

DURANGO WEST 2 Metro District News

JANUARY/FEBRUARY 2021

Happy and Healthy New Year

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 hinders 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.



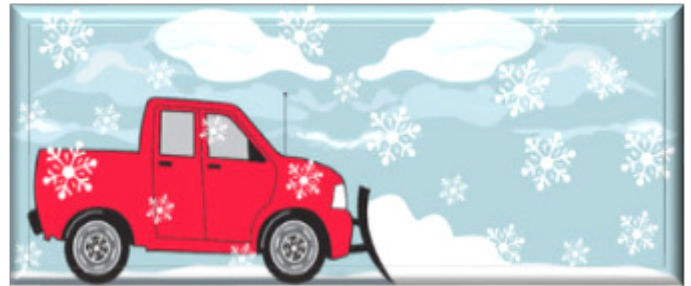
Snow Removal

Everyone appreciates the beautiful snow and accompanying moisture we have fortunately started to get this winter. The Board and district manager appreciate the challenges large amounts of snow and frequent storms have brought to both our residents and snowplow contractor. We all greatly appreciate residents' patience and understanding as we continue to do our best to keep the roads as safe as possible.

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

Priorities: First priority is opening the streets. The main roads are the first and the primary focus due to many factors including the fact that everyone uses them and the necessity of keeping the bus route clean. After the main streets are cleared, the snowplows will tackle the cul-de-sacs. A clarification: Our policy of clearing the main thoroughway roads first does not mean the cul-de-sacs and other streets do not get cleared. Long-time residents on these streets have been patient and know that they will be plowed as soon as possible. Plowing the primary thoroughways first is important for all residents to get in and out as well as ensuring that emergency vehicles can access the subdivision and the school bus can provide its service. In

heavier storms, this may mean that the snowplows make another round on the main streets to re-clear them before moving to the cul-de-sacs.



Next, the snowplows will look to make the street as wide as possible at the time. Later – sometimes the day following the storm - they will look at pushing snow back into people's yards if necessary to ensure adequate space for the next storm.

Right of Way: The District's road easement continues an average of 15 feet onto each homeowner's property. Pushing snow into that easement will keep the roads as wide and safe as possible. When the road gets too narrow, visibility can be impaired and driving and walking in the subdivision can become quite dangerous, particularly since we do not have sidewalks.

Snowpack: The district generally does not instruct our snow removal contractor to plow down to the pavement. Snowpack is a fact of a healthy winter here. Most of the time it is also 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 it is staying and constantly melting and refreezing to where it is causing ruts, etc.

Stakes and Curblines: When we ask residents to put out stakes (no closer than 10 feet) along their curblines, it is to help the snowplow drivers to be as efficient as possible while removing snow and keeping the streets as wide as possible. It is not meant to stop them from moving or pushing snow into the road easement when needed. That easement extends an average of 15 feet onto the property.

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.

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 into your own lot, not into the street. Pushing snow into the street creates extra snow or slush in the street causing problems driving for residents as well

as potentially pushing extra deposits of snow onto your neighbors when the snowplow truck comes by. We have had calls from people where they got more push into their yard that actually resulted from the snow plow truck encountering more snow on the street before or in front of their home and therefore needed to deposit it somewhere.

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. Snowplow 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.

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 clear from snow; and will provide assistance during larger storms when needed.



New Parcel Lockers

Several parcel lockers were vandalized last fall. The District replaced sixteen parcel lockers at the mail building. While this was a considerable, unexpected expense the district felt it necessary to quickly address the need to replace dated lockers with updated, more secure lockers. We hope resident enjoy the new clean and secure lockers.



Start New Year with Zero Balance

Start 2021 off with a zero balance on your DW2 account. Some residents have amounts due from a water overage they may have had last summer or a late fee that was on their account from months, years ago. Some residents have a credit on their account ranging down to 5 cents. Please look at your next bill and adjust your next payment to reflect the amount due whether you have a due amount or credit. Give the office a call if you need assistance with this.

2021 Board Meetings Time and Place

The Durango West 2 Board adopted its meeting time and location for 2021. Meetings will be held the third Wednesday of the month at 6 p.m. in the Mail Building at the DW2 entrance. Due to COVID, some meetings may be held remotely. For instructions to attend, please contact dw2@mydurango.net. Agendas are posted on the DW2 website. The Board elected officers at their January meeting. Carly Thomson will serve as President, Beverly Lawrence as Vice-President and Wayne Schrader as Treasurer.

Late Payment Reminder – Particularly for Bill Pay Bank Checks

Just a reminder to residents that monthly district payments must be received by the district by the 4th of each month. Many residents choose to pay their bill via a “Bill Pay” option through their banks where the bank drafts a check and mails it. This puts you at the mercy of the postal service and can result in late receipt by the district, which means you are subject to late fees. In order to avoid this, please build some time into your banking cycle so that we receive these checks by the 4th of each month. Also, know that Durango mail goes to Albuquerque and then routed back to Durango. Plan ahead for holidays as well. Alternatively, you can sign up for autopay through DW2. With autopay, your payment is always drawn on the 5th of each month – one day after the due date, and you can be sure to avoid late fees. This is a paperless option that is more cost effective for your bank as well as the district. To set up autopay, email dw2@mydurango.net and we can send you an easy form to fill out.



Watch out for Icicles!

Many residents have lots of icicles on their roofs this winter. Along with watching out for them falling on yourself, check your hose bibs as well periodically. Last winter and spring, several people found their outside water spigots/hose bibs turned on by falling icicles.

Already this winter, there has been one confirmed case.

Checking your outside spigots or fitting them with some type of cover can save water and unnecessary added expense on your water bill.

Snow on Roofs and Ice Dams

We have had significant snowfall already this winter. Preventing heavy loads on roofs and ice dams is important. Ice dams occur when snow accumulates on a roof, ambient heat from the home melts the snow touching the roof, this water moves down the roof to the unheated eaves (overhang) where, if the temperatures are right, it will refreeze. Once this cycle repeats itself enough you can have ice dams that are quite thick. When this happens the melted snow cannot escape through the ice dams and will back up the roof causing it to leak into the overhangs or into the home. Significant damage can occur.

Owners need to take proactive steps to prevent this from happening. Steps include shoveling snow from the roof, clearing snow from the eaves, installing heat tape and clearing valleys. 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 roofing contractor or snow clearing company 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!

Join the DW2 Email List

With winter in full force now it is a good time to sign up for the DW2 email list. It is the best way for us to notify residents of snow plow updates or issues such as water break emergencies. To add your email address to the DW2 email list, please send an email to dw2@mydurango.net with your name, address and email addresses you'd like added.

Next Meeting is February 17, 2021 at 6 p.m. at the Mail House or Remote – contact dw2@mydurango.net for instructions

District Manager

Jane Looney

259-3946 • dw2@mydurango.net

Water Operator

Dave Marsa

759-1609

District Accountant

Fred Owen

385-2518

Board Members

- Carly Thomson • 759-9156 • President • May 2023**
- Wendell Qualls • 946-6755 • Director • May 2022**
- Wayne Schrader • 317-5109 • Treasurer • May 2023**
- David Cramer • 739-3681 • Director • May 2023**
- Beverly Lawrence • 799-2775 • VP • May 2022**

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! Tutoring: K-8 in all subject areas. Licensed 20 yrs of classroom experience.
- ▶ Plexus: An all-natural, plant based line of health & wellness products. 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 including walking. I'm retired, reliable, responsible. Call Ken Hibbard 970-749-1378
- ▶ Lawn mowing and weed trimming services: Call Mason O'Bannon at 970-946-6041. Experienced 15 year old with own mower, weed trimmer and gas. \$20 per hour.
- ▶ Pet and plant care from a caring, reliable college student. Call or text Cassandra at 970-317-1439.
- ▶ Kokikai Durango Japanese Martial Arts: Practical self-defense & personal development through traditional training. 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. 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. Reiki is a stress reduction technique. 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.abcpumbingdurango.com
- ▶ Dance with Wendy Graham Settle. Private lessons for weddings, reunions, and special occasions including Swing, Latin, Blues, Waltz, and Two-Step. Contact: 970.903.9402, perky-pantsdance@gmail.com, or go to www.perky-pantsdance.com.
- ▶ Ali Jacobs, owner of Empowered Living, offering Massage Therapy in DW2. Call 970-903-3189. Also offering Access Bars® touch Therapy (32 points on the head) which can be used to change all areas of your life.
- ▶ Get amazing locally roasted coffee here in DW2. You've probably seen our red and blue trailer parked at the entrance on Friday's. Feel free to contact me directly at mark.rockymountainroastery@gmail or text 303.385.7755
- ▶ James' Home Improvements & Repairs - Fully Insured; James Bowkett - 970-317-1467; https://www.facebook.com/fourcornersimprov
- ▶ Hair Services: Bella Vie Hair Studio. Certified Color Specialist, trained in precision cutting techniques. Call or Text Jamie to schedule an appointment 801-671-6805



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