

Arrowwood III Association Newsletter

July–September 2025



Upcoming Dates

- Jul 10 – HOA Board and Homeowner Meeting
- Aug 23 – Annual Business Meeting & Picnic
- Sep 11 – HOA Board and Homeowner Meeting
- Jul 12 & Sep 13 – NEPCO General Meetings at Woodmoor Barn
- Oct 4– Chipping Day

Pay your Annual Dues Electronically

In response to homeowner requests, Arrowwood III now accepts electronic payments! Invoices will be sent via email and include a custom link where you can post the payment online. If you prefer, you can still make your payments via a personal check mailed to the HOA's post office box. If you have not shared your email address with us, or aren't sure, please send it to the Board Treasurer, at rwentwo272@comcast.net.

Planning to Build?

Thinking of building a detached garage, a greenhouse, a shed, a chicken coop, a fence, etc.? The AIA III Covenants allow three separate rooflines and require permission for fences over 6 feet tall. If you are looking to build please submit the application form found on the Arrowwood3.org website.

Join Our Team

Arrowwood III HOA committee members are critical to the success of Arrowwood III. If you are looking to share your talents and expertise please consider joining our team. To learn more please contact heatherksharp@gmail.com.

Homeowner Meeting & Picnic

All homeowners are invited to join us for the Annual Business Meeting and Picnic. **August 23rd from 11:00am to 1:30pm.** This year's picnic will be held at 19090 Deerfield Rd. Food provided. Families welcome. Lunch starts at 11:00am, guest speaker at Noon, and business meeting following. **Please bring a camp chair if you have one!**



High Speed Internet

Mountain View Electric Association is partnering with Conexon Connect to bring fiber optic higher speed broadband to our community. Workers will be installing these in our streets and easements over the coming months. They will not need access to our homes. For more info visit mvea.coop.

Homeowners Insurance

Wildfire risk is a major cause in our area for increase homeowner policy premiums and/or complete policy cancellations. Review your insurance policies regularly to ensure adequate coverage. doi.colorado.gov.

Annual Dues Increase

Arrowwood Improvement Assn has been in existence since the early 1960s. And the AIA III annual dues have remained at \$50/year for the last 20 years. While our incoming resources have remained steady, the expenses have increased. In the last year the HOA was charged over \$6000 for legal/professional fees, and over \$2700 for insurance.

Our HOA Board works hard to keep community expenses as low as possible. We do this through means such as:

- fully volunteer board and committee positions, unlike some adjacent communities
- no homeowner application fees for building projects (at least one adjacent HOA requires \$1000 for an application fee)
- leveraging volunteer manpower for the chipping days and mitigation work days

Several neighboring communities charge \$300 or more for annual dues. While Arrowwood III does not want to increase to match that, the Board has unanimously voted to **increase the annual dues to \$125 per year.** This increase will go into effect for the Annual Dues issued September 2025.

<https://arrowwood3.org>

Spring Chipping Day Success

Our May 2025 Chipping Days were a big success! Here is a quick summary:

- 38 volunteers
- 348.75 volunteer hours
- 44.18 tons of vegetation removed
- 43 lots serviced

Every home in AIA III benefits as we all get more serious about becoming "Firewise"! Helping create a more fire adapted community and improving the health of our forests is a priority. Keep up the good work!

Typical Chipping Day...

On a typical chipping day we have 35-40 properties with slash piles stacked and ready, plus the slash from the easement mitigation work days. We usually have use of the Mnmt Fire Dept chipper machine for about 6 hours. Doing the math, this gives us 7-8 minutes to process each pile/lot and then move the machine to the next. We work to service all of the lots that participate but sometimes it's a crunch. Especially if some piles are extremely large, stacked improperly (which takes more time), and/or the homeowner doesn't help with the processing. Sometimes the HOA has to rent a second chipper machine, which is several hundreds of dollars, to ensure we can get it all done.

Full guidelines on our website share information on how to stack a pile, restrictions on pile sizes, fee schedules for large/time consuming piles, and homeowner assistance with the processing.



Help with Tree Cutting

Did you know that in the event of a wildfire, Fire Fighters may only have A FEW SECONDS to evaluate your property and determine whether they can prioritize saving your home? Clear access, thinned trees, home hardening, and other mitigation work ARE VISIBLE INDICATORS that help a fire fighter quickly make the call to prioritize your property!

If you are looking for help to get your trees thinned/mitigated, here are a few local companies who can safely and efficiently cut down and remove large trees and other fire fuels:

- [Mr Stump Tree Services](#)
- [Lind Legacy Tree Service](#)
- [King Tree Service](#)
- [Blue Tree](#)
- [Great Western Tree Care](#)
- [Tall Timbers Tree & Shrub Service](#)
- [Colorado Mastication](#)
- [Dail & Son Landscaping](#)
- [Ace Tree Care](#)

Next Chipping Day is October 4th



To participate in the October 4th Chipping Day, please refer to the website for chipping day guidelines and rules. **VOLUNTEERS NEEDED** for any portion of the day! Lunch provided. Wear appropriate clothing and shoes. No children, for safety.

Pine Needle Disposal

If you have pine needles to get rid of, consider taking part in Woodmoor's Chipping Event July 26th and 27th at the Lewis Palmer High School parking lot by the baseball field. Saturday 8am to 4pm. Sunday 8am to 2pm. Only \$5 per load.

They accept pine needles (removed from bags), junipers, limbs/branches up to 8" in diameter, and construction wood without nails or wire. **NONE** of these are items we can take at the AIA III Chipping Days. For more info visit the Woodmoor website.

Fallen or dead trees and brush must be removed from lots, per the AIA III Covenants, as they increase fire danger. If you see vegetation that requires addressing please notify the board at arrowwood3.org/contact.



Cut tall grasses

Grass is a ladder fuel that can bring fire right up to the edge of a house. As the Boulder County fire in Dec 2021 showed us, long grasses are as much of a fire risk when mixed with wind, as unmitigated pine trees.

With plenty of rain this spring our grass is going to grow, so be sure to cut tall grass when it starts to brown in late summer.