

October 6, 2023

## **SPECIAL NOTICE – WHAT’S HAPPENING THIS FALL IN DW1?**

Highlights: 1) District is building 2 houses, one on Canyon & one on Timber  
2) Goats for fire mitigation – District is experimenting 4 days.  
Electric fence is used – please keep pets contained.  
3) Trash Services –using a single company is still being considered, but no immediate changes coming this January

**1) House Construction.** The District owns 96 Canyon Creek Trail and 24 Timber Drive. Foundations are currently being dug now for concrete early next week. Exteriors are scheduled to be weathered-in before snow. Interiors should be finished between late December and late January.

Pictures of each home and how they will look on the lots are posted on our website: [www.durangowest.org](http://www.durangowest.org). If you do not have online access, we’re happy to show plans to you at the office. These are 2 story homes with attached garages, 3BD 2 ½ BA. Sq Ft: 1855 Canyon and 1550 Timber. Roof and siding colors have not been chosen yet. If anyone has some color recommendations, please feel free to share! Neutrals are generally best for resale, but there are tons of colors considered neutrals. What’s in for 2024?

The construction company is Stratton Building Co., owned by Andrew Stratton. Andrew has built several homes for the District starting in 2008. Obviously, we were happy with his work. We’re very pleased and feel fortunate to have him back! This is a tight schedule, but they work fast.

Inconvenience, noise, parking: Yes, all of that. The lots are small for workers & both are surrounded on all sides by occupied homes. It will feel crowded & chaotic most days, but we’ll do our best to be respectful of neighbors and we sincerely hope you will be pleased with the final outcomes. PLEASE call Janet or Kathy if you have any issues with a worker, access to your home, unnecessary noise, safety, or any other concerns. If you live close to the construction and have company who will need on-street parking between now and after the holidays, feel free to let the office know so we can help with parking and let the contractor know. Andrew’s company has worked through a couple of bigger winters in Dw1 so he is well aware of our plowing needs and the importance of keeping a safe path open for emergency vehicles.

Thank you in advance for your patience over the next few months, call if you need us to address any issues, please.

## 2) Goats for Fire Mitigation?



We're trying out a herd of goats (200-300) to clear ground fuels this weekend. This will be in the main drainage ditch/common area that runs from the entrance 4-way stop to Westridge. The goats will be behind homes on upper Forest/Choke Cherry/Ponderosa/Westridge. Apparently, goats will even eat quite a few pine needles – these are always the worst to dispose of because they won't let us burn them and they don't chip well. Jayson Archuleta, with Cross A Ranch, Durango, is our shepherd in charge. He says they'll eat most of the ground cover up to about 6 feet, and what is left will be thinned substantially from trampling and moving it around. We'll take some before and after pictures. Jayson uses working dogs to keep the goats behaved and he stays on site for the entire job. There will be small camper parked on the street on Westridge Rd. An electric fence will be used and removed when the goats leave. Please keep your pets contained and don't leave them outside if they will bark excessively. We don't want to add distractions for the working dogs or the goats. Our price for 4 days is \$410/day, approximately \$1,650, and a satisfaction guarantee. If we don't think the goats have eaten enough vegetation after 4 days, they will stay on site longer without charge.

To compare costs, there is no way the District could dispose of the slash and debris in that size of an area for anywhere close to \$1,600, much less pay for the labor involved in cutting it down and getting it into piles. We handle fire mitigation by sending it to the dump, chipping, and/or burning. It's very expensive and labor intensive so this is definitely an economical option for us if it works well. We're excited to see how this turns out!

Jayson welcomes residents to stop by to ask questions, or just say hello.

3) Trash Service: The District has been strongly considering using a single company for trash service, but this is not going to happen by this January, which is unfortunate for plowing. We'll hope our Monday roads will have a little less snowpack this season.

We've gone over many details and clarified what our exact terms would be with both Phoenix and Waste Management since the first comparisons were made. Phoenix has given us more information, new services they can offer, and they submitted a more competitive discounted price, which we very much appreciate. Waste Management is still a little bit less in initial costs. While they were willing to negotiate on a couple of terms we didn't like, their contract still contains some fine print and termination terms the District is not comfortable with, and their terms could negate any savings residents might initially receive. The other problem is that each company's services are still not really equal, which makes them impossible to compare.

At this time, Phoenix's services and truck designs are definitely better for the District's road system, no matter how we look at it. Saving plowing hours and lessening trash truck damages are the only reasons the board would consider a one company service agreement to begin with. These trucks are really heavy, and with curb side service, they cost municipalities more in road maintenance than people realize. The board determined there are too many considerations & restrictions to work through in time to make a wise decision that would take effect by this January. We know residents need to see more information on the details: latest price options, services available, and all terms and conditions. For now, no decisions or changes have been made that would affect anyone's services. We have a lengthy list of comparisons to distribute and think about further. We'll share the first survey answers & comments, then probably ask for input again. Stay tuned.

