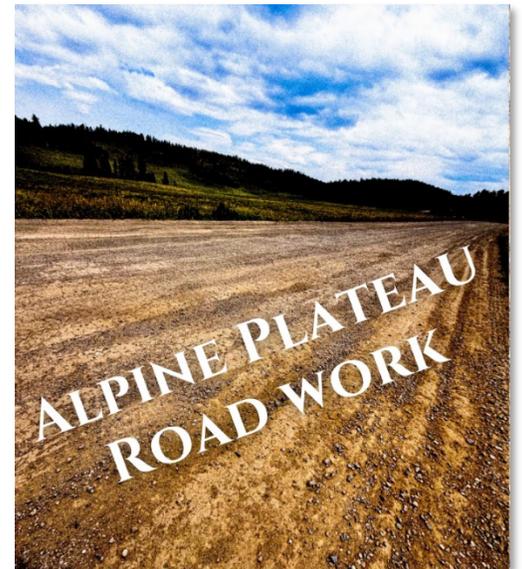
Also, following the big weekend rush of July 4th, we found it necessary to provide a small overflow dumpster for household trash along-side the regular compactor to handle the high volume of household trash that weekend.

We also coordinated moving the new FedEx/UPS shed to a more permanent location out of the way of access to the RV septic dump station. Thanks to Delta Shed Co. for their assistance, free of charge!



Our Forestry Manager, Jim Gelsomini, continues to work on cleaning up our road sides and common areas of dead trees, with the occasional assist from Will and our frontend loader to move the big trees and chunk them up along-side our filing roads. Please feel free to take these for firewood, and to help on community clean up days once a month to clear these dead trees from our barrow ditches. It's most helpful!

Lastly, we were compelled to work/blade the lower 3/4 mile of the Alpine Plateau Road, where it meets Highway 50, due to ongoing neglect of maintenance on the part of Gunnison County. Gunnison County has failed to make a solid commitment to uphold the maintenance agreement for Forest Service Road 867 (FS867), resulting in the road falling below minimum safety and comfort standards. Gunnison County is responsible for maintenance and graveling of FS867, and assures us they are doing their part, but have failed to show up and do any worthwhile work for at least two seasons now.



Stay tuned as your AIA board continues to put pressure on Gunnison County commissioners for action. **Property owners are encouraged to make their voices heard with the district 1 commissioner on the [Gunnison County website](#).**



**AIA Maintenance Liaison**

**Warren Gore**

**Email:** [warrengore.aia@gmail.com](mailto:warrengore.aia@gmail.com)

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



## 2025 Arrowhead Election Committee

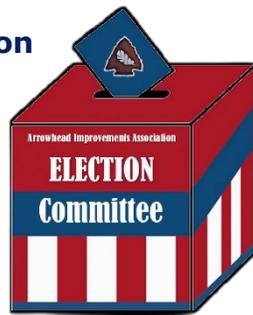
*Thank you to our wonderful volunteers for serving our community!*

### **Election Committee Purpose:**

*Oversee and conduct elections of Board members or other elections in which property owners vote.*

**Board Liaison:** Rosanna Harris  
Email: [rosannaharris.aia@gmail.com](mailto:rosannaharris.aia@gmail.com)

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



Changing Times,  
Changing Compensation Plans!

Lucia Lebon

LOCAL AND TRUSTED REALTOR FOR  
OVER 17 YEARS

Arrowhead Ranch Real Estate

*With unparalleled expertise, dedication, and a proven track record, Lucia is the go-to real estate professional for all your selling and buying needs in Arrowhead!*



*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](mailto:arrowheadre@gmail.com)  
[arrowheadranch.com](http://arrowheadranch.com)



## HORSE CORRALS:

The AIA Horse Corrals are located behind the heavy equipment building, in the winter parking lot. The corrals are available for use by owners and their guests on a first come, first serve basis.

Before a horse can be left at the corrals, it is necessary for the owner to complete the **Boarding Facility Use Agreement** which is available on the website under **Forms** or **CLICK HERE** to upload the form directly. This Agreement must be given to Arrowhead Outreach before a horse can be left at the corral.

Arrowhead Outreach can be reached at 970-209-6335 or at [arrowheadoutreach@gmail.com](mailto:arrowheadoutreach@gmail.com).

No reservations are taken but owners can check with Arrowhead Outreach for availability.

Each horse owner is responsible for the care of their horse and for cleaning of the corral. Water is available but feed must be provided by the owner and stored in a secure place, like inside a trailer. A horse trailer parked at the corral will need a vehicle sticker from Arrowhead Outreach. No trucks may be parked overnight at the corral area or in the winter parking lot. Please observe all of the posted rules.

It's a good idea to let Arrowhead Outreach know when you will be arriving with your horse.

Any questions, please contact Arrowhead Outreach. Happy Trails!

BOD Liaison:  
**Warren Gore**  
[warrengore.aia@gmail.com](mailto:warrengore.aia@gmail.com)



# Forestry Message

Summer continues with higher temperatures and minimal rainfall for a struggling forest with already reduced soil moisture levels to support the current number of trees per acre. Sporadic high afternoon winds, combined with the lack of moisture, have resulted in a number of trees uprooting.

Beetle traps continue to collect beetles, with one trap near the Forest Refuse Site (No-Stump Dump), collecting a smaller volume weekly. The other five traps continue collecting approximately the same volume weekly. The Arrowhead samples are labeled with the type of lure (Douglas Fir or Spruce), labeled with GPS coordinates, and taken bi-weekly to the Colorado State Forest Service Gunnison office. The Gunnison CSFS office combines the Arrowhead samples with others from Gunnison County and sends them to CSU Fort Collins for analysis.



## Remaining **COMMUNITY CLEAN UP DATES:**

- **Saturday, August 30**
- **Saturday, September 27**

Thank you to the many folks who supported the May, June, and July Community Clean Up Days! A number of property owners continue to clean up the filing roads where they live, in addition to planned Saturdays. Thank You!

The August Community Clean Up Day is scheduled for 9a on Saturday, August 30th, at the firehouse. Our last Community Clean Up Day is September 26th. We work until about noon and would appreciate the help. Be prepared to help with: gloves, racks, chainsaws, safety gear, trailers, water and lots of energy! Volunteers will need to sign release waivers for the season before starting work.

We look forward to meeting everyone and appreciate the continued support in keeping our common areas clean and neat! Please contact me directly if have any questions.



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





**Real Colorado  
Properties**

Find your bliss  
in Arrowhead

*Call Jennifer .....*



**Jennifer Thomas-Broker**

**ABR, CSE, RSPS**

**970-209-2378**

**[jenniferthomas1515@gmail.com](mailto:jenniferthomas1515@gmail.com)**



# Arrowhead Outreach Message *(Formerly Patrol)*



Here it is; half of 2025 has already flown by us! This summer has been a lot drier with a couple of fires near our heaven on earth. The Black Canyon (South Rim Fire) started on July 10th by lightning. As of this writing, it is 52% contained with 4200+ acres burned. (Another reason to pay attention to Arrowhead fire sign located at the filing roads' entrances) If you have any doubts or questions of fire conditions, please call Arrowhead Outreach or the AVFD Fire Chief. Keep your fire pit areas clean and high grasses cut down to create a safe barrier, and fires must be manned at all times.



With fall coming, don't forget to reserve and pay for your diesel parking to get your desired stall in the winter parking lot. The diesel plug-in parking fee is \$265 for the season, and winter trailer parking is \$50. Weekend diesel parking is \$25 for a three-day weekend, and \$9 per day and thereafter, equaling \$61 for the week. Contact Arrowhead Outreach to pay or send payment to the business office. Make sure to notify Arrowhead Outreach once you've paid so we can follow up. Also, contact us before parking your trailers so we can meet to help organize the parking. The winter parking lot opens October 15th each year.

Speaking of winter, if you want your driveways broken in this season, owners should reference the AIA Business Directory for businesses offering to run driveways on a fee basis. Also, please remember to stake your driveways to help them not create new paths.



**SPEEDING throughout Arrowhead is still a BIG issue again this summer, and the roads have been very dusty with the lack of rain. Please remember, the speed limit is 20 mph on ALL AIA filing roads and 25 mph on the Alpine Plateau Road!! If you see dust in your rearview mirror, you're going too fast especially when passing pedestrians and ATVs.**

**[See AIA Regulations pages 19 and 20 for driving in Arrowhead.](#)**

Filing roads and all common areas are for owners and guest use. A portion of all driveways cross the common area. Once a driveway crosses any site boundary, it becomes private property. As such, they are not for tours or sightseeing. If your property is for sale, owners should arrange to show their lots or have a representative meet prospective buyers so visitors don't wander unescorted. We have been getting calls on this issue, and people are trespassing. All owners and owners' guests are required to know common area boundaries prior to making use of those common areas to avoid trespassing. We ask that you please respect owners' private property and DO NOT TRESPASS! **[See AIA Regulations pages 9 and 10.](#)**

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.



**Leonard Wasilewski, Arrowhead Outreach Lead**

**Phone or Text:** (970) 209-6335

**Email:** [arrowheadoutreach@gmail.com](mailto:arrowheadoutreach@gmail.com)

**Webpage:** [www.arrowhead1.org/arrowhead-outreach](http://www.arrowhead1.org/arrowhead-outreach)



**Arrowhead Seven Ten** 

*Relax, Escape, Unwind*  
 Discover the Beauty of Arrowhead

**Want to List? Want to Buy?  
 Give me a CALL!!!**

**Cell/Text 970-683-1617**  
**Cabin: 970-862-8271**  
 Email:  
 arrowheadseventen@gmail.com

**Tammy Bensley**  
 Independent Real Estate Broker  
 710 Crest Dr, Cimarron, CO 81220  
 Web: [www.tammybensley.realtor](http://www.tammybensley.realtor)







**"Chainsaw Johnson"**



**Call Eric Today! 970-270-1726**



- \* Dependable
- \* Reliable
- \* Skid Steer Work
- \* Lot Clearing
- \* Hauling
- \* Firewood Cutting

## Don't Miss Official Arrowhead Updates!

### IMPORTANT!

In order to receive news and announcements from the Arrowhead Improvements Association HOA community, you must sign up and complete the online form.

***CLICK HERE*** to Sign Up! 

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

This blast email listing is confidential and is not shared with any third parties. 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](mailto:communications.aia@gmail.com)



**Sign Up for  
 Official Arrowhead  
 Email Updates!**



**Click HERE!**

# Design Review Message



Summer sure is flying by! Soon the leaves will be changing and the snow will fly. There have been lots of activities on the mountain this year, mostly new sheds, driveways and utilities. If you are planning to submit an application for review at our monthly meeting, please make sure you email all the documents to me by 5:00pm the Friday before the monthly meeting.



My email is [jthompsonaia.drc@gmail.com](mailto:jthompsonaia.drc@gmail.com). Click [here](#) for a link to a document to help you get started with your plans.

Our next meeting for permit applications and/or approval is August 11th, at 9am. We will meet at the AVFD Firehouse. Please let me know if you plan to attend in person, so I can get you on the agenda. All DRC documents and steps can be found here. [Arrowhead1.org](http://Arrowhead1.org)

**All Construction Agreements, Plot Plans, and project plans need to be sent to [jthompsonaia.drc@gmail.com](mailto:jthompsonaia.drc@gmail.com), and all \$100 Permit Fees sent to Arrowhead Improvements Association, Inc. P.O. Box 68, Cimarron, CO 81220. Include your address so the fee can be applied to the correct account.**

**2025 Meeting Dates & Times--All meetings start at 9am at the firehouse, unless the filing roads are not open, and then we meet at Arrowhead Mountain Lodge.** The deadline to turn in applications is the Friday before the upcoming meeting. Anything received after 5pm on Friday will be added to the following month's agenda. The committee meets to review/approve applications March - October. There are only three meetings left this year so don't delay.

<p><b>2025 DRC Meeting Dates</b></p> <ul style="list-style-type: none"> <li>❖ August 11th</li> <li>❖ September 8th</li> <li>❖ October 13th</li> </ul>	
---	--

## Important Reminders:

- When you are planning a property improvement, you need to have the [Construction Agreement](#), [Plot Plan](#), and ALL PLANS sent to me ([jthompsonaia.drc@gmail.com](mailto:jthompsonaia.drc@gmail.com)) and the \$100 permit fee needs to be sent to the highlighted address on the Construction Agreement. Arrowhead Improvements Association, Inc. P.O. Box 68, Cimarron, CO 81220.
- You need to flag your property PER AIA [REGULATIONS](#).
  - You need to locate your center pin and flag several points on the property boundary. **The owner is responsible for the accuracy of all measurements.**
  - Flag several points on the adjacent properties as well
  - Flag any site of improvements -- driveway, shed perimeter, trees you think need removed, etc.
- Once this is done, contact the DRC Manager at [jthompsonaia.drc@gmail.com](mailto:jthompsonaia.drc@gmail.com) and a DRC committee member will schedule a time to do a site visit with you or your contractor.

- Depending on the project, a Fire Mitigation Plan may be required by Gunnison County.
- Please refer to this [document](#) for many of the different project types done in Arrowhead
- Here is the link to the [DRC website](#) where you can find the [regulations](#) and more information

Please remember that **all** property improvements 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](#). **Be sure you know the rules. It is the property owner's responsibility to educate themselves and their contractors about the rules.**



**\*\* 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 Co building permit as long as your shed is no larger than 200sf.** If the shed is larger than 200sf you are required to apply for a building permit through [Gunnison 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 the size.**

Please continue to follow the requirements set forth for improvements in the [AIA Regulations](#). This helps the committee move forward for you, more quickly.

**We look forward to continuing to serve the owners of this great community!**



**Joanie Thompson**  
AIA Design Review Mgr.  
[jthompsonaia.drc@gmail.com](mailto:jthompsonaia.drc@gmail.com)





# THANK YOU FROM YOUR ARROWHEAD VOLUNTEER FIRE DEPT.

This years 4th of July event brought in \$19,725.79 for the Arrowhead Fire Protection District. We appreciate all the support that keeps our community a safer place, and keeps us operational.

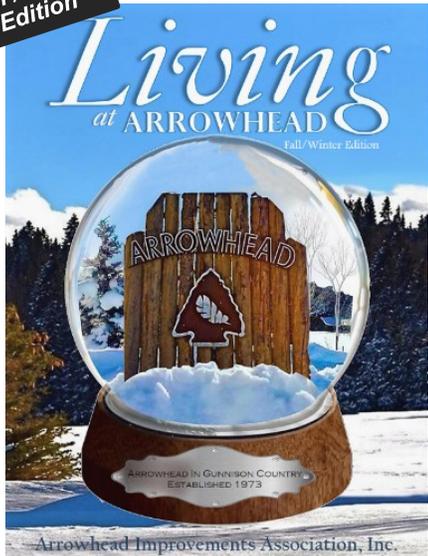
Read our **SPRING & SUMMER LIVING IN ARROWHEAD BOOKLET** to learn more about our beautiful community!

**CLICK HERE** or visit our website at [www.arrowhead1.org](http://www.arrowhead1.org)!

Summer / Fall Edition

*Living*  
at ARROWHEAD  
Spring / Summer Edition

Fall / Winter Edition



# Summer Wildlife Advice



Living in Arrowhead can be compared to living in a wildlife refuge. Since no hunting is allowed, many animals roam freely in our woodlands. Mule deer, elk, marmots, chipmunks, squirrels, snowshoe rabbits, pine martens, fox, bobcats, grouse, porcupines, coyotes, western birds, mountain lions and black bears are most commonly seen.

## FEEDING WILD ANIMALS AND BIRDS

Black bears are omnivores, eating plants, bugs and animals. In fact, bears will eat almost anything including fruit, birdseed, suet, hummingbird food, pet food and garbage. In late summer, bears may feed up to 20 hours per day in preparation for hibernation, which generally occurs in early November.

Summer bird feeding and birdbaths do not benefit birds because seeds, berries and water are abundant. Instead, these resources attract bears, and once bears find an easy food source, they will return daily. Therefore, DO NOT feed birds during the summer.

Winter bird feeding is safe since bears hibernate until green foliage breaks through the snow.

**NOTICE!** *It is illegal to feed bears and is punishable by a fine by the Division of Wildlife. If wildlife officials have to tag and remove a nuisance bear, the bear's next offense will result in it being killed*

## HOW TO BEAR-PROOF YOUR HOME AND CAMPSITE



1. Do not keep garbage, pet food, birdseed, suet, fruit, grill racks and so forth outside, even briefly. Food items in tents (even toothpaste) can attract bears.
2. Keep all windows and doors closed while away. This includes homes, campers, garages, sheds and doggie doors.
3. Do not throw any type of garbage and food scraps outdoors.
4. If you put hummingbird feeders outside in the summer, bring them inside at dusk and anytime that you leave your home or campsite. However, be aware that these feeders are almost guaranteed to bring bears to your porch or camp site even during the daytime.
5. Do not feed birds or other wildlife food scraps. Household food attracts bears and can be deadly to other wildlife due to their sensitive digestive systems.

## HIKING AND BIKING IN WILD ANIMAL COUNTRY

1. Walking at dawn or dusk increases the chances of meeting bears and other predators.
2. Make noise to reduce the likelihood of surprising bears and mountain lions. Talk, sing, whistle or wear a bell.
3. Do not carry food.
4. Leave dogs at home or keep them on a leash. Carry a walking stick.
5. Keep children close to an adult.
6. Bears, coyotes and mountain lions are not the only danger.
7. Female deer are especially protective of their babies and it is not uncommon for female deer to attack dogs that are not on a leash.



## IF YOU MEET A BEAR



1. **Stay calm.** If the bear has not seen you, slowly retreat while speaking softly to make the bear aware of your presence and to reassure it that no harm is intended.
2. **Avoid direct eye contact.** Bears perceive this as a threat. Give the bear room to escape and slowly back away. If you are on a trail, step off on the downhill side.
3. **Do not run.** Bears can run in bursts up to 35 mph.
4. **It is dangerous to get between a female bear and her cub(s).** If you see one cub, there may be more. If you see cubs and no mother, do not approach the cubs; mama bear is probably close by and will rush to protect her babies!

## IF YOU MEET A MOUNTAIN LION

1. **Do not run. Do not turn your back.** Stop, talk firmly and calmly. Back slowly away.
2. **Try to appear larger than you are.** Slowly raise and wave your arms to convince the mountain lion that you are not prey.
3. **Fight back if the lion becomes aggressive.** Throw stones, sticks, stand tall.



Attacks by black bears and mountain lions are uncommon. However, with the increase of food sources their presence and the possibility of confrontations are increased. To keep the Arrowhead community safe, it is important that **everyone** practice appropriate preventative measures. For more information or to report a problem, contact Arrowhead Patrol or the Division of Wildlife in Gunnison at (970)641-7060

# The Obnoxious...

# NOXIOUS WEEDS!!



As I am writing this, our weed contractor is spraying the roadsides of Arrowhead as well as common areas that have noxious weed populations. This is the first spray application this year, and if we are lucky, the only one needed this year. The contractor is confident that with the recent rains, he will achieve the desired results with just one application.

If anyone wants the contractor to spray your personal lot for weeds, please contact him at 970-241-1746 or 970-260-6990 to make arrangements. As a reminder, under Colorado law, all property owners are responsible for the control of noxious weeds on their property, either by personally spraying or having a contractor do the control. Help the community by controlling the noxious weeds on your property.

On another note, many of you have noticed that Gunnison County recently sprayed the noxious weeds along the Alpine Plateau Road. By all accounts, it looks like they got the desired results.

If you have any questions, just email me and I will contact you. Thanks in advance for helping keep our community free of noxious weeds.

Dennis Roberts - BOD Liaison  
[Droberts.aia@gmail.com](mailto:Droberts.aia@gmail.com)



## AIA Business Office

*A reminder from AIA Office Manager, Margaret Henry:*

Dues assessments increased again in 2025, because of the January 2024 favorable ballot vote to increase annual dues assessments.

2025 – beginning Jan. 1<sup>st</sup>: \$155/qtr. or \$620/yr.  
2026 – beginning Jan. 1<sup>st</sup>: \$160/qtr. or \$640/ yr.  
2027 – beginning Jan. 1<sup>st</sup>: \$165/qtr. or \$660/yr.

- If you are signed up for “recurring payments” (autopay), the quarterly or monthly amount automatically adjusts 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 if you’ve not yet done so.

Other billing reminders:

- Invoices are sent on the first of every quarter (Jan. 1, April 1, July 1, and 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.



# Fishing at Arrowhead!

Hello to all of the fisher-men and women! As has been our practice for the past several years, we've stocked Flint Lakes with trout again this year. The first stocking was in mid-June and the second stocking took place July 15<sup>th</sup>.



Both stockings were to the Lower Flint Lake. It's the lake that sees the most fishing pressure, so it was stocked heavily this year. We again stocked 100 - 8"-10" trout as well as 235 pounds of 14"-16" trout each time! This allows for many ready-to-harvest fish in addition to the ability to maintain the fish population.

We would like to remind everyone that if you catch any sucker fish, please do not put them back in the Lake. Take them with you and dispose of them. We have heard reports of several suckers being caught this year. With everyone's help, we will be able to keep this invasive species from taking over these lakes.

Also, please dispose of any old fishing line, lures, etc. in the receptacle at the parking area. The wildlife in the area tend to be attracted to these things.

## **FISHING RULES:**

**This year we are going back to our previous rules for fishing.**

- **The Lower Flint Lake will be artificial lures, flies and live bait.**
- **The daily limit will be three (3) fish per person.**
- **The Upper Flint Lake will be artificial lures and flies (barbless hooks) only and catch & release.**



Finally, a reminder that if you have your pets with you, they must remain on a leash at all times.

Happy Fishing!



***Liaison***  
***Dennis Roberts***  
**Email: [droberts.aia@gmail.com](mailto:droberts.aia@gmail.com)**





Date	Title	Author	Category	Presenter
June 7	The Forgotten Book Shop In Paris	Daisy Wood	Historical Fiction	Kathy Koeltzow
July 12	The Women	Kristin Hannah	Historical Fiction	Zeke Knipps
August 2	The Immigrants Wife	J. B.Harris	Historical Fiction	Sue Kindschy
September 6	Go As A River	Shelley Read	Historical	Carol Wike
October 4	The First Ladies	Marie Benedict Victoria Christopher Murray	Historical	Carla Vavrick
November 1	The Weavers Legacy	Olive Collins	The American West	Sally Burrichter



Questions: Contact Sue Kindschy at [smkindschy@gmail.com](mailto:smkindschy@gmail.com)  
 Meetings: First Saturday of the month at 11:30a at the Arrowhead Mountain Lodge unless noted. Everyone is welcome!  
 > November will be held at Camp Robber, Montrose - 11:30am  
 Share what you would like us to read next year!!



**All required AIA Forms are located on our website at [www.arrowhead1.org](http://www.arrowhead1.org)**

# SUPPORT

Arrowhead Fire Protection District

# AUGUST FUNDRAISERS!



## LIVE MUSIC AT THE FIREHOUSE

ENJOY GREAT MUSIC!  
COLD BEER, SELZERS & PULLED PORK  
SLIDERS FOR SALE!  
BRING YOUR LAWN CHAIRS  
LET'S RAISE SOME MONEY FOR THE  
ARROWHEAD VOLUNTEER



**AUGUST 10TH | 1:30- 5:30**

ORDER TICKETS ON LINE [AFPD.COLORADO.GOV](http://AFPD.COLORADO.GOV)  
ADULTS \$21.50 , KIDS UNDER 12 ARE FREE  
TICKETS AT THE DOOR THE DAY OF CONCERT \$30.00

### *Pancake Breakfast*

ARROWHEAD VOLUNTEER  
FIRE DEPARTMENT  
FUNDRAISER

August 30<sup>th</sup> 8:00 - 10:00 AM

ADULTS \$8.00

KIDS. \$4.00



The information posted in this AIA Smoke Signal publication and the AIA website ([arrowhead1.org](http://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.

# Arrowhead Fire Protection District

**NEW Arrowhead Website:**  
**[AFPD.Colorado.gov](http://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!!**



# ALL FIREWORKS ARE **PROHIBITED** IN THE ARROWHEAD SUBDIVISION

## AIA REGULATIONS:

ARTICLE 6. HEALTH, SAFETY AND PUBLIC WELFARE (pg. 16)

Section 3. FIREWORKS AND EXPLOSIVES:

**No fireworks or explosive devices of any sort are allowed to be used at any time or for any reason within the boundaries of Arrowhead.** Fireworks and explosives are dangerous devices and can start a house fire or a forest fire. However, this does not include explosives used by a licensed contractor who has a valid permit for construction purposes, issued by Gunnison County or other governmental agency.

Setting off fireworks or explosive devices:  
**\$500.00 for First Violation**

*(Schedule of Fines – pages 27 & 28)*

**NO FIREWORKS ON**



**PUBLIC & PRIVATE LANDS**

## GUNNISON COUNTY REGULATIONS:

Absolutely **NO FIREWORKS** of any type are permitted on Federal or State lands, including;

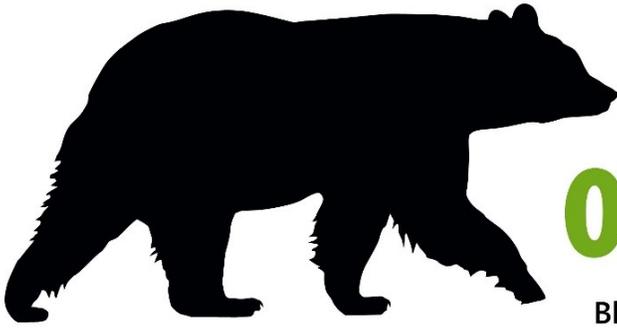
- BLM Lands
- Division of Wildlife Owned Lands
- National Forests & Parks
- State Forests & Parks
- State Wildlife Areas

In unincorporated Gunnison County, the towns of Crested Butte, Mt. Crested Butte, and the City of Gunnison, fireworks that leave the ground or explode are prohibited.

<https://www.gunnisoncounty.org/852/6280/Wildfire-Information>



**ARROWHEAD**  
IMPROVEMENTS ASSOCIATION, INC.



# BearWise Outdoor Safety Tips

Black bears are seldom aggressive and rarely injure people. Follow these BearWise tips to avoid encounters.

## Camping



- Keep a clean camp.
- Don't burn food scraps or trash in your fire ring or grill.
- **Do not store food, trash, clothes worn when cooking, or toiletries in your tent.** Store in approved bear-resistant containers OR out of sight in a locked vehicle OR suspended at least 10 feet above the ground and 10 feet from any part of the tree. *Local storage regulations vary.*
- Cook downwind and as far from your tent as possible.
- Set up backcountry camps away from dense cover and natural food sources.



## Precautions for Cycling, Jogging

If you travel quickly or quietly, you can easily surprise bears. **Stay alert;** music and phones are distracting. Be aware of your surroundings; make noise periodically.

## Hiking, Walking



- Be aware of your surroundings.
- Try not to hike alone.
- Keep kids within sight and close by.
- Make noise periodically so bears in the area can avoid you.
- **Keep dogs leashed at all times, or leave them at home.** Don't force a bear to defend itself.
- Double bag your food and pack out all food and trash. *Leaving scraps, wrappers or "harmless" items like apple cores teaches bears to associate trails and campsites with food.*

## Fishing, Hunting



- You are more likely to encounter bears when moving quietly and traveling early and late day when bears are most active.
- Follow tips for hiking and camping safely.
- Know that carcasses, gut piles, and bait may attract bears.
- If a bear beats you to your catch or kill, don't try to reclaim it; leave the area when it is safe to do so.



## Carry Bear Spray & Know How To Use It

Keep bear spray accessible; it's proven to be the easiest and most effective way to deter a bear that threatens you. It doesn't work like bug repellent, so **never** spray your tent, campsite or belongings.

## If You Encounter a Black Bear

- **If you see a bear before it notices you,** don't approach. Stand still, enjoy the moment, then quietly move away.
- **If a bear sees you,** back away slowly. Never run; running may trigger a chase response.
- **If a bear approaches,** hold your ground, wave your arms and yell "Hey Bear" until it leaves. Always stay with your group. **If the bear keeps approaching,** use bear spray.
- **If a black bear makes contact with you,** do NOT play dead; fight back aggressively.



Black bear is a species; colors include black, brown and cinnamon.



Learn More:  
**BearWise.org**



Helping People Live Responsibly with Black Bears

BearWise® CREATED BY BEAR BIOLOGISTS, SUPPORTED BY STATE WILDLIFE AGENCIES © 2022

Share your Photos!

**We are truly blessed to experience Arrowhead Life Above 9100'  
and want to share the beauty with our neighbors!**

Did you capture an amazing wildlife, landscape, or friends/family/community photo on our mountain?  
Email your photos to: [communications.aia@gmail.com](mailto:communications.aia@gmail.com), and we'll publish them here to share!  
Credit will be given to the photographers, of course! Thank you to Bonnie Stephenson, Deb Hoven, and  
Danielle Schloffman for sharing their beautiful Arrowhead photos!



Deb Hoven



Bobbie Stephenson



Deb Hoven



Danielle Schloffman

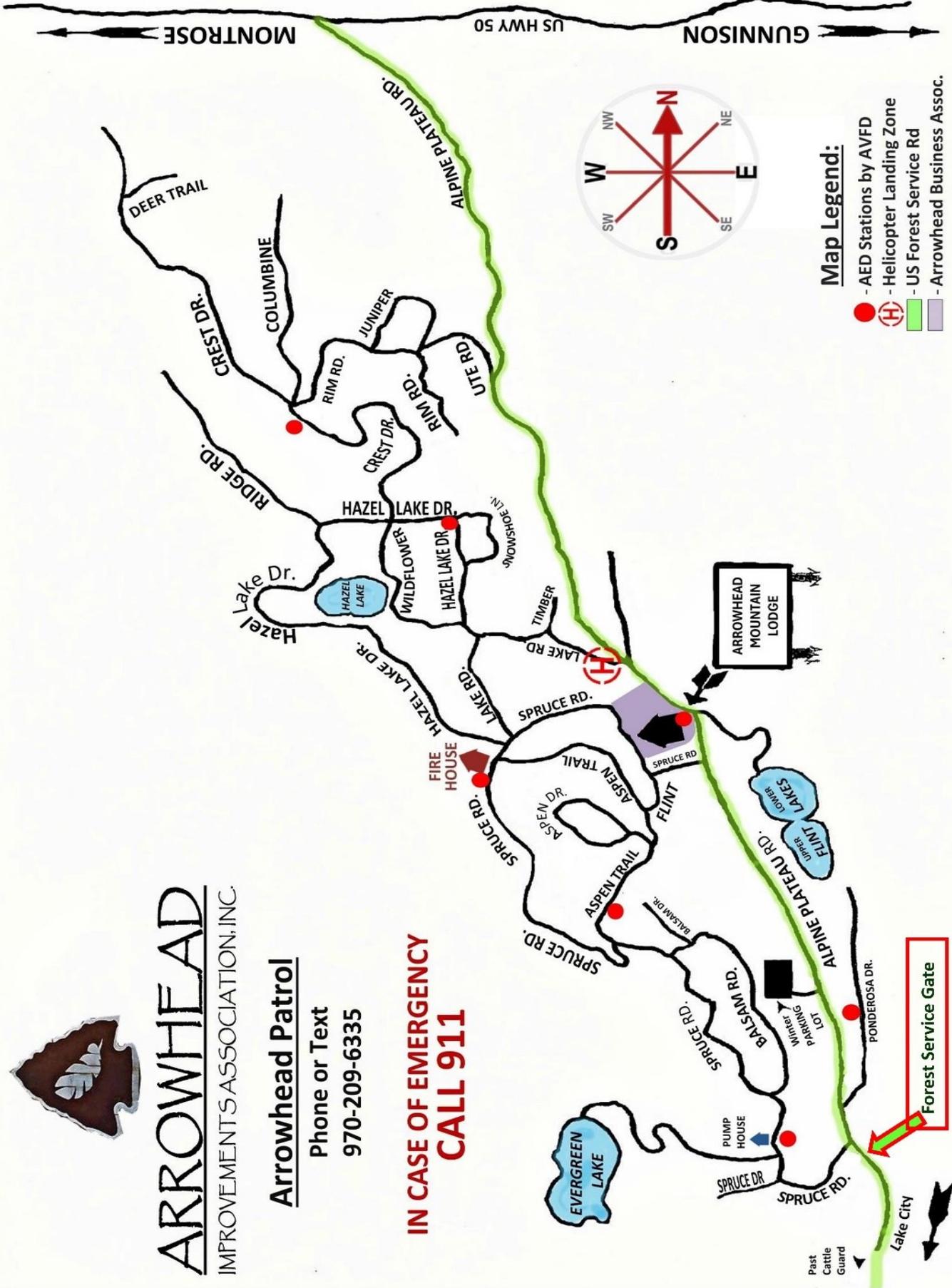


**ARROWHEAD**  
IMPROVEMENTS ASSOCIATION, INC.

**Arrowhead Patrol**

Phone or Text  
970-209-6335

**IN CASE OF EMERGENCY  
CALL 911**



- Map Legend:**
- - AED Stations by AVFD
  - H - Helicopter Landing Zone
  - US Forest Service Rd
  - Arrowhead Business Assoc.

Updated: 04/20/2024

# 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](http://www.arrowhead1.org/maintenance-improvements)
- Offsite Landfill and Recycling options are available in Montrose and Gunnison counties.*



## Other things to remember... [www.arrowhead1.org](http://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](http://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](http://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](http://www.arrowhead1.org)  
To stay digitally connected to our community for important updates:

- Visit our Facebook page: [f Arrowhead Improvements Association – AIA](#)
- Join our Blast Email Listing

**And Most Importantly . . .**

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

## 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](http://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](http://www.arrowhead1.org/design-review)
- Before you cut trees, contact the AIA Forest Manager: [www.arrowhead1.org/forest-management](http://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](http://www.arrowhead1.org)

### Arrowhead Outreach CALL 970-209-6335



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](mailto: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](http://www.arrowhead1.org/design-review)

DRC Manager:  
Joanie Thompson  
[jthompsonaia.drc@gmail.com](mailto: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](http://www.arrowhead1.org/forest-management)

Forest Manager:  
[Arrowheadforestmanager@gmail.com](mailto: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!