

Colorado Springs Businesses Urged to Prep Parking Lots Before Winter Season

Veteran-Owned Ascent Striping Warns That Freeze-Thaw Damage Is Preventable With Action Now

COLORADO SPRINGS, CO, UNITED STATES, August 11, 2026 /EINPresswire.com/ -- With Colorado's winter season approaching, a local parking lot maintenance company is urging Colorado Springs business owners and property managers to inspect and address pavement issues before freezing temperatures arrive.

Ascent Striping, LLC, a veteran-owned parking lot maintenance company based in Colorado Springs, says the window for [sealcoating](#) and [crack filling](#) is closing fast — and waiting until spring often means turning a maintenance expense into a costly repair.



Fresh Seal Coat and Stripe

"Water is the number one enemy of asphalt," said Michael Witham, owner of Ascent Striping, LLC. "When water gets into unsealed cracks and freezes, it expands and breaks the pavement from the inside out. What costs a few hundred dollars to seal today can turn into thousands in repairs by spring. We see it every year — property owners who skipped fall maintenance are calling us in April with lots that have deteriorated significantly."

Colorado Springs sits at over 6,000 feet in elevation and averages more than 200 days of sunshine annually, but its high-altitude location means dramatic temperature swings — often dropping below freezing overnight even in early fall. That daily freeze-thaw cycle is more severe than in lower-elevation climates. UV exposure at elevation also oxidizes and dries out asphalt faster, making pavement brittle and more susceptible to cracking. The combination of UV degradation and freeze-thaw stress means Colorado Springs parking lots age faster than the national average.

What property owners should address before winter:

Crack filling — Unsealed cracks allow water infiltration that expands during freezing, widening cracks and accelerating structural failure. Addressing cracks now stops the cycle before it starts.

Sealcoating — A professionally applied sealcoat protects asphalt from water penetration, UV damage, and chemical exposure. Sealcoat must be applied before temperatures drop below 50°F — making late summer the critical application window.

Pothole repair — Existing potholes worsen dramatically over winter and create liability exposure. A vehicle damaged by a pothole on private property can result in costly claims.

ADA compliance — Faded markings, missing signage, and non-compliant accessible stalls expose property owners to federal liability year-round. Complaints filed with the Department of Justice can result in fines and mandatory remediation orders.

Witham notes that ADA compliance is one of the most overlooked issues he encounters. "We find missing signage, signs mounted at the wrong height, and entire buildings with no accessible stall at all. Under the 2010 ADA Standards for Accessible Design, any property open to the public is required to maintain accessible parking. That's a federal liability issue that doesn't wait for spring."

Ascent Striping serves commercial, multifamily, religious, and institutional properties throughout Colorado Springs and El Paso County. Services include sealcoating, crack filling, pothole repair, line striping, fire lane markings, and ADA compliance assessment and installation.

The company offers no-obligation property assessments and financing through Acorn Finance for qualified customers. Large projects can be structured in phased sections to align with budget cycles.

"We approach every job the way I approached my service — with accountability and attention to detail," Witham said. "Property owners trust us with assets that represent significant investments. Our job is to protect those assets and keep their customers safe."

Witham served in the U.S. Navy from 1995 to 1999 and brings 26 years of combined military and public service to his business. Ascent Striping is veteran-owned and operated.

Property managers and business owners interested in a pre-winter assessment are encouraged to contact Ascent Striping before the sealcoating season closes.

Michael Witham

Ascent Striping, LLC

+1 719-360-0648

michael@ascentstriping.com

Visit us on social media:

This press release can be viewed online at: <https://www.einpresswire.com/article/932636245>

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our Editorial Guidelines for more information.

© 1995-2026 Newsmatics Inc. All Right Reserved.