

# Durango West 1 – Community Notice

*October 2025*

## Welcome to Our New Board Members

Durango West 1 is very pleased to welcome our new board members: **Karín Romero, Brian Pisani, Chris Downing, Tucker Smith, and Alan Dickens.**

The District has achieved some lofty goals over the years and looks forward to accomplishing many more. Our new members bring strong skills and backgrounds to move DW1 into the future. Below is our initial list of priorities and ongoing challenges. We're thankful for the board's enthusiasm and commitment to making DW1 a great place to live.

## Current Priorities and Projects

### Resident Outreach

Our first priority is improving communication. Staff are grateful to have an active board eager to engage with residents more often and share updates regularly.

### Website Overhaul

Our website, [www.durangowest.org](http://www.durangowest.org), is being redesigned. While functional and inexpensive, it can be better—without increasing cost. The goal: simplify, educate, make it easier to keep informed.

### Covenants (CCRs)

Durango West 1 is a Metro District, not a Homeowners Association. This has caused confusion since the original formation documents referenced both an HOA and a water/sewer entity. The board's goal is to replace outdated policies with clear, concise standards.

Residents will have opportunities to review and vote on proposed updates through newsletters, discussions, meetings, and surveys.

### Road Repairs and Reconstruction

Preliminary engineering and cost estimates have been completed for all of our roads. Residents will need to decide whether to fund improvements through a **tax bond, special assessment**, or a **combination of both**. Special meetings with our engineer are planned ahead of the **November 2026 ballot**.

### Water System Maintenance

Our only storage tank interior requires a full recoat—a process that lasted 25 years the last time it was completed. Several main valves also need replacement. Estimated cost: **\$375,000**, with potential grants to offset part of the expense.

### **Water Quality Update**

Lake Durango Water Authority reported an algae bloom near the dam on September 24. Treatment began immediately. While the water remains safe and meets all Colorado health standards, you **may notice some taste or odor issues for the next few days.**

Lake Durango continues frequent testing and will notify us right away if any health concerns arise. Our District is also bringing Well #3 back online soon, which may help improve taste.

### **Free Wood Available**

A significant fire mitigation grant resulted in many felled trees, and there may be more. We need help removing large pieces of trunks and limbs – it gives the District some matching funds credit on the grant. Anyone with hauling equipment interested in free wood?

Contact **Brian or Janet.**

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## **Looking Ahead**

As the board continues to learn and discuss each of these topics, watch for detailed updates on every project. Regular meetings will resume on the **fourth Wednesday of each month 6:00pm**, starting **January 1, 2026**. We'll be at the Office, 119 Holly Hock Trail *and* on Zoom

**Next Few Meetings coming up?** 6:00pm October 22, November 5, December 3  
All are welcome. Agendas for each should be posted by 5:00 p.m. on the Monday prior.

### **Before the end of 2025, our focus will be to:**

- Finish the playground project
- Adopt the annual budget
- Complete at least one community survey for CCR feedback