Homeowner's Manual



Blue Mesa Recreation Association 2391 Blue Mesa Drive Powderhorn, CO 81243

Dear Property Owner:

Congratulations on joining our community and becoming a member of the Blue Mesa Recreation Association. Blue Mesa is a close-knit community where residents are ready to help their neighbors. Whether you are stuck in a snowbank or your snowmobile broke down, someone is sure to be there to help. Don't be surprised if people waive to you when they drive by. The subdivision has some of the most scenic properties in the area. You are certain to like the scenery, as well as the people in the subdivision. Pot-luck dinners at the clubhouse are a good way to meet your neighbors.

The Board of Directors meets every month from May to September and you are welcome to attend the meetings. It is an opportunity to learn about matters affecting the neighborhood and also an opportunity to meet each of the directors and officers.

This document contains information that will help you understand the services provided by the Association, winter and summer road maintenance, leisure activities, and emergency contacts. This information is also available on the internet at https://bluemesahoa.com . The website also contains the HOA covenants, bylaws, and Board policies that govern property uses and activities in the subdivision, along with a list of the Board of Directors and Board committees.

Best wishes as a new property owner. If you have any questions or need help, contact a member of the Welcoming Committee or the Board of Directors. A phone directory of Blue Mesa Subdivision residents is usually disseminated by email each year. This directory is compiled by one of our property owners (tedmanassa@gmail.com). To be included, you will need to email him your contact information and permission to add it to the directory.

We look forward to getting to know you. Welcome to Blue Mesa!

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COMMON PROPERTY

Blue Mesa is an ideal place to spend time. Whether it's winter, spring, summer, or fall, the scenery is always spectacular. It is a friendly place to live or visit. For those individuals new to the subdivision, there are some facilities and properties that you will enjoy and appreciate.

CLUBHOUSE

The clubhouse is located on Blue Mesa Drive and is clearly visible as you drive up the hill and past the lake. It has several restrooms, a shower, and a gathering room that is used for official and private functions. It is open year-round.

The building accommodates the annual and monthly meetings of the Board of Directors. It is available to residents for special functions and events by reserving it in advance. It is also commonly used for recurring events, such as card games, yoga, and pot-luck meals. Residents can visit the web site calendar https://bluemesahoa.com and Facebook (Blue Mesa Properties Community) to learn about planned social events and other activities.

Residents can reserve the clubhouse by submitting an email to Bluemesahoa@gmail.com. When leaving the clubhouse, make sure that the water pump, located near the front restroom, is switched off. Lock the clubhouse when leaving by pressing the lock symbol on the exterior key pad.(The code to open the digital door lock will be provided to you.) Users are responsible for all cleanup, including trash removal, after events.

A small library, containing a variety of books and some DVDs, is located in the northwest corner of the clubhouse. It operates similarly to a "Little Free Library" - *i.e.*, take a book/share a book.

"Day camping" is not permitted in the clubhouse. It may not be used for short or long term storage of any camping paraphernalia.

Cell phone coverage is spotty in the subdivision. However, the clubhouse has a landline phone and a cell phone booster, which are available to property owners.

A low speed DSL internet connection in the clubhouse supports the subdivision's weather station and webcam. Unfortunately, it is of insufficient bandwidth for general use. The south end of the neighborhood is served by DSL internet service from CenturyLink. For those not served by CenturyLink, various internet services are available from vendors such as Starlink and HughesNet for private installation.

LAKE

The subdivision has a lake that is stocked annually with fish. If you enjoy fishing, it is a good spot to catch some fish. There is a daily limit on the number of fish that can be caught, which is posted at the lake. The windmill adjacent to the lake provides aeration for the lake. No swimming is allowed in the lake.

SLASH PILE

,Just south of the clubhouse is an area where residents can drop off dead branches, trees, and organic material collected on their property. It may not be used for building material or other home waste. Once a year, typically close to New Year's Day, the slash pile is burned. Occasionally, it is accompanied by a New Year's celebration at the clubhouse.

CAMPING

Please be aware that under the covenants, property owners may only camp on their property for a period of 28 days. "Camping" means staying in a camping shelter, such as a tent, camper, or recreational vehicle intended for recreational purposes, and not for residential purposes. If not actively engaged in camping, the camping shelter and all camping equipment must be removed from the property.

RECREATION

The Blue Mesa subdivision is located in the Rocky Mountains at an elevation of roughly 8,500 feet. For visitors arriving from sea level or lower elevation it may take several days to acclimate to the altitude. The subdivision and surrounding area provides large opportunities for recreational activities.

FISHING

The lake in the subdivision is stocked with catchable trout every year. Since it is on private property, no license is required. Additional fishing (with license) is available at the Lake Fork of the Gunnison, Blue Mesa Reservoir, Lake San Cristobal by Lake City, and many other locations.

ATV

There are many opportunities in the area to ride your ATV. Lake City, less than an hour away, boasts some of the best ATV trails in Colorado.

SNOWMOBILE

The subdivision receives an average maximum snowpack of 21 inches. That is plenty of snow for riding a snowmobile. Check the Lake City visitor center for the extensive snowmobile trails around Lake City.

HIKING

The subdivision roads provide a convenient way to get some exercise. Traffic is usually very light, except on major national holidays. For longer hikes there are numerous trails of varying difficulty in the Gunnison county.

SKIING

For the ski enthusiast there are two ski areas within roughly an hour and a half, Crested Butte and Monarch Pass. For families who just want to get their kids on skis, the Lake City Ski Hill is a convenient and low priced area.

https://gunnisoncrestedbutte.com/visit/places-to-go/parks-and-outdoors/ Gunnison/Crested Butte Visitor Center

ROAD MAINTENANCE

The subdivision has many miles of roads that have to be maintained throughout the year. The Road Committee does its best to keep all roads in good condition. Road maintenance consumes a significant portion of the annual Association budget.

SUMMER

The Association owns and maintains several pieces of heavy equipment required for road maintenance. All roads are graded periodically. Badly damaged or muddy sections of the road are covered with gravel. Some roads are also sprayed with a non-toxic chemical to suppress the dust.

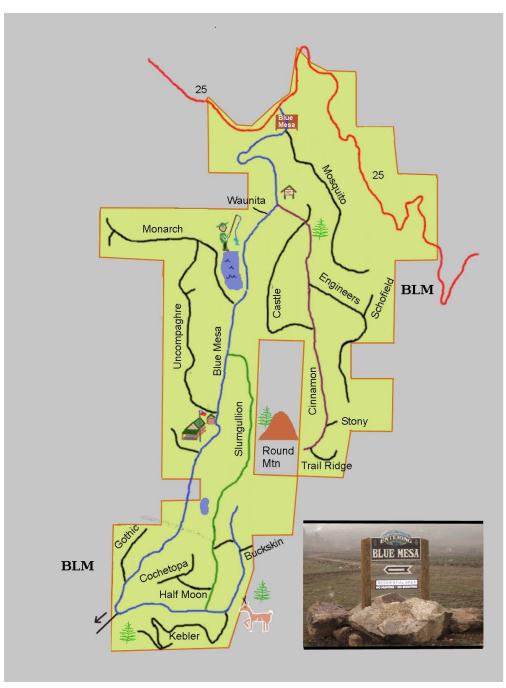
WINTER

The subdivision only has "seasonable access." Just one road into the subdivision is cleared when the equipment is operable, an operator is available, and the weather permits. The Association plows County Road 25 from Colorado 149 up the mountain to the Blue Mesa trailhead. From there, it continues to plow up Blue Mesa Drive to the clubhouse. It does not plow any of the side roads in the subdivision. These are the responsibility of the home owners along these roads. On occasions where the snow is extremely deep and private plows are no longer able to push the snow to the side, the Association may use the road grader to open up the road.

SUBDIVISION MAP

The Blue Mesa clubhouse and garage are located on Blue Mesa Drive. Most roads in the subdivision are county roads, but maintained by the Association.

Blue Mesa Subdivision



CONSTRUCTION

Building a new home is a big undertaking. Even upgrading an existing home can be challenging. Other homeowners at Blue Mesa may be willing to share their knowledge and experience.

The association, as well as Gunnison County and Colorado State, regulate the construction within the Blue Mesa area. The association architectural committee helps to maintain the quality of our neighborhood. Its function is to evaluate all plans (new building, fence, exterior remodeling, etc).

Before requesting a Gunnison County permit, prepare a sketch/description of the improvements planned for your property and submit it to the Blue Mesa Architectural Committee for review. The county will be looking for the HOA approval.

Also, review the HOA covenants and policies to determine the number and type of buildings that are allowed on your property. The fence policy provides guidance on the type of fences permitted. Once the construction permit has been received and actual construction started, under the covenants, a property owner may move a trailer onto the property for a period not to exceed 6 months during the construction. The following links are provided for your convenience:

www.gunnisoncounty.org Gunnison County Assistance

www.gunnisoncounty.org/documentcenter/view/1995 Building Permit and Guide

www.gunnisoncounty.org/426/Well-Permits Well Permit

DAILY LIVING

Living in a somewhat remote area can present some challenges. Some contractors and repairmen are reluctant to travel fifty miles or more to perform a job. It is advantageous for home owners to possess some basic skills. Knowing how to operate a chain saw is one example. Again, property owners may find neighbors who are willing to help them out.

As noted before, cell phone service is spotty in the area. If you travel into the "back forties" you may be hard pressed to get cell phone coverage.

TRASH

The subdivision does not offer trash collection. Every owner is responsible for disposing of their trash either by: (1) taking it back home; or (2) dropping it off at a landfill in Lake City, Montrose, or Gunnision. If the lot has a primary residence on it, then the property owner may sign up for a trash receptacle/private collection service in Lake City. Trash receptacles should not be placed or left on the side of the road and should be locked and secured. (See Trash Receptacle Policy for more information.)

ANIMALS

The subdivision is a great place to see wild animals. Deer and elk are a common sight. Occasionally, a bear can also be seen. Bears are attracted by bird feeders and trash. In most cases, the bears will scurry away when confronted by a person.

Mountain lions are seen on rare occasions. When confronted by a mountain lion make yourself appear as large as possible, do not make eye contact with the lion, and back off slowly.

Do not feed the wild animals. It is illegal in Colorado to feed deer, bighorn sheep, mountain goats, pronghorn, and elk.

MAIL

Mail is not delivered to the subdivision. Individuals desiring to have mail delivery can set up a mailbox at the intersection of County Road 25 and Colorado 149. The nearest post offices are in Lake City and Gunnison. The Powderhorn post office has been closed; however, the Blue Mesa mailing address continues to be Powderhorn.

UPS and FedEx will deliver packages directly to the cabins if and when: (1) they have sufficient drivers and time to go up and down the mountain; and (2) ice and snow does not hinder access to the subdivision. During adverse conditions, packages are left in the wooden drop boxes near the mailboxes along the highway. You will be given the combination to the lock.

PETS

Pets must be restrained by a leash or accompanied by the owner and under the owner's control at all times. Pets should not be permitted to run at large off the owner's property.

https://www.gunnisoncounty.org/169/Solid-Waste-Management Gunnison County Landfill (45800 US50 Gunnison)

https://montrosecounty.net/161/Landfill-and-Recycling Montrose Landfill (67999 Landfill Rd, Montrose)

https://hinsdalecounty.colorado.gov/departments/transfer-station Lake City (2 mi NE on Highway 149, Lake City)

EMERGENCY HELP

Blue Mesa is a designated Fire Wise community because of efforts made by the Association and its property owners to comply with fire mitigation recommendations. However, fire remains one of the most concerning hazards in the subdivision. In case of a fire, owners should immediately call 911. The nearest fire departments are in Lake City and Gunnison (close to an hour away). In addition, there is a small water truck in the subdivision available to extinguish very small fires with volunteers trained to operate the truck. Emergency evacuation routes are by County Road 25 and the private road in the back of the subdivision leading into the "back forties".

Information for establishing a defensible space around your home against wildfires can be found at <u>https://csfs.colostate.edu</u>. It is suggested that residents sign up for Gunnison Regional alert text messages and emails.

The clubhouse parking lot has been used for emergency medical evacuation by helicopter. The approximate latitude/longitude coordinates are 38.31041 -107.25485.

https://www.gunnisoncounty.org/160/Sheriffs-Office Gunnison County Sheriff's Office [Phone: (970) 641-1113]

https://gunnison.genasys.com/portal/en/ Gunnison Regional Alert (Formerly Code Red)

https://www.gcea.coop/ Gunnison County Electric (Power Outage)

www.centurylink.com/home/help/home-phone/how-to-troubleshoot-for-no-dial-tone-on-your-phone.html"

CenturyLink (Phone Outage)

https://bluemesahoa.com/FirewiseReferences.html Fire Mitigation Resources