

DURANGO WEST II

Metro District News

January/February 2019 Newsletter

Help Make Roads Safe this Winter

Parking on Streets Prohibited

Durango West 2 Metro District prohibits parking on the street. Vehicles, trailers, etc., parked on the street present a safety hazard to our children and residents and greatly hinder snowplowing efforts.



Drive and Walk Safely, Especially on Icy Roads!

Winter is here and it is important to remember that roads may become quite slick in the subdivision in the coming months. Please slow down and take your time while traveling through the neighborhood on wintery days. If there is a fire hydrant on your property, please remember to keep it cleared of snow. This is greatly appreciated by all.

2019 Board Meetings Time and Place

The Durango West 2 Board adopted its meeting time and location for 2019. Meetings will be held the third Wednesday of the month at 6 p.m. in the Mail Building at the DW2 entrance. Agendas are posted at the Community Bulletin boards at the mail building, tennis court, and playground. The Board elected officers at their January meeting. Beverly Lawrence will serve as President, Wayne Schrader as Vice-President and Dave Crom as Treasurer.

Snow Removal

Everyone appreciates the beautiful snow and accompanying moisture we've been getting this winter. However, the Board and district manager also appreciate the challenges large amounts of snow and frequent storms have brought to both our residents and our snow plow contractor. While we can't control frequency and amounts, we can continue to do our best to keep the roads as safe as possible and we greatly appreciate residents' patience and understanding.

Here are a few things to know about snow plowing in DW2

Priorities

Main roads are plowed first to ensure access into and out of the community, and to keep the school bus routes clear. After the main roads are cleared, the secondary roads will be

cleared, and then the cul-de-sacs. Our snow removal contractor will normally make a good pass through the main roads, and then clear at least enough on secondary roads and cul-de-sacs to open them up. Depending on the severity of the storm, the main roads may require more attention before the other areas can be addressed. Long-time residents on secondary roads and cul-de-sacs tend to be more patient knowing that they will be plowed as soon as possible. Plowing the primary thoroughways first also ensures that emergency vehicles can access the subdivision.

After ensuring accessibility for everyone, the snow plow contractor will widen the streets as much as possible at that time. Sometimes a day or two after a storm, they will further push snow back, and into people's yards, if necessary, to ensure that we are ready for the next storm.

Right of Way

The District has a road easement that extends approximately 10 feet from edge of asphalt onto each homeowner's property. One of the functions of the easement is to allow us to push snow onto it for snow storage, allowing us to keep the roads as wide as possible. When the roads get too narrow, visibility can be impaired and driving and walking in the subdivision can become quite dangerous. It's also important that we keep roads



wide enough to accommodate emergency vehicles.

Snowpack

The district rarely instructs our snow removal contractor to plow down to the pavement. Snowpack is a fact of a healthy winter here. It is also generally safer to drive on. Once the snow begins to melt, the district will review the most beneficial time to get the contractor in to remove slush if necessary.

Stakes and Curblines

When we ask residents to put out stakes (no closer than 10 feet) along their curblines, it is to help the snow plow drivers to be as efficient as possible while removing snow and keeping the streets as wide as possible. The stakes will not deter the snow removal contractor from pushing snow into the road easement when it needs to be utilized for snow storage.

DURANGO WEST II METRO DISTRICT NEWS

January/February 2019 Newsletter

Speed

Typically, snow plow trucks go slow. However, drivers (all of which have Leeder on the side of their trucks) do not drive over 10 mph.

The Dreaded Snow Windrow

Sometimes residents believe they are getting more deposits of snow from the plow than others. A variety of factors can be at play here - including amount and type of snowfall and our subdivision having a mix of straight-a-ways, cul-de-sacs and bends in the road. See below for something you can do to help this situation.

If you have an individual concern, please feel free to contact the District Manager at dw2@mydurango.net or 259-3946.

Thank you to residents for your patience and understanding!

Things you can do to help (to those of you who already do one or more of these, a big thank you!)

Snowblow/push/shovel snow from your driveway onto your own lot, not into the street. Pushing snow into the street creates extra snow or slush in the street and can adversely affect driving conditions. Pushing snow into the street can also result in yourself or the neighbor next in line getting some additional snow in their snow windrow from the added snow in the street.



Snow blow or shovel a straight edge along your curb-line yourself in front of your yard. This could assist in both keeping district roads wide and possibly protecting your landscaping while also potentially reducing the amount of windrow the snowplow truck deposits in your driveway!

Don't Park on the Street. While parking on subdivision streets is prohibited any time, it is especially crucial that people observe this during winters like this. Snow plow drivers can come any time during the day or night, weekday or weekend. While they come during storms, they also come on blue sky days to clean up as well.

Remember that our contractors are doing the best they can under the circumstances and are not trying to make your life difficult. Please do not make theirs more difficult either. And a simple courtesy does a lot - A hot cup of coffee or cocoa offered to a driver (who may have been up since 3 a.m.) goes a long way to make someone's day.

Please reach out to neighbors who may need a little extra help this snow season!



Fire Hydrants

If you have a fire hydrant on your property, please keep it accessible year-round. During the winter, we appreciate the assistance from homeowners who have hydrants on their property in keeping them cleared of snow; and will provide assistance during larger storms when needed.

Trails and Tracks

It is great that many residents are out enjoying the snow. Some residents have asked to remind people to be aware of the tracks on trails. If you are snow-shoeing, please try to do so not on the cross-country ski trail. The width difference of snowshoes plus their tendency to churn up softer wet snow makes it harder for cross-country skiers to glide and enjoy the greenbelt access. If people want to follow the same trail as the x-country skiers, just create a separate path beside the x-country track.

Snow on Roofs and Ice Dams

We have had significant snowfall this winter. Preventing ice dams, and heavy loads on roofs is important. An ice dam is an ice build-up on the eaves of sloped roofs of heated buildings that results from melting snow under a snow pack reaching the eave and freezing there. Freezing at the eave impedes the drainage of meltwater, which adds to the ice dam and causes a backup of the meltwater, which may cause water leakage into the roof and consequent damage to the building and its contents if the water leaks through the roof.

Owners need to take proactive steps to prevent this from happening. Steps include clearing snow from the eaves, clearing snow from the valleys, installing heat tape and in some cases of very heavy snow accumulation, having the roof shoveled. Each home has its own unique situation depending on roof type, roof pitch, orientation (south facing, north facing), roofing material, etc. We strongly recommend that you call a licensed roofing contractor to evaluate your situation and advise you on corrective measures. With proper planning and care, we can all avoid costly damage and still enjoy the snow!

DURANGO WEST II METRO DISTRICT NEWS

January/February 2019 Newsletter

***** Next Meeting is February 20, 2019 at 6 p.m. at the Mail House *****

District Manager

Jane Looney

259-3946 • dw2@mydurango.net

Water Operator

Tyler Whitt

799-2710

District Accountant

Fred Owen

385-2518

Board Members

David Crom • 259-5597 • Treasurer • May 2020 Wendell Qualls • 946-6755 • Director • May 2020
Beverly Lawrence • 799-2775 • President • May 2022 Wayne Schrader • 317-5109 • VP • May 2020

DURANGO WEST II BUSINESS BRIEFS:

The Business Briefs section of the newsletter is provided as a free service to current DW2 residents who wish to have their business or service listed. If you would like to have a listing, please email your brief to dw2@mydurango.net.

- ▶ House sitting and pet care when you are away! Let me ease your worries and take care of your home.
Tutoring: K-8 in all subject areas.
Licensed in CO & NM with 20 yrs of classroom experience.
Plexus: An all-natural, plant based line of health & wellness products that help regulate your body to work more efficiently. We offer weight loss, detoxification, pain relief, vitamins, and so much more. Contact Carrie at 259-4599.
- ▶ Big Toy Boat, RV & Mini Storage provides storage options for Household & Business, Boats, Campers & RV's at competitive prices. Wendell & Vindred Qualls @ 970-247-2680, or www.BigToyStorageDurango.com
- ▶ Holistic Chiropractor. Dr. Robert Stein. In practice since 1985. DWII homeowner since 1996. Call 382-8500. www.drrobertstein.com
- ▶ House sitting and/or pet care. What are your needs? Overnights? Feeding? Walking? I'm retired, reliable, responsible and a resident (of DW2). Call Ken Hibbard 970-749-1378
- ▶ Lawn mowing and weed trimming services: Call Mason O'Bannon at 970-946-6041. Very reasonable prices as 13 years old - jobs starting at \$15.
- ▶ Certified babysitter and can care for your pets and plants while you are gone. I am responsible, caring and reliable and love spending time with children and pets. I am a licensed driver with reliable transportation. Please call Cassandra at (970)-317-1439
- ▶ Kokikai Durango Japanese Martial Arts: Practical self-defense & personal development through traditional training. Classes Mon and Thurs at 6:00 pm & Sat at 9 am in the Durango Recreation Center. Contact Thomas Holmes at (970) 799-7632 or visit www.kokikaidurango.com.
- ▶ Zumba With Donna Middleton. Classes at the Smiley Building 2nd floor dance studio. Wed. 5:45 pm. Fri. 1:30 pm. Sat. 8:45 am. Twice a month Sun. 9:00am. Call Donna @ 759-9944
- ▶ Cedar Enterprises LLC specializes in fire mitigation/fuels reduction in or around dwellings. Call for an estimate.
Cedar wood cords neighborhood special \$250. Contact Bryan at 769-3438
- ▶ Aspen Roof Repair, LLC. Owned and operated by Nathan Ekola, a DW2 resident since 2009. Roofer of the neighborhood mail house. Fully insured. Roof repairs, maintenance, & snow removal. 970.903.5303. aspenroofrepair.com
- ▶ San Juan Paralegal Services; Contract Paralegal. Over 10 years of experience. Areas of knowledge include: Criminal Law, Civil Litigation, Personal Injury, Family, Business/Contracts, Trademarks. Contact Molly Pagano at (303) 881-4631.
- ▶ Join a Reiki class with Licensed Reiki Master Teacher, Teresa Jantz. Classes are held at Cafe of Life downtown Durango. Reiki is a stress reduction technique that promotes healing for the mind, body and spirit that anyone can learn. All levels offered. Learn more and register at www.TouchpointTherapy.com or call Teresa at 970-903-2547.
- ▶ ABC Plumbing & Heating is available for plumbing & hot water heater service, repairs & remodels. Call 970-764-4315, www.abcplumbingdurango.com
- ▶ Are you ready to sell? Staging your house is key to getting top dollar. We also do Interior Design. With over 20 years of design experience, we can help! And we are right here in DWII. Call Maria at Spruce It Up Durango at 303-912-1279 for your consultation. www.spruceitupdurango.com.

Printing and mailing of this newsletter is provided as a community service by Max Hutcheson and The Durango Team. Wells Group Real Estate Brokerage

970-375-7014

www.TheDurangoTeam.com

