

Durango West 1 – Community Newsletter

November 2025

As always, thanks for being part of our community, for reading this update, and for helping make DW1 the kind of place we're proud to call home.

We're a Metro District — Not an HOA

✓ Your monthly invoice is **not** paying for typical HOA items like shared clubhouse usage, community signage, or external décor monitoring.

✓ Instead, as a metro district, DW1 is **fully self-responsible** for core infrastructure and services:

- Water sourcing, storage, & distribution
- Sewer systems & sewage treatment
- 100% of the street maintenance within DW1
- Snow plowing and removal

✓ There is **no other government entity** that steps in financially to rescue the community when infrastructure needs maintenance, even in dire circumstance.

Why this matters:

- Upside: It gives us **community independence**, meaning decisions are local, we build and maintain according to our standards, and we don't answer to an outside governing body.
- Downside: Because we cover the full cost ourselves, we must ensure fees align with the actual cost of delivering these services. To put it bluntly, if the community needs something, the community pays for it.

Thanks to all of you for your ongoing support. It's your investment that keeps our roads plowed, water flowing, sewers functioning, and streets maintained.

What's Coming: Re-Evaluation of Our Covenants & Repair Costs

Over the next year the Board will be working hard to ensure that our monthly fees and community rules (“covenants”) continue to serve our collective long-term interests. Here are the main points of focus:

A. Infrastructure & Service Costs

- We review how we source water. This means making sure we obtain it at the **best possible price** and maintain our water system in good condition for reliability and safety.
- Road repair and maintenance will be evaluated not just for short-term patching but **long-term durability** (so less frequent major interventions). If the roads need repair, we pay for it. If we don't repair, we suffer the effects of potholes and car damage. Big decisions need to be made.
- Snow removal, sewer treatment, and all other services will be audited to ensure cost-effectiveness, quality, and transparency. Also, our one-and-only big snow plow is our property; it's on its last leg and needs replacing.

B. Covenants (Community Rules) — Why & How

- The Board plans to **re-evaluate the covenants** with the aim of aligning community standards with the value we all share in DW1.
- One focus: placing **limits on certain types of new homes** (for example, trailers vs stick builds, etc) to make sure the character and integrity of our community rises together, rather than suffer from *disinterested* off-site investors.
- Another focus: understanding and navigating **encroachments** (for example, fences or sheds build past the property lines and block access from utility companies) to make sure land use is fair and serviceable.

C. What You Can Expect & How You Can Participate

- We'll share draft versions of proposed covenant changes **before** final adoption, so residents can review, comment, and help shape the outcome. In fact, approval of any new covenants **require** resident approval, so we'll keep you informed! [flip sentences]
- We'll conduct service cost-reviews and publish findings so you'll see where your monthly fees go and how we are working to maximize value.
- If you have ideas or concerns (for example, “What kind of exterior home styles would we like to allow or discourage?”), please reach out. Community input matters.

Key Takeaways for This Month

- Your **monthly bill is doing important heavy lifting** -water, sewer, streets, snow removal- not HOA amenities.
- We are **independently funded**, which gives you more local control but also means we must all stay engaged and realistic about infrastructure budgeting. Residents pay for everything, *including inaction*.
- The Board is working ahead to **align our rules and fees** with long-term community goals. We'll keep you in the loop and ask for your feedback.
- Together we have an opportunity to keep DW1 well-maintained in a way that benefits every resident.

Quick Contact & Reminder

If you have questions, concerns, or feedback:

- Email the Board at: **dw1boardmembers@durangowest.org**
- Or attend our monthly meetings. Starting January 4th, they happen every fourth Wednesday at 6pm. In-person or Zoom options are available.
- Attached is a notice from the Durango Fire Protection District. Prescribed burns in the near future. Lots of logs will become available for splitting and firewood. Call Janet or Brian if you're interested.

Thank you for reading and helping make DW1 a vibrant, desirable community to live in.

And thank you for all the great Halloween decorations this year. There were a lot of happy kiddos out there!

Warmly,
The DW1 Board of Directors
November 2025



Durango Fire Protection District

Wildfire Division

103 Sheppard Drive

Durango, CO 81303

970-382-6000

Date November 14th, 2025

Durango Fire & Rescue plans to burn slash piles adjacent to the west side of Durango West 1 (DW1). This planned burn is on private property not owned by DW1. Slash piles have been created as part of a wildfire reduction effort intended to remove ladder fuels, hazardous fuel accumulations, and select trees on the property west of DW1. This wildfire mitigation project has been accomplished by members of Durango Fire & Rescue's Wildfire Division with grant funding provided by the US Environmental Protection Agency. Logistical and planning assistance has been provided by the Wildfire Watershed Protection Fund (WWPF) which is an intergovernmental agreement between the City of Durango, La Plata County, and DFPD. The intent of the WWPF is to accomplish wildfire mitigation projects on private, city, and county lands within the Durango Fire Protection District. This project is part of a larger to implement wildfire mitigation on several private parcels adjacent to Durango West 1 and Durango West 2.

Prescribed fire smoke may affect your health. For more information, please go to: <https://cdphe.colorado.gov/indoor-air-quality/wood-smoke-and-health>

Pile burning will only be conducted with snow on the ground and under certain environmental conditions that minimize potential fire spread and smoke impacts to community members. Once pile burning begins, DFPD personnel will monitor the burn area until no smoke or heat remains. Smoldering piles and small amounts of smoke are expected to linger for several days after ignition. If conditions allow, slash pile burning will start as early as November 29th and continue through January 2026.

For more information, please contact Durango Fire & Rescue Wildfire Battalion Chief Scott Nielsen at 970-385-3264 or scott.nielsen@durangofire.org