

Arrowwood III Association Newsletter

January – March 2025



Upcoming Dates

- Feb 13 & Mar 13 – AIA III Board & Homeowner Meeting (online – see website for video call link)
- Feb 8 & Mar 8 – NEPCO Meeting @ Woodmoor Barn (www.nepco.org)

MVEA Tree Trimming

Mtn View Electric Association will trim your trees that are overhanging power lines for free. Simply submit the [Tree Trimming Request Form](#) on MVEA's website (mvea.coop).



Home Insurance Risk

As the fires rage in southern CA, the topic of home insurance takes center stage. Homeowners in forested areas of Colorado ARE at risk of losing coverage and increased rates, due to the threat of wildfires in our area.

Home hardening, landscape mitigation, tree thinning, and defensible space are critical to saving your home and saving your insurance coverage. If you would like a free home mitigation assessment, please contact heatherksharp@gmail.com.

Our Hazard Level is High

Monument Fire Department recently provided Arrowwood III with an updated Community Wildfire Risk Assessment. This 14-page document outlines our specific hazards, including but not limited to:

*In the next wildfire event the anticipated fire behavior in our dense pine forest could be a spread rate of several hundred acres per hour, with building/home damage potentials at “moderate to very high” levels.

*The amount of vegetation and dense timber on our properties and lining our streets (including thick groups of saplings) will likely limit fire personnel's ability to enter our neighborhood or defend homes from an approaching wildfire, especially during high wind days.

*AIA III is not serviced by a water utility and all properties rely on wells. The closest firefighting water supply is in Woodmoor – .25-1.5 miles away- and will require being trucked in. During wildfire scenarios, MFD will need eight water-hauler trucks to respond in this neighborhood alone.

*Evacuation modeling indicates a total neighborhood evacuation taking about 5 hours, with tens of thousands of local residents driving on County Line Road and Hwy 83 at the same time.

Fire Mitigation Checklist

We have little control over most factors in a wildfire, but we can alter a fire's behavior by mitigating the fuel it feeds on. Here is a home hardening checklist:

- Remove/trim any trees that overhang your roofline (if the pine needles land on your roof, then it's too close).
- Remove all flammable materials (mulch, pine needles, fences, and firewood piles) stored within 30ft of the house.
- Remove anything flammable stored underneath decks or porches.
- Remove dead and dying trees to prevent infestation.
- Clear undergrowth and trim all trees to remove ladder fuels (dead branches along trunks of trees) 12+ feet up from the ground.
- Retain large, mature trees but thin or remove groups of small saplings with trunks less than 6 inches in diameter.
- Create canopy breaks by thinning trees so that small groups (2-6 trees) have 20 feet of open air space between their crowns.

More info can be found at

Arrowwood III is a “source of major concern” to the Monument Fire Department, due mainly to the density of trees. –Jonathan Bradley, MFD Division Chief

<https://arrowwood3.org>

Covenant Amendment Vote Approves Chickens

Arrowwood III homeowners voted in November 2024 to amend our Covenants and allow chickens. The updated Covenants now read:

- No animals, poultry, fowl, or livestock, of any breed, species, or kind, are allowed or permitted in/on Arrowwood III subdivision lots except as specifically identified below. No animals shall be kept, bred or maintained within the Subdivision for any commercial purposes. Any animal which, in the opinion of the Board of Directors, makes an unreasonable amount of noise or odor, or becomes a nuisance, shall be prohibited and removal shall be required. The ASSOCIATION upholds the El Paso County resolution for animal/dog control that specifically addresses barking, physical control, running at large, and viciousness.
- Dogs and/or cats may be maintained in or on any Lot within the Subdivision and then only if kept as pets. The number of adult dogs and/or adult cats shall not exceed the numbers (maximum of four (4) each) designated by the El Paso County laws and ordinances. No kennels, whether for breeding or sale, shall be allowed. Incessantly barking dogs disturb the peace of the Subdivision and must be controlled by whatever means required; the Association may require the immediate removal of any animal or pet which violates the Covenants or the Rules of the Association or both. Dogs shall not be permitted to run loose, stray or wander outside its owner's property and shall be kept under positive control of the owner at all times. Electric fences to maintain positive control are allowed if the dog is properly trained and remains within the boundaries of the property. If any dog crosses the boundary, the owner will be required to take remedial action to restrain the dog. If any dog is outside the owner's boundary, the dog shall be on a leash and controlled by the owner or walker. The ASSOCIATION may require any animal considered intimidating to the neighbors to be kept behind impenetrable fencing at least five feet high and may designate breeds and/or types of animals requiring such fencing.
- To retain the original developer intention and planning for this unique neighborhood, the only exception to allowed animals is that no more than two horses per tract of at least 2.5 acres may be kept for recreational purposes, and further provided they are not kept or maintained for any commercial purposes and that no horses are kept or maintained on any tract smaller than 2.5 acres. No stables, corrals or any structure for the housing of horses shall be located or placed closer than forty (40) feet to any adjoining lot line or easement boundary, nor closer than sixty (60) feet to a public street. All stables, corrals or any structure for the housing of horses shall be approved as to location and design by the ASSOCIATION and shall be maintained in compliance with all sanitary regulations. In case of single ownership of more than one tract with contiguous boundaries, the setback restrictions of this covenant concerning horses shall apply to the parcel as a whole.
- Hen chickens can be maintained on any Lot within the Subdivision and then only if kept as pets. As designated by the El Paso County laws and ordinances for zoning RR2.5 No Roosters are permitted. Hen chickens must be thoroughly secured within an ACC approved coop or run. No chicken shall be allowed to roam openly on any lot (free range). The hen chickens must be properly maintained to remain healthy and prevent accumulation of wastes. No chicken coops shall be located or placed closer than forty (40) feet to any adjoining lot line or easement boundary, nor closer than sixty (60) feet to a public street. All chicken coops shall be approved as to location and design by the ASSOCIATION and shall be maintained in compliance with all sanitary regulations.

Any homeowners who had chickens/coops prior to the November 2024 vote should expect to hear from the AIA III Covenant Enforcement Committee in the coming weeks. These homeowners will need to submit paperwork for our records and ensure compliance with the new regulations. The full Covenants can be found on the Arrowwood III website. Should you have any questions regarding the new Covenants for your property or another property, feel free to contact the Board at arrowwood3.org/contact.