

Arrowwood III Association Newsletter

October– December 2026



Upcoming Dates

- Oct 8 & Nov 12 – HOA Board and Homeowner Meetings
- Nov 14 – NEPCO General Meetings at Woodmoor Barn
- Dec- NO Board and Homeowner Meeting

2026 Fire Mitigation

As a community we had another WONDERFULLY SUCCESSFUL year in fire mitigation. In June 2026, 14 volunteers worked 68 hours mitigating and removing 46.5 cu yds of flammable materials along the Arrowwood Drive Right of Way. For the 2026 summer Chipping program, the Monument Fire Department personnel removed slash from 67 lots in our community. That's the most homes participating in a single chipping event so far. The AIA III Firewise Committee would like to thank everyone who participated in that ROW mitigation work day and chipping preparations. Per the National Fire Protection Assn calculator, our home hardening and fire mitigation efforts this year (hours worked and monies spent) are worth over \$36,321.00!

Note: Due to El Paso County re-paving some streets, no autumn chipping day is scheduled for 2026. We will resume our activities next spring.

Walk Safely

Walking on our rural streets may seem safe, but don't forget to follow these guidelines:

- Walk facing oncoming traffic (on the left side of the road)
- Cross streets at intersections or where there is good visibility around curves/corners
- Watch for traffic as you cross, especially if wearing ear pods or talking on your phone
- Watch for autos at driveways
- Obey all road signs
- Make eye contact with drivers when possible, to ensure they see you
- Keep all pets on leash, as required per AIA III Covenants

Dormant, brown grass over 4 inches tall should be cut, especially along roadsides. Fallen and dead trees or brush must be removed from lots immediately per the AIA III Covenants, as these all increase fire danger...



even in winter.

Feed Bears = \$5K Fine

Governor Polis signed HB26-1342 that went into effect on August 12, 2026. You could be fined by Colorado Parks and Wildlife if it is determined that you are luring bears by leaving food or edible waste where they can get to it. It is considered a misdemeanor and the fine can be up to \$5,000. The intent of the law is to limit the interaction between humans and bears. Do not leave your trash cans outside overnight.



Annual Dues

Annual homeowner dues can be paid electronically or by mailed check. Specific, secure electronic payment links were emailed to each homeowner. If you need your link or have questions, please email aia3treas@gmail.com. Any dues not paid by November 1st may be subject to finance charges.

<https://arrowwood3.org>

Colorado's New Wildfire Resiliency Code

The Colorado Wildfire Resiliency Code (CWRC) went into effect in July 2026. This code applies to all construction, alteration, movement, repair, or maintenance of habitable spaces within the Colorado Wildland-Urban Interface. The purpose of this code is setting minimum standards of home hardening and property landscaping that help mitigate the risk of fire and erosion, to protect life and property. It is not retroactive.

When the CWRC is applicable:

- Any new structures with occupiable/habitable space.
- Any existing structure moved into a wildfire risk area.
- Additions that increase the footprint of a structure by more than 500 square feet.
- The reconstruction, replacement, alteration, or repair of the exterior walls or roof covering of an existing building, when 25% or more of the surface area of all exterior walls or exterior roof covering is affected.
- Alterations or repairs to the exterior of an existing structure, or an attachment to it, when 25% or more of the exterior of the structure is affected by the alteration or repair.
- New or replacement fencing less than 8 feet from a habitable structure.



The CWRC is tiered, and based upon the relative level of hazard. Arrowwood III Association is assessed as Orange Zone-Moderate Intensity. For a complete version of the document and more information, including specific home hardening and landscaping requirements, visit: www.monumentfire.org/co-wildfire-resiliency. All questions should be directed to Monument Fire Dept. The AIA III Board will be assessing/making any necessary updates to our Applications for Construction, which are found on the community website.

Covenants Corner:

Did you know that having more than four dogs on your property is considered running a kennel? Did you know that having pet hen chickens is allowed in our neighborhood? Did you know that commercial vehicle storage is restricted? Did you know what kind of signage can be placed on your lot? Did you know that plants obstructing site-lines of roadways must be removed?

The AIA III Covenants cover many topics in our neighborhood. Full information can be found on the [website](#) under Legal Documents. Questions can be submitted online as well, under the Contact tab.



Online Active Snow Plowing Map

As the snow starts to fly this winter, you can stay up to date on which roads the snow plows have cleared and where they are currently working, by visiting publicworks.elpasoco.com/snow-ice-removal. There you can also report an issue or make a request.

Conexon Connect has partnered with Mountain View Electric Association to bring high speed fiber internet to our rural area. If interested please inquire.

Homeowner Picnic

This summer our annual homeowner meeting and picnic was well attended. A big THANK YOU to the neighbors who prepared pulled pork and smoked ribs. They were delicious. Our guest speaker this year discussed the topic of insurance coverage, including the amount of coverage, bundling plans, and the impact of wildfires and recent legislation on home policies. If you have questions on these topics please feel free to reach out to Ann Vennard with Warrior Insurance at 719-425-2121.

