

Dear Resident or Property Owner,

The College Park Water and Sanitation District (“District”) is committed to maintaining reliable and efficient wastewater services for our community. In order to do so, the District must invest in critical sanitary sewer infrastructure improvements including but not limited to the Northwest Lakewood Sanitation District interceptor mainline, which the District is contractually obligated to financially participate in. To help fund such improvements, the District will be increasing the annual sanitary service fee from \$120 to \$150 beginning in 2026.

Sanitary Sewer Interceptor Upsizing Project:

Over the next four years, the District will replace and upsize components of its collection system, including contributing to the replacement and upsizing of the Northwest Lakewood interceptor mainline, to meet current and future system capacity demands. The total cost of these improvements is estimated to be between **\$3 million and \$5 million**.

The District’s engineers have worked to overcome design challenges related to crossing the Rocky Mountain Ditch west of Maple Grove Reservoir but were able to receive design approval and advertised the project for bids in late February. The District is waiting for Northwest Lakewood Sanitation District to award the contract. The District will continue to provide updates as new project milestones are reached.

Annual Maintenance Program:

The District has an annual maintenance program that consists of jetting and televising the District’s sanitary sewer mains on a rotating schedule. The District is segregated into three maintenance zones, Zones A, B, and C. For the 2026 calendar year, the District will be performing high-pressure cleaning and camera inspections of approximately 35,000 linear feet of sewer pipe located in Zone B of the District. To view a map of the maintenance zones and maintenance schedule, please visit the Maintenance and Repairs page on the District’s website <https://cpwsd.org/maintenance-and-repairs>.

Following the cleaning and televising process, our operators and engineers will review the televising to evaluate the internal condition of the pipes. This proactive inspection allows us to identify and schedule necessary repairs for root intrusions, structural cracks, or other defects before they lead to service interruptions or emergency failures.

Sewer Facilities Fee Details:

- **Billing Date:** June 1, 2026
- **Amount:** \$150.00 (annual)
- **Billing Cycle:** Billed annually on June 1st, for the calendar year service period
- **Due Date:** July 31, 2026
- **Late Fees:** \$30 (*Applied to accounts with unpaid facilities fees as of August 1, 2026)

Residents and users will receive the facilities fee bill in early June. Payment may be remitted by check or through electronic payment options available on the District’s website at www.cpwsd.org. The invoice will also include instructions on how to enroll in email billing.

Thank you for your understanding and continued support as we work to improve and maintain the District’s infrastructure. If you have any questions or need additional information, please contact our office at (303) 278-7223 or email districts@morainco.com.

Sincerely,

College Park Water and Sanitation District

Sixth Avenue West

HOMEOWNERS ASSOCIATION

SPRING 2026

Save The Date

Wednesday, May 20 - Food Truck Nights Begin

Then Bi-Weekly on Wednesday Nights:

June: 3, 17

July: 1, 15, 29

August: 12, 26

September: 9, 23

Saturday, May 23 - SAW Pool Opening Day

Saturday, June 6 - Neighborhood Cleanup Day

Sunday, July 26 - Spirit of the West 5K

FOOD TRUCKS ARE BACK!

Food truck nights are returning to Sixth Avenue West this summer, and we’re excited to once again gather at Dewey Haberman Memorial Park. After a successful debut at this location last year, we’ll be back every other Wednesday from May 20th through September 23rd, 2026.

It was wonderful to see so many neighbors come out last season, with families connecting, kids enjoying the playground, and the park full of energy and community spirit. Food trucks will be on site from 5:30 to 8:00 PM each event, making it an easy and fun way to enjoy dinner while spending time with friends and neighbors. Whether you stop by for a quick bite or settle in for the evening, these gatherings are one of the best parts of summer in the neighborhood.

A reminder that parking can be limited in the immediate area, so if you’re close by, walking, biking, or scooting over is always a great option. For those driving, please be mindful of traffic and your neighbors, particularly around the W. 3rd Place cul-de-sac, to help keep things safe and enjoyable for everyone.

We look forward to another great season of food, fun, and community!



The Sixth Avenue West HOA Board of Directors is looking for new members, and in particular someone with website expertise to help update and maintain the HOA website. Serving on the board is a great way to help shape the future of our neighborhood. If you’re interested, reach out at board@sawhoa.com. And if you haven’t paid your 2026 dues yet, now is a great time! For less than \$0.14 a day, you help keep the neighborhood’s social life alive and support more community events and initiatives throughout the year. Scan the QR code to pay today.

PRESIDENT’S MESSAGE

The Sixth Avenue West neighborhood enjoys a genuinely unusual position among HOAs in unincorporated Jefferson County, and it’s worth pausing to appreciate why.

For starters, the 50 acres of park and open space within our boundaries are owned and maintained by Foothills Parks and Rec, which means our HOA carries no financial obligation for the parks, pool, or open space. On top of that, we have easy access to the open space on Green Mountain, owned and maintained by the city of Lakewood. And unlike most HOAs, which charge hundreds of dollars a month to cover common property maintenance and professional management companies, SAW operates entirely with a volunteer board. That’s a pretty good deal.

One resource many residents may not know about is our proximity to the Colorado State University Extension, which shares office space with the Jefferson County Fairgrounds. The extension is a quiet gem, offering expertise in horticulture, natural resources, and quite a bit more. Their programs serve both youth and adults. Jefferson County 4H, one of America’s largest youth development organizations, is based there. The ENOR Environmental Discovery Camp takes kids hiking through local parks and open spaces to explore Colorado’s natural and cultural history. The Master Gardener Program connects university-level horticulture knowledge with community volunteers who are passionate about local education. And the Native Plant Masters Program offers wildflower hikes, field botany, and native grass identification, among other things.

The extension welcomes residents who bring in samples of pests or plants they’d like identified, and can help with soil testing to pinpoint deficiencies worth correcting. If you’ve been thinking about converting your landscape to something more drought-tolerant, it’s an ideal first stop. There’s even a demonstration garden right next to the office showcasing native plants, trees, and vegetables. Check out jeffcoextension.org to see what might catch your interest.

Happy Gardening.

Ken Last - SAWHOA President

WILDFIRE PREPAREDNESS

As residents of Sixth Avenue West, we're fortunate to live where the foothills meet our neighborhood. That same proximity to open space, however, places us in what's known as the wildland-urban interface, where wildfire risk is very real. Following a warm, dry winter, it's especially important to act before summer fire season arrives. The recently adopted Colorado Wildfire Resiliency Code reinforces that wildfire resilience isn't just about individual homes; it's about how neighborhoods work together to slow fire spread and support emergency response.

The most effective tool any homeowner has is defensible space, which means managing the vegetation and materials around your home to reduce fire intensity. The basic framework breaks down into three zones:

Immediate Zone (0 to 5 feet from your home): This is the most critical area, as embers landing here are the leading cause of home ignition. Remove all combustible debris, dead plants, and flammable mulch. Opt for noncombustible materials like gravel or stone in this zone, and avoid planting dense shrubs directly against the house.

Intermediate Zone (5 to 30 feet): Space trees and shrubs to prevent fire from climbing up into canopies. Remove dead vegetation, avoid dense plant groupings, and maintain at least 10 feet of clearance between tree branches and any structures. This zone helps reduce fire intensity before it reaches your home.

Extended Zone (30 to 100 feet): Thin trees and maintain spacing between crowns to keep fire low to the ground and slow its spread through the neighborhood.

Beyond vegetation management, modest home hardening efforts can make a real difference. Screened vents with fine mesh, fire-rated roofing materials, and ignition-resistant siding are among the upgrades most likely to improve a home's ability to withstand a wildfire event. Even small, incremental improvements add up.

Wildfire mitigation is most effective when neighbors act together. As a community, there are several meaningful steps we can take collectively:

- Coordinate tree trimming and pruning efforts across property lines
- Use neighborhood cleanup days to remove dead vegetation and excess fuel
- Keep shared open spaces clear and well maintained
- Ensure street signage and house numbers are clearly visible for emergency responders
- Encourage neighbors to complete a home ignition zone assessment

Fire does not respect property lines, and your neighbor's preparedness directly affects your own. The steps we take now, even small ones, can significantly reduce risk this summer and beyond.

For more information on wildfire preparedness resources and the Colorado Wildfire Resiliency Code, visit the Colorado Division of Fire Prevention and Control at dfpc.colorado.gov.

ANNUAL NEIGHBORHOOD CLEANUP DAY

Saturday, June 6th, 8:00 AM - 1:30 PM

The SAWHOA will again host its popular neighborhood cleanup day at the parking lot of Kyffin Elementary School. This is one of the easiest ways to clear out accumulated debris, donate unwanted items, and recycle materials without the hassle of hauling everything to the Jeffco landfill, which runs \$65 to \$151 per load and tends to eat up half a day.

First trip is free for current dues-paying members. If you haven't paid your dues yet this year, you're still welcome to come and pay on site (check or cash only), or pay ahead of time at sawhoa.com/paydues or by check using the enclosed envelope. After your first free trip, additional loads are \$5 for cars and SUVs, and \$20 for trucks and/or trailers.

Given how popular this event has become, homeowners should plan to unload their own items, though help will be available for those who need it. Children under 16 should stay clear of the loading areas. No hazardous materials in the dumpsters — that means chemicals, tires, batteries, paints, and pesticides.

Additional services this year:

- Secure Document Shredding (10:30 AM to 12:30 PM only): Each homeowner gets five banker boxes shredded for free; anything beyond that is \$5 per box. No plastic binders or metal straps, but staples are fine.
- Metal Recycling (NEW): This year we're welcoming Will, a new recycler who will be on site with his truck and trailer to haul away scrap metal items.
- ARC Thrift Store Collection Truck (9:00 AM to 1:30 PM): A great opportunity to pass along gently used items to a good cause.
- Electronic Recycling (fees apply):
 - Laptops and small desktop printers \$10
 - Desktops and large printers \$20
 - Flat screen TVs up to 48" \$40
 - Flat screens over 48" \$75
 - Projection or console TVs \$50.

The dumpsters leave at 1:30 PM sharp, so plan accordingly. Signs will direct you into the lot. Thanks for doing your part to keep the neighborhood a great place to live!

Greenbelt Cleanup

Foothills Park and Recreation District crews will be working along the greenbelt near Flora Way to complete seasonal cleanup. As a friendly reminder, residents are asked not to place tree limbs, yard waste, or other trimmings from private properties into adjacent open space areas. Keeping our shared green spaces clean is a community effort, and your cooperation is greatly appreciated.

NEW This Fall: Leaf Drop Day

Coming later this year, the HOA will be offering a Saturday leaf drop day in late October or early November. Watch the website in early fall for final dates and details.

Kyffin Elementary Update

Kyffin Elementary, the neighborhood's own highly rated school, serves students from preschool through 5th grade and welcomed 533 students this year.

Like many schools in the district, Kyffin is navigating Jefferson County Public Schools' ongoing budget reductions. The PTA has stepped up to help, fundraising throughout the year to protect staffing and class sizes. Their spring "Boots and Bling Gala" was a community highlight, and they continue to partner with local businesses and host events year-round.

Kyffin also continues to earn recognition for its CMAS English and Language Arts scores, and as a GT Magnet school, offers a more rigorous curriculum for students who qualify for the gifted and talented program.

This year students had plenty of ways to get involved, from the spring play "Shrek!" to Art Club, Robotics, Run Club, the Science Fair, and a community evening called "You Belong at Kyffin Night."

Emerald Ash Borer and Japanese Beetle

Two landscape pests have been making their way through the area, and residents would do well to keep an eye out for both.

The Emerald Ash Borer is a small metallic green beetle that attacks and kills ash trees. It has destroyed thousands of trees across Colorado since arriving here, and it shows no signs of slowing down. Adult beetles typically emerge between late May and July, but larvae feed beneath the bark all year long. Early warning signs include thinning leaf canopy, splits in the bark, and small D-shaped exit holes in the trunk. The most reliable defense is preventive trunk injections done by a certified arborist every one to three years. Trees that are already heavily infested may need to come down to keep the infestation from spreading further.

Japanese beetles are a separate problem, stocky copper-and-green insects that show up from late June through August. Adults skeletonize the leaves of roses, grapes, linden trees, and a wide range of ornamental plants, while their grubs chew through turfgrass roots in spring and fall. Hand-picking them off plants, beetle traps, and carefully applied treatments like neem oil are all options worth considering depending on the severity.

As with most pest problems, catching things early makes a real difference. The Colorado State University Extension (extension.colostate.edu) has detailed resources on both pests if you'd like to dig deeper: their page on the Lilac/Ash Borer covers identification and treatment specific to Colorado's street trees, and their Japanese Beetle page walks through adult and grub damage with control options. And of course, the Jefferson County Extension office is just down the road if you'd rather bring samples in person.

Westernaires Alumni Association - Spirit of the West 5K

Westernaires is a Jefferson County nonprofit founded in 1949 that teaches young riders ages 9-19 leadership, teamwork, responsibility, and horsemanship. Its top teams perform across North America and are recognized as among the best precision mounted drill teams in the world.

The Westernaires Alumni Association keeps past and present members connected, celebrates the organization's legacy, and supports its ongoing programs. Alumni have gone on to careers in equine fields, business, the arts, agriculture, military service, entrepreneurship, and public service.

As a 501(c)(3), the Alumni Association hosts the Spirit of the West 5K to help ensure future riders can keep benefiting from what Westernaires offers. Join us for the 6th annual 5K run/walk on Sunday, July 26th, right here in Sixth Avenue West. Early bird registration closes July 4th, so use code NEIGHBOR for an extra discount. Register at runsignup.com/Race/CO/Golden/SpiritoftheWest5K, or scan the QR code.

