

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](https://gunnisoncrestedbutte.com/visit/places-to-go/parks-and-outdoors/Gunnison/Crested%20Butte%20Visitor%20Center)

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.

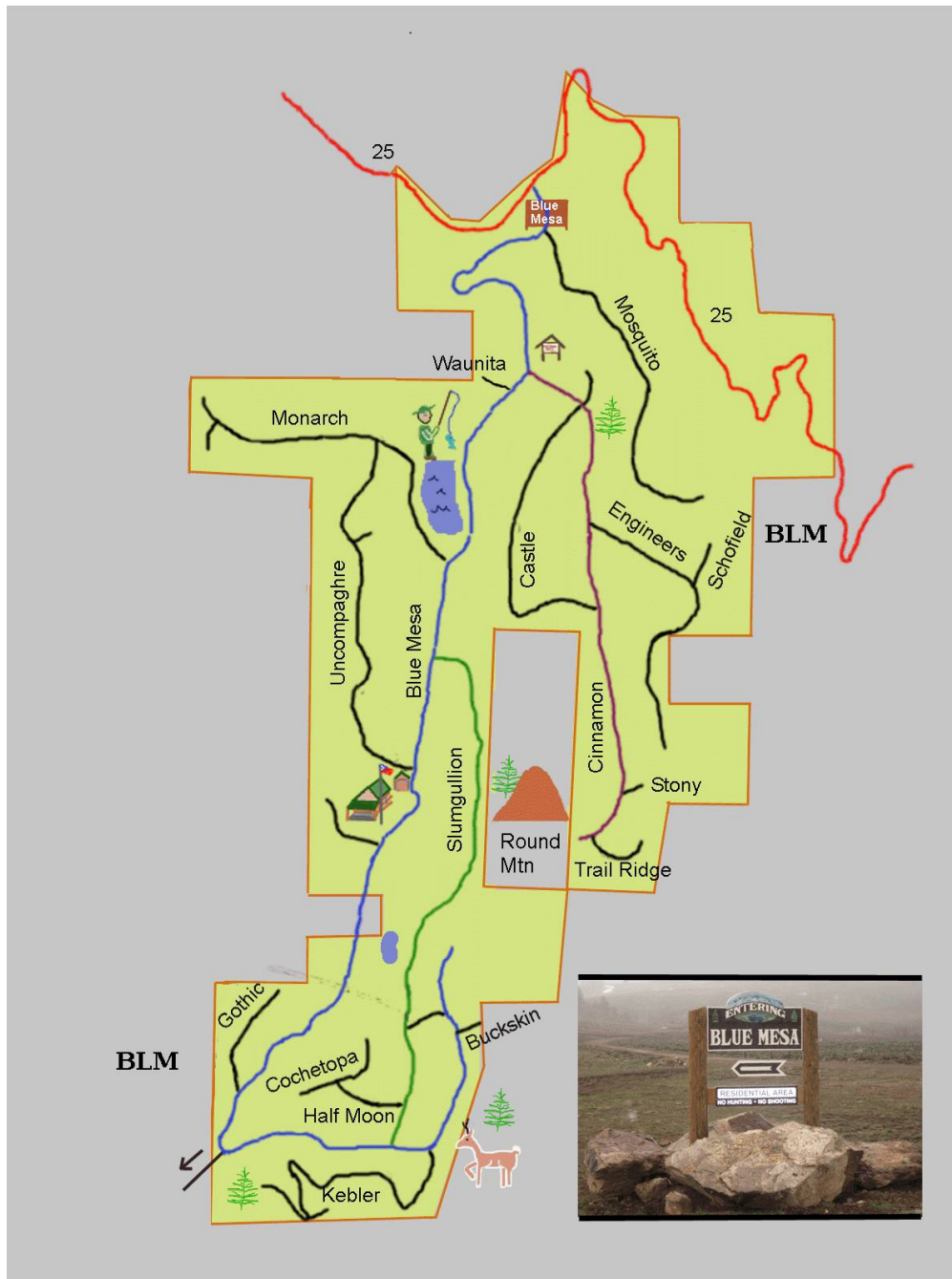
WINTER

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 Gunnison. 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 <https://csfs.colostate.edu>. 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://blumesahoa.com/FirewiseReferences.html>
Fire Mitigation Resources

