



PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO 81147

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VOLUME 115 — NO. 1, THURSDAY, SEPTEMBER 22, 2022

# Mistrial declared in 2019 homicide case, new trial set

**By Randi Pierce**  
Staff Writer

On Aug. 26, Sixth Judicial District Chief Judge Jeffrey Wilson declared a mistrial in the trial of Christopher Ross Maez, 54, the suspect in the 2019 death of an Archuleta County woman.

The mistrial came on the second day of jury selection and was followed by the filing of a written motion by Maez's defense attorney

on Sept. 2.

That motion was filed by attorney Ingrid Alt of firm Greenberg, McGuinness and Alt LLC and alleges that the Archuleta County Sheriff's Office (ACSO) breached attorney-client privilege.

"On Friday, August 26th, at 10:33 a.m. the prosecution disclosed that the Archuleta Sheriff's Department had recorded an attorney-client

■ See Homicide A8

# Proposed Pagosa Street development receives early approval

**By Dorothy Elder**  
Staff Writer

At its Sept. 13 meeting, the Pagosa Springs Planning Commission, acting at the design review board, unanimously approved a major design sketch application for a development that proposes a mixed-use building that spans three lots on Pagosa Street.

The development, proposed at 232 Pagosa St. (although its official address has yet to be determined because it's multi-lot building) would sit in between the Alley House Grille

and Pagosa Baking Company.

The lots, which cumulatively span .426 acres, are currently zoned as Mixed Use – Town Center (MU-TC), with a special designation as part of the Downtown East Village Overlay District (ODE).

The proposed building would include three stories of residential, office and restaurant space over a parking garage, totaling approximately 31,683 visible square feet, according to its application.

The design review board first

■ See Development A8

# County appoints negotiators for possible SJBPH dissolution

**By Josh Pike**  
Staff Writer

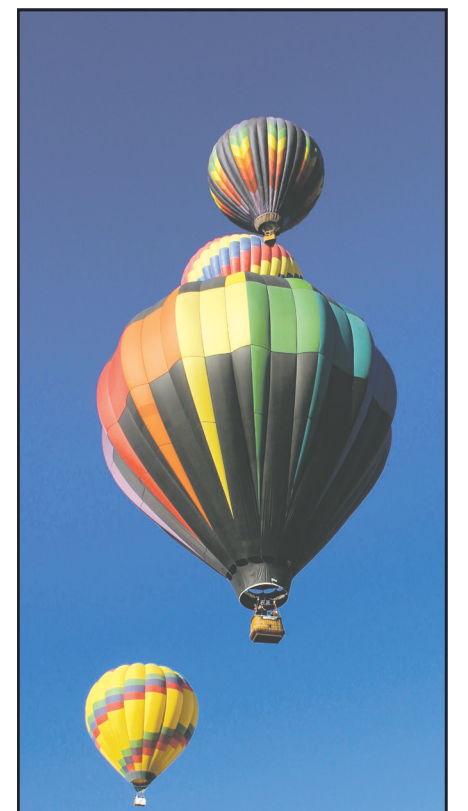
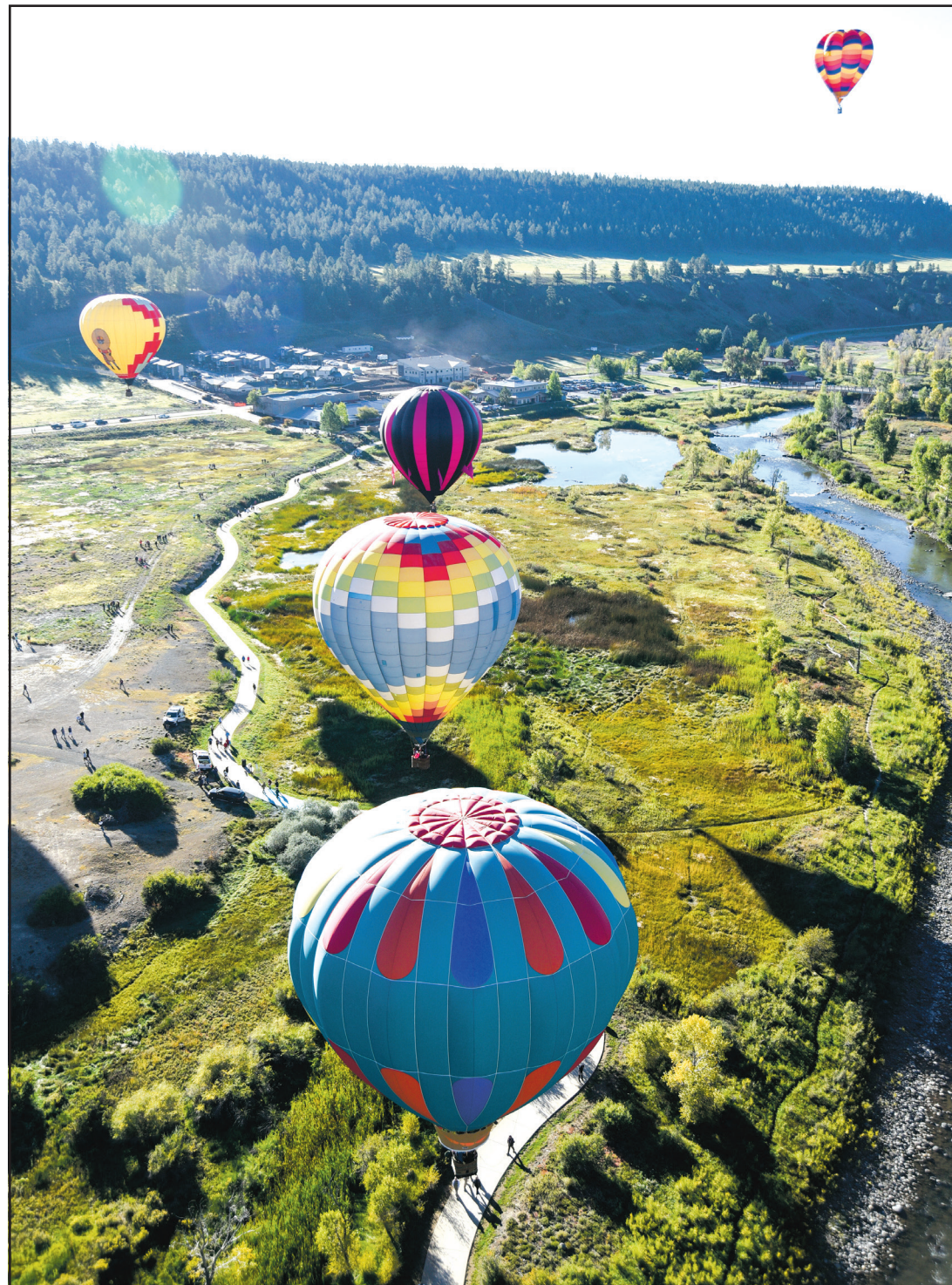
At its Sept. 20 meeting, following an executive session, the Archuleta County Board of County Commissioners (BoCC) unanimously voted to appoint County Manager Derek Woodman and County Attorney Todd Weaver as negotiators with La Plata County and San Juan Basin Public Health (SJBPH) in the event of the health district's dissolution.

According to the meeting agenda, and repeated at the meeting prior to the vote to enter executive session, the session was to cover

"determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators, all in regards to the possible dissolution of San Juan Basin Public Health Department."

In an interview with The SUN following the meeting, Woodman indicated that his efforts to meet with La Plata County representatives concerning the dissolution of SJBPH had resulted in a "good" discussion with La Plata County Manager Chuck Stevens about

■ See Negotiators A8



# Color fun

SUN photos/Randi Pierce, Terri House and Mike Hodgson

Hot air balloons fill the air on Saturday during Pagosa Springs' ColorFest celebration. The event included the Aspen House and Aspen Services Color Run/Walk, which culminated in an explosion of excitement and color for its grand finale.



# Chimney Rock National Monument to honor 10th anniversary of designation

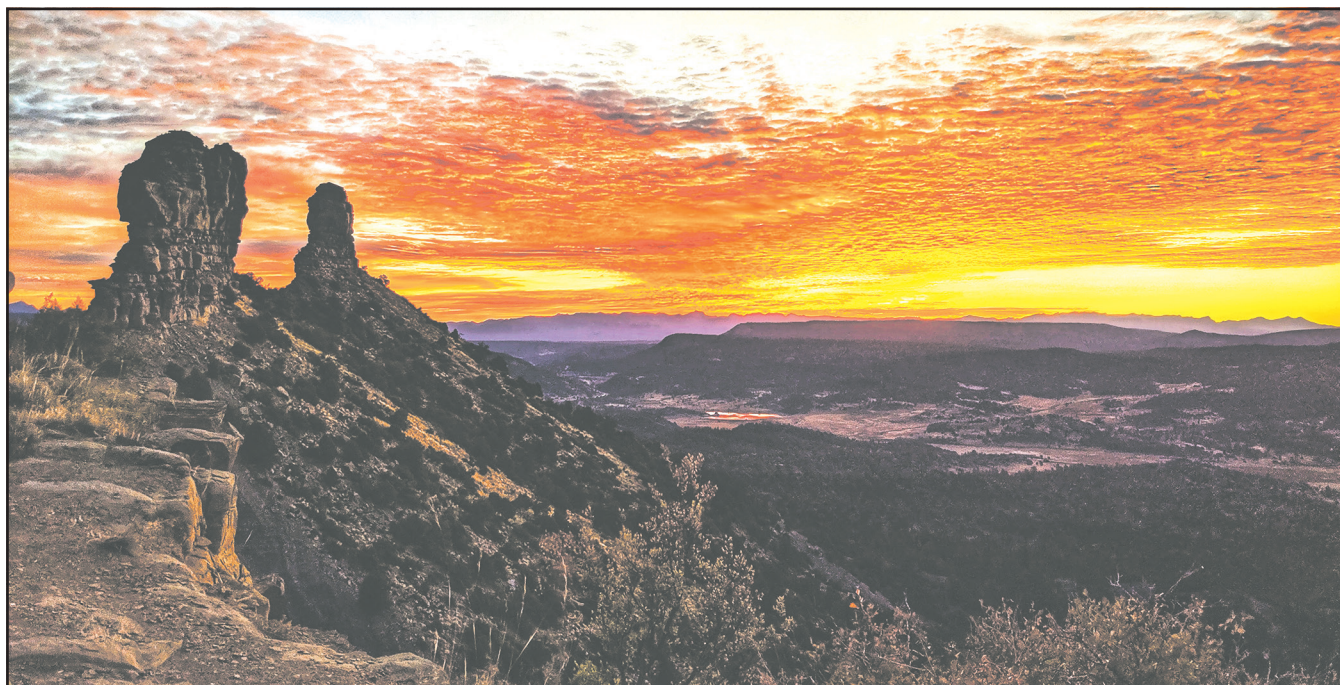


Photo courtesy Chimney Rock Interpretive Association

Events are planned for Saturday at Chimney Rock National Monument in recognition of the 10th anniversary of the designation of the site as a national monument.

**By Scott Owen**  
USDA Forest Service

A day of free, interactive and educational public events is planned for Saturday, Sept. 24, at Chimney Rock National Monument. The events will recognize the 10th anniversary of the designation of the site as a national monument.

Events will occur between 9 a.m. and 4 p.m. All events on Saturday are free and open to the public:

- 9 a.m. to 4 p.m.: Free entry and shuttles to the upper mesa, with the last shuttle at 3 p.m.
- 10 a.m. to 4 p.m.: Cultural and natural resource demonstrations and activities for all ages.
- 10 a.m. to noon: Special appearance by Dooley, a peregrine falcon, with his handler from the St. Francis Sanctuary and Wildlife Rehabilitation Center.

Dance performances every hour starting at 9 a.m. by Sky City Buffalo Ram Dancers, Pueblo Dance Group, Oak Canyon Dance Group, Third Mesa Dancers, Laguna Pueblo Dance Group, Acoma Sky City Dancers and Howeya Family Dancers.

Food and tribal artisan vendors will be on site Friday and Saturday.

There is no potable water available at Chimney Rock

■ See Monument A8

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# Opinion

## The Pagosa Springs SUN

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## OUR VIEW

### Community shows support for SJBPH

Back in 1947, Archuleta County published a notice in The Pagosa Springs SUN for an "opportunity August 4 to make its bid for a modern health set-up. ... The board will conduct a hearing on that date to consider joining with La Plata, Dolores, Montezuma and San Juan counties in a district health department."

San Juan Basin Public Health's (SJBPH) website notes: "The examination of parallels between past and current day services provided by SJBPH reveals an agency that has been both responsive to the public health needs of local residents as well as forward-thinking in its focus on prevention. The programs and services provided by SJBPH reflect both the traditional public health needs such as immunizations and restaurant inspections, as well as those in response to the modern-day health challenges such as positive youth development and suicide prevention programs."

"The agency's current-day mission is to protect human and environmental health and inspire well-being in the communities we serve. Interestingly, this could have served as the mission in 1948, at the agency's inception, and more than likely will be able to appropriately represent the work of the agency in decades to come. Much of the focus of public health work has withstood the test of time; to help all individuals reach their highest potential of health."

This week, Archuleta County named negotiators to manage the dissolution of SJBPH should the current situation reach that point.

The SUN reached out to all three La Plata County commissioners in the past few weeks asking that they consider mediation instead of moving to dissolve the district that our citizens have depended on for over 70 years.

This evening, the Pagosa Springs Town Council will consider a letter from Mayor Shari Pierce written to La Plata County commissioners Clyde Church, Matt Salka and Marsha Porter-Norton. That letter as presented in the board packet follows:

"RE: San Juan Basin Public Health  
"Commissioners,

"I am writing to you on behalf of the Pagosa Springs Town Council regarding San Juan Basin Public Health (SJBPH).

"We urge you to preserve the SJBPH because it is so valuable to the people of Pagosa Springs and of Archuleta County.

"I believe the public health department did an exemplary job during the COVID-19 pandemic, which was a difficult time for all. We had not been through a pandemic

in our lifetimes, meaning the health department staff had no real-world experience. The public certainly did not know what to expect. I felt nothing but patience in the questions that I asked of health department staff. The information they put out was based on science. They worked to provide guidance to our communities in a timely manner. Was everything done perfectly? Probably not. But I strongly believe that if we were to have another pandemic in ten years, both the health department and the public would have a much better reaction based on our experiences.

"Our town has a population that includes low-income families and elderly persons who live on fixed incomes. These are among our most vulnerable populations, and we need the programming that SJBPH provides for them.

"The Women, Infants, Children (WIC) supplemental nutrition program, Nurse-Family Partnership, Safe Care Colorado and immunization programs are crucial to the health of our children in their most formative years. Studies have shown that providing nutrition and nurturing to our youth provides for much better academic and life success.

"The health department also provides services that are vital to our economy, such as restaurant and childcare facility inspections and water-quality testing.

"They provide services that are necessary for our health and quality of life — septic system inspections, radon testing, rabies testing and so many more. In addition to services, they offer education and guidance to protect the public from potential threats to our health, such as rabies and plague.

"I have been following the discussions regarding the possible dissolution of the public health department, which have been very concerning to me. The health department is vital to the safety, health and welfare of our citizens of the town and of both our counties.

"At our August 30 work session with the Archuleta County commissioners, I asked for permission to reach out to the La Plata County commissioners to encourage you to please meet with our commissioners. Permission was granted by all three commissioners. A vote by either county commission to dissolve the district has not been taken. There is still time to sit down together and address the concerns of both boards.

"Following permission to reach out to you, I contacted all three commissioners from La Plata County and all three

commissioners from Archuleta County. I understand from my conversations that the majority of you are willing to have conversations to address your concerns. I strongly urge you to do this. A few hours spent airing out your concerns and agreeing to try and solve them is a much better, and less-costly, solution.

"The cost is not just the dollars and cents that you will be saving your constituents, but also the health care programs we may lose if the district dissolves. We pay much less per citizen to the health department than we receive in services. Grants and programs that are provided by the department are expensive to staff and fund. SJBPH has decades of experience and success in these areas. Should each county have to develop their own health department, I believe they would each see a reduction in the amount and, possibly, quality of programs. This could be very costly to our citizens and our economies.

"SJBPH has been serving our counties well since 1948. Please don't end the critical work this organization does for both of our communities. Let's get together and work out the best solution for the health, safety and welfare of all our citizens.

"I will follow up with a few letters of support of SJBPH in a separate document. Please reach out to me for any further information or assistance I may be able to provide. This is essential for our citizens."

In this week's Letters to the Editor, you will hear from some of the locals who have voiced their disappointment in the possible dissolution of the district through Letters to the Editor. Many readers have also forwarded private notes of thankfulness for past editorials written in favor of keeping the district whole.

This week's "Whaddya Think?" poll shows that, of the 360 respondents, 90 percent favor staying with SJBPH, 8 percent believe the county should start its own public health organization and 2 percent responded, "I do not know."

We strongly believe that SJBPH is the reason Archuleta County has seen only 17 deaths among cases with COVID-19, when other communities have seen an even greater loss of life.

There are many reasons for the Archuleta County Board of County Commissioners to come to the table with their counterparts in La Plata County with the intention of continuing on with our current public health organization for the citizens who have been capably served by SJBPH for over 70 years.

Terri Lynn Oldham House

## LEGACIES

By Shari Pierce

### 100 years ago

Taken from SUN files of  
September 22, 1922

M.O. Brown returned home Tuesday from Denver, where he delivered fourteen cars of cattle. He reports getting through with the stock in great shape and of finding a fair market.

On Tuesday noon the mill shed at the Boland & Henderson mill, fourteen miles southwest of Pagosa Springs, caught fire from oil from the engine and before the blaze could be controlled had destroyed the shed, numerous tools and saws, 18 logs on the skidway and did considerable other damage. The machinery was undamaged, but the mill will be out of commission until some replacements are made. The loss is estimated between \$2,000 and \$3,000 with no insurance.

On Saturday night a passing motorist stole the cushions from L.D. Mann's car.

The following rural schools were opened the 11th of this month: Ethel Kuhler, at Edith; Carrie Pasman at Blanco Basin; Mrs. Elizabeth Schalles at the Junction and Lennie Reynolds at Juanita.

### 75 years ago

Taken from SUN files of  
September 12, 1947

A total of 164 pupils were registered this week for the first six grades and 98 for the 7th to 12th grades in Pagosa school, Marion Hays, superintendent announced. This is about 35 below the peak last year, but late registrations which are expected as soon as the crops are finished will bring the figures to about the 1946 level, Hays said. Full classes are scheduled for the remainder of the week with the first assembly set for Friday afternoon. The program will be Paul Leonard.

Members of the board of county commissioners met Tuesday morning in their room at the court house. Among the matters brought up was the cost of repairs incidental to the recent "wash-ins" and the damage to the bridge between Arboles and Allison.

The Women's Civic Club will hold its first meeting following the summer recess with a luncheon at the Los Banos Hotel on Friday, Sept. 12, at one o'clock, it was announced this week. Members and prospective members are asked to make reservations with H.A. Cates at the hotel in advance.

### 50 years ago

Taken from SUN files of  
September 21, 1972

The Pagosa Springs area will be used as a filming area for a New Mexico film. The film will be partially filmed here, at Grand Junction, and at Abiquiu, N.M. It is a contemporary western, "Run Wild," with such movie and TV stars as Lloyd Bridges, Dina Merrill, Pat Hingle, and one of the youths who portrayed a boy in the movie, "The Cowboys." Filming here is expected to start shortly after October 1st. The stars of the show will be here for several days of shooting.

The TV series "Cannon" will feature this area in the episode to be shown Saturday night at 9 on Channel 13. That particular episode was filmed in a large part on Chimney Rock Mesa, the ruins, surrounding area, and the trail to the top of the mesa are all used extensively in the show. It is one in the series of fall programs with the show having been on television the past two or three winters. Filming on Chimney Rock took the better part of three days.

### 25 years ago

Taken from SUN files of  
September 25, 1997

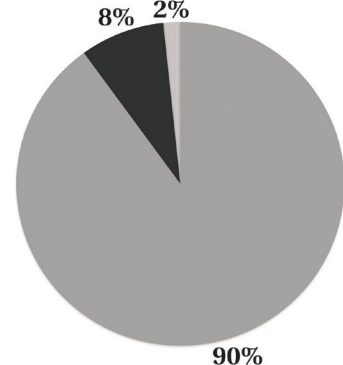
Stevens Field, the Archuleta County airport, pumps about \$5 million each year into the local economy, according to Tim Smith, airport manager. Smith's figures are based on a report prepared in June of 1996 titled, "What is your airport worth?" The report's purpose is to demonstrate that money budgeted to a local airport by government entities is a good investment. The purpose of this report is to provide information on the airport," Smith said, "and to point out that Stevens Field is one of Archuleta County's most valuable assets, that what it does best is serve people who don't even fly. It is a vital element of the local economy and infrastructure." Related to the report is the proposed 1998 budget of \$245,764 being submitted by the Archuleta County Airport Authority to the county commissioners for approval. The budget contains total operating revenues of \$107,913. Of that amount, the county is being asked for \$28,000 to cover snow removal and another \$28,235 to pay the airport manager's salary and benefits package.

## WHADDYA THINK?

### How should Archuleta County provide public health services?

Poll results (360 votes)

Stay with San Juan Basin Public Health. — 90 percent (324 votes)  
Start its own health organization. — 8 percent (30 votes)  
I don't know. — 2 percent (6 votes)



Vote this week online:  
What type of chile do you prefer?  
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### YOUR REPRESENTATIVES

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Date	High	Low	Precipitation		
			Type	Depth	Moisture
9/13	73	44	R	-	.01"
9/14	64	45	R	-	.12"
9/15	68	45	R	-	.35"
9/16	73	41	R	-	T
9/17	74	41	-	-	-
9/18	77	42	-	-	-
9/19	78	47	R	-	T

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# Letters

Letters to the Editor are printed as received and are not edited for grammar or punctuation, but may have been edited for content or style.

Letters to the Editor are opinions and information in them has not been verified for accuracy.

The opinions of letter writers do not necessarily represent those of the paper.

## Title correction

A letter to the editor written by E. Fisk and titled: "Vote Adam Frisch" was printed with the wrong title last week.

The letter was in "Response to 'American Dictatorship'."

While The SUN reserves the right to title the letters it prints, Fisks' letter title was a mistake. The

## Letters

The SUN welcomes letters from readers.

Please submit to:  
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e-mail:  
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All letters must:  
be submitted electronically in a format that can be copied and pasted, must not be in all capitals include the author's actual name, phone number and address

be 500 words or less

be received by The SUN by noon on Tuesday (deadline may move up due to a holiday)

Letters will be limited to two per month per letter writer.

If necessary, only one letter pertaining to a candidate or political issue will be printed in each edition up to three weeks prior to the election.

Letters quoting other people must contain proper attribution.

There is no guarantee letters will be published.

The SUN generally does not edit letters, but reserves the right to do so.

SUN regrets the error.

## Citizens will pay the price

Dear Editor:

As a taxpayer in Archuleta County, I am very satisfied and thankful for the low-cost services that have been provided to myself and my neighbors from the San Juan Public Health Basin.

As reported in the Pagosa Sun in March, while representing roughly 20% of the population, citizens in Archuleta County received the following percentages of total services that SJPHB provided:

30 - 35% of communicable diseases referrals

30 - 35% of animal and insect born disease preventions

50 - 70% of animal bite investigations

22% of food safety inspections

24% of food retail licenses

27% of retail food reviews

25% of food safety classes will be offered in Archuleta County Fall 2022

11% of child care facilities/child care inspections (possibly low due to small number of childcare facilities in Archuleta County)

30% WIC and Nurse/Family Partnership clients

13% of oral health services from a 5 county area (appropriate percentage)

20% of sexual health services

And we had these valuable services available to us for a county cost of \$275,195.40 for 13,359 citizens which is the lowest cost per resident in any surrounding county according to a report received by the Archuleta BOCC in December, 2021.

If the Archuleta Board of County Commissioners continue to stand by and take no action, La Plata BOCC will vote to dissolve, and Archuleta County will be forced to create a much smaller, independent board of health at a greater cost and possible decrease in services to the citizens of Archuleta.

Archuleta County needs to spend money on fixing our roads, maintaining water treatment systems, keeping our public landfill open, and paying better salaries to attract and retain county employees. We do not need to spend unnecessary additional money on public health when we currently

have a very good department at very little expense.

While there is still time, Commissioners Brown, Maez and Schaff should be requesting a meeting with the La Plata BOCC to discuss alternatives to dissolving a health board that has provided excellent services to the citizens of Archuleta County at a very low cost. If they fail to take action, all the citizens of Archuleta will pay the price.

Patricia Byers

## Women's rights

Dear Editor:

Women, Stop Voting for Republican Candidates.

On June 24th, 2022 the Republican packed Supreme Court overturned Roe v Wade, the Republican Party proving the GOP is no friend of Women's Rights. Republicans are not now and have not been on the side of Women's Rights since the Reagan era. They have reduced women to the status of cattle, believing women are too stupid to know how to take care of themselves. But a woman's choice is no one else's business, not your parents, your spouse, not the government, not even God. It is the woman's choice exclusively.

While the Republican Party forsakes women's needs and rights, many women vote still vote for Republican candidates. This just doesn't make sense

I'm saying you should vote for Democrats (although the Democrat Party does have a proven track record of supporting Women's Rights.) I said don't vote for Republicans. Vote for yourself, vote for your sisters and daughters.

The Republican Party wants to keep women as second-class citizens just as women were before Roe v Wade or Title IX. But women make up 68.4% of the electorate, more than half of all voters, and you can make the difference at the polls on Election Day this November. So think long and hard before you vote for another Republican candidate...

...then don't.

John Egan

## 'Prevent the dissolution of the health district'

Dear Editor:

I am concerned about the disagreement among the Archuleta County Commissioners about reaching out to La Plata County Commissioners regarding whether to dissolve San Juan Basin Public Health Department. It seems that there is not a sufficient sense of urgency about this, perhaps because the Commissioners do not think that they benefit themselves from Public Health. Maybe, none of them received the COVID vaccine from the clinic sponsored jointly by Pagosa Springs Medical Center and SJBPH. Maybe none of them have chosen to get a COVID booster from SJBPH. That does not matter because the commissioners were not elected to provide services that only they want or need.

SJBPH provides a travel clinic so if a resident is traveling to a foreign country they can find out what health precautions are needed and what vaccines are required before going. My husband and I needed a typhoid vaccine before traveling to visit our son in Zambia. They are not available anywhere locally except at SJBPH. Were it not for that, we would have had to go to Denver or Albuquerque for it. That vaccine is not paid for by insurance or tax payers, but, at least, it is available. Is this a service that the commissioners are going to try to provide, or are they just going to say it is not necessary because they do not plan to use it? Our commissioners need to do everything they can to prevent the dissolution of the health district if it not too late to salvage the disaster they created.

Lynn Frederick

## Boebert's priorities

Dear Editor:

There are no shades of gray with Ms. Boebert, either you love her or you hate her. In all actuality most of us don't even know her personally, so when we say we love her, it's her policies and bills she's pushed forward in congress that we like. And if you hate her, hopefully you don't hate her as a person, but maybe you don't like her legislative priorities.

Here are some of her legislative victories and priorities she introduced or helped get signed into

■ See Letters A4

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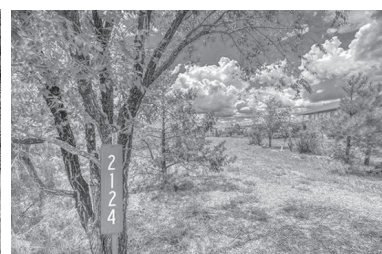
337 Holiday Avenue  
3 bedroom, 2 bath, glass atrium  
furnished underground earth home  
MLS 797682 • \$485,000



141 Hollow Drive  
1.1 acres, no HOA, electric near,  
new engineered septic installed  
MLS 791781 • \$79,900



90 Badger Place  
4.1 acres, spring-fed creek  
gated, building pad in place  
MLS 797454 • \$231,000



2124 Park Avenue  
easy build-able lot in core area  
all utilities installed, ready to build  
MLS 793730 • \$64,000



474 Prospect Boulevard  
beautiful treed lot  
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MLS 795757 • \$19,000



464 Prospect Boulevard  
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# Letters

Continued from A3

law for Colorado and specifically, district three.

- Securing \$1.74 billion for rural Community Health Centers.
- Securing \$48 million for protection of our Colorado forests from invasive species and bark beetle infestation, putting the Forest Service on the right path for fire prevention and forest management.
- Securing \$10 million for the Bureau of Indian Affairs Irrigation Fund to address deferred maintenance in order to increase water storage to the Southern Ute Indians.
- Securing \$1 million for the Wolf Livestock Loss Program to compensate ranchers whose livestock are killed by wolves.
- Securing \$515 million for payment in Lieu of Taxes Program which will help rural counties fund law enforcement, firefighters, schools, infrastructure, and wildfire prevention.
- Securing pro-life protection.
- Securing federal resources for NASA and Colorado's space programs.
- She secured \$11.6 million in initial Emergency Relief Funding to reopen I-70 after the mudslides this summer.

• She secured a major win with her Protecting Free Speech Act by eliminating the Department of Homeland Security's "Ministry of Truth" Governance Board.

• Congresswoman Boebert led the bipartisan effort to keep the BLM's Western Headquarters in Grand Junction.

• Boebert protected the San Luis Valley's water supply from the front range's Renewable Water Resources Water Grab.

• Boebert introduced a bill to classify Fentanyl (the leading killer of Americans between 18 and 45) as a weapon of "Mass Destruction."

• Boebert introduced the House Companion to the bipartisan Dolores River National Conservation Area and Special Management Area Act to protect private water rights along the Dolores River Corridor.

• Boebert secured a win for veterans with her letter to the Department of the Interior requesting Honor Flights be reinstated for vets in our nations capital.

• Boebert secured a bill that increased medical care and services for rural Colorado and Delta county.

Here are some of the bills Congresswoman Boebert is championing:

- No Amnesty Act and Secure the Southern Border Act.
- America's Infrastructure Modernization Act. Funds infrastructure enhancement without raising taxes or federal spending.
- Championing Our Parents Act. Protects the rights of parents to lobby school boards without being labeled terrorists.

• Protecting Our Kids from Harmful Research Act. Defunds federal programs that perform sex change, sterilization, chemical castration, and puberty-blocking procedures on children.

• Medical Freedom in the Military Act

- Western Water Security Act
- Active Forest Management, Wildfire Prevention and Community Protection Act
- Protecting Financial Privacy Act

So, if you don't like these priorities of Ms. Boeberts, then don't vote for her. If you do then give her your vote in November—I will.

Gregg Heid

## Preserve health district

Dear Editor: It was a mask revolt. It wasn't about masks. It wasn't only about masks. Whatever brought some

Archuleta County residents to the edge, it's time to step back and reconcile with La Plata County to preserve the San Juan Basin Public Health district.

The SJBPH district benefits all of us in Archuleta County even if we think we don't use SJBPH services.

How many residents of Archuleta County have septic systems? SJBPH administers the permitting system for onsite wastewater treatment systems. We all have an interest in proper disposal of wastewater. And if you think the cost of shared administration is too high, wait until Archuleta has to go it alone. No wastewater regulation is not an option.

Do you eat at local restaurants or buy fresh food at our grocery stores and markets? Food safety services provided by SJBPH should matter to you.

Thank you, SJBPH staff who help make Archuleta County a healthy and safe place to live, work, and visit.

Commissioners, step back from the edge and look for a path forward that preserves the value built over the past 70 years and advances the health of our communities in the face of current and future challenges.

Candace Jones

## Constitution Week

Dear Editor:

Constitution Week is celebrated annually during the week of September 17-23 to commemorate September 17, 1787, the date on which the Constitution was signed in convention. (It was ratified on June 21, 1788.) It is the commemoration of America's most important document.

This celebration of the Constitution was begun by the Daughters of the American Revolution (DAR) in 1955. The DAR petitioned Congress to set aside September 17-23 annually to be dedicated to the observance of Constitution Week. The resolution was adopted by the U.S. Congress and signed into Public Law #915 on August 2, 1956 by President Dwight D. Eisenhower. President George W. Bush officially declared the inception of Constitution Week in September 2002.

The Constitution established a Federal democratic republic as our system of government. It is democratic because the people govern themselves and it is a republic because the government's power is derived from the people. It is the supreme law of the land. It outlines the government's powers, limits on these powers and the rights of citizens. It also outlines an amendment process for making future changes. It has been amended 27 times in the 235 years of its existence, the most recent of which was in 1992.

The first ten amendments are known as The Bill of Rights.

Constitution Week is a great time to learn more about this important document and celebrate the freedoms it gave us.

Joanne McCoy Bayfield

## 232 Pagosa St.

Dear Editor:

On 9/13/22, the Design Review Board approved the "Sketch Major Design Review" for the proposed development at 232 Pagosa St. We have no issues with the owner wanting to develop the three vacant lots. However, we do have concerns with what will serve as disturbing precedents for future development based on bending the Pagosa Springs Land Use Development Code requirements outlined below.

First, developments of at least 25,000 square feet (sf) in size shall incorporate outdoor gathering spaces with a minimum total area

of 1,000 sf. The proposed development will be over 31,000 sf of visible space. The Planning Division didn't count the visible part of the parking garage in their calculation. Why not? It is certainly part of the building's size and mass. Not surprisingly, removing this square footage results in less than 25,000 sf, conveniently eliminating the outdoor public gathering space requirement.

Second, all building facades shall be designed with a similar level of design detail. If the proposed building were rotated 180 degrees, we doubt the design would be approved, suggesting the proposed development is not truly a four-sided design.

Third, although seven dwelling units is the maximum allowable for this development, eight dwelling units are proposed. Even if an approved density bonus were granted, one unit would need to be workforce housing. The architects propose converting their office at 262 Pagosa St to a workforce housing unit for seven years in exchange for no workforce housing units in this development. Several disturbing precedents would be set by this: swapping of units down the street, a finite duration for workforce housing, not to mention the building considered for such swapping was granted a density bonus, thereby double-counting a workforce housing unit. The Design Review Board tasked the Planning Division to work with the architects about eliminating a finite duration on the workforce housing unit. However, this still doesn't address the swapping and double-counting issues.

Fourth, building height and mass shall be reduced to achieve a human scale. The only elevation showing human scale figures is a close-up of the front elevation. The architects could easily add 6' human scale figures to all elevations for visualization purposes to ascertain perceived building height and mass. Additionally, buildings over 18,000 sf should be harmonious with their surroundings, by considering the scale, proportions, and character of adjacent structures. The mass of this proposed building overwhelms the surrounding structures.

Fifth, the front setback of the building does not meet current requirements. Although the proposed building lines up with the all-open-sided small front porch of the Pagosa Baking Company, it would be an enclosed structure within this setback. The architects stated this should be allowed as the primary material within this setback is glass. And, finally, the proposed building's height calculation excluded the height of the front steps.

All the aforementioned issues would set undesirable precedents that fly in the face of the Land Use Development Code. What is to prevent future developments from bending these rules to the same, or greater, extent?

Sarah and Robert Nemeth

## 'Boebert? Really?'

Dear Editor:

Boebert? Really? In last week's Sun, there was a letter extolling the virtues of Adam Frisch, candidate for Congressional District 3. Let's look now at his opponent, our incumbent Representative Lauren Boebert. Ms. Boebert is a legislator who seems more interested in shameless self-promotion and spewing venomous attacks on her "enemies" than in actually legislating.

It seems fair to rate a legislator on his or her accomplishments. In Ms. Boebert's case, her accomplishments are exactly zero. Not even one of the bills that she has introduced in the House has even made it out of committee. Her bills have been so far out of the mainstream

that she can't even get much support from her own party. However, along the way, she has managed to vote against many bipartisan bills that would have actually helped her constituents. Just a few of these are bills to:

- Assist veterans dying from toxic burn pits in Iraq and Afghanistan. She even managed to scream at President Biden during the State of the Union while he was mourning his son whose death is suspected to be from exposure to burn pits while serving in the Army.
- Protect indigenous people from scams, even though Colorado's two reservations are in her District.
- Provide funding for installation of carbon monoxide monitors in low-income homes, whose occupants are much more likely to suffer from such poisoning.
- Continue the bone marrow registry to help people with cancer. She and her idiotic colleague, Marjorie Taylor Greene were the only no votes.
- Provide billions in infrastructure improvements, although she was quite willing to take credit for some of the projects that resulted from the bill she voted against. What a hypocrite.
- Cap insulin prices, lower prescription drug prices and extend subsidies for health care. Of course, the Inflation Reduction Act also takes action to fight climate change, which she opposes vehemently, perhaps because her husband is a highly paid oil consultant. Her District has many seniors and diabetics, some of the highest insurance rates in the US, and is a climate change hotspot.
- Protect senior citizens from scams.
- Address the infant mortality crisis among active-duty military and veteran women.
- Allow states to spend Federal grant money to abate acid mine drainage from abandoned mines, of which there are hundreds in her District.
- Provide law enforcement with tools to fight fentanyl trafficking, a major problem in CD3.

Of course, she also aggressively opposes abortion, is slavishly devoted to Trump and the big lie, calls the separation of church and state "junk," opposes even the most modest gun control measures, hates the LGBTQ community, makes racist remarks, and loathes Democrats and Unaffiliateds who don't agree with her.

■ See Letters A5

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# Letters

Continued from A4

So, if you are a woman, a senior, a veteran, someone with cancer, a diabetic, an LGBTQ person, a young person, have no health insurance, or just a believer in truth, ask yourself, does Lauren Boebert represent my interests and those of her constituents in CD3, or just her own?

John Porco

## Public health: 'Pretty good wheel'

Dear Editor:

First, I am not a fan of reinventing the wheel. Most times I find that repairing the wheel is more effective, efficient and less costly. I suggest our County Commissioners take the same stance when trying to solve the issues with the San Juan Basin Health Department (SJBHD). I see no need to start from scratch and create a new public health department when the one we have can potentially be fixed with some elbow grease.

Second, I have yet to see a simple list based on input from the citizens of our county regarding the pros and cons of San Juan Basin Health Department as well as suggestions for improvement. I recommend that our Commissioners create and publicize such a list so that the residents of Archuleta County as well as the current SJBHD can understand the specific issues. Perhaps it will lead to an adult conversation around the SJBHD table to consider concerns, compromises and an agreement to move forward together; hence avoiding reinvention of what I think is a pretty good wheel.

I, for one, need to know what the Commissioners deem as the real issues for our County so I can make an informed decision to support or not support this venture.

Jan Santopietro

## Vote for Shelli Shaw

Dear Editor:

I read an editorial recently written by Karen Pontius of Durango titled "Shelli Shaw Predicting Civil War?". I suspect it was meant to be derogatory towards Shelli who is a candidate for Colorado House District 59. But it seems the editorial has backfired.

It refers to a "Colorado Times Recorder" article from May of this year in which Shelli Shaw's 2020 Facebook posts were quoted:

She mentioned the local voter roles being in disarray. They still are.

She claimed the conservative voice will not go away. It hasn't.

She warned that Patriots will not give up their freedoms without a fight. And they aren't.

In the CTR phone interview, she didn't change her position even under pressure. Isn't that the kind of person we want to represent us

in the House? One who's firm in her beliefs and will not back down?

Look at us today - parents and teachers are fighting over education; city folk and country folk are fighting over water and wolves; families are fighting internally over vaccinations and masks. We are fighting amongst ourselves and families are divided. Shelli Shaw is the one to truly unify District 59.

Thanks for pointing out the strong, steady, consistent and reasonable belief structure of Shelli Shaw. And if you have questions of Ms. Shaw, she's easy to find. She is always open to answering questions and meeting the voters.

My vote is for Shelli Shaw.

Marybeth Snyder

## Public health: 'Swallow their pride'

Dear Editor:

Last week during a Board of County Commissioners meeting it was revealed that there was a possibility of renewed talks between Archuleta and La Plata county regarding the continuation of the San Juan Basin Public Health partnership. This is fantastic news and I hope our county commissioners will swallow their pride and do whatever it takes (like grovel for forgiveness) to maintain this relationship.

As our county considers raising the sales tax in order to deal with multiple complicated and expensive problems, it would behoove our county leadership to maintain this extremely beneficial relationship instead of trying to create its own Public Health Authority, which would entail a huge ongoing expenditure in order to obtain personnel with expertise and find housing for them and for the office and clinic space. Very likely we would end up with fewer, inconvenient and inferior services.

This county has enough problems on its plate already and it has been incredible to me and many other residents that the commissioners have been so cavalier about this very important issue. One of the commissioners is already a lame duck, having been voted out, mainly because of angry county residents, many of whom rushed to change their political affiliation in order to vote against this incumbent in the primary. Apparently the commissioners forgot that they were representing all county residents, not just a bunch of fringe pot-stirrers who don't want to comply with health mandates during a pandemic.

If any county resident is unsure of the value of the partnership with La Plata county, they should take the time to peruse the SJBPH website to see what services are offered. What we contribute to the partnership is puny compared to having to go it alone. If we want clean, non-toxic water coming out of our taps, uncontaminated

ground and river water and healthy environments in our restaurants, schools, day care centers, grocery stores (and more!) then we should value this service even when we may not be consciously acknowledging them. Indeed, having an adequate county health authority allows us to more fully enjoy all of our activities without worrying if they will make us sick.

I hope that concerned county citizens will contact Archuleta and La Plata county commissioners to let them know that we have not been fairly represented on this issue and, even though there may be some smaller issues that should be discussed and resolved like adults, we do not want this partnership dissolved. LaPlata commissioners especially need to hear this as I believe our own commissioners have not been appropriately mature, thoughtful and prudent on this issue.

Lee Stophor

## Service dogs

Dear Editor:

Thousands of Americans, especially veterans, suffer from serious conditions such as Post-Traumatic Stress and Traumatic Brain Injury. For many of these people, a trained service dog is a lifesaving means of recovery and their best hope to continue a normal life. September is National Service Dog Month, a time dedicated to raising awareness and showing appreciation for the extraordinary work service dogs do every day for the people in their care. However, it's also an opportunity to familiarize yourself with service dog etiquette.

Unfortunately, many people don't know how to appropriately interact with service dog teams. Service dogs are not pets - they have been specially trained to perform specific tasks for people with disabilities and when they are in public, they are working. Many times, the handler's physical and emotional safety depends on the service dog's behavior.

American Humane is committed to harnessing the healing powers of the human-animal bond to assist veterans through its Pups4Patriots™ program, and our

See Letters A6



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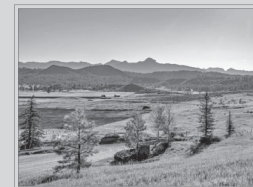
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**141 Northview Ct.**  
40 Acres - Barn - 4,477 SF  
\$1,395,000



**542 Midiron Avenue**  
1/2 Acre - Greenbelt - Views  
\$598,000



**17 San Jose Court**  
3 BR/3 BA - Nat'l Forest  
\$829,900



**X Dolese Court**  
35 Acres - 2 Sides Nat'l Forest  
\$1,300,000



**214 Terrace Drive**  
1.4 Acres - 3,000 SF  
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# School board crunches data on workforce housing

By Derek Kutzer  
Staff Writer

Workforce housing continues to be a major topic of discussion in the community. Between March 9 and 22, Archuleta School District (ASD) surveyed its staff on the issue. Those survey results were the main subject of this month's school board work session on Sept. 13.

The invitation to participate in the housing survey went out to 275 employees across the district; 136 employees responded, which Superintendent Rick Holt noted is a "really good representation."

Of the respondents, 73 percent were certified staff (teachers, counselors and administrators) and 27 percent were classified staff (transportation, maintenance, food service and secretarial).

Holt led most of the session, digging deeper into the raw data from the survey. He prioritized main areas of concern for the district.

Holt focused on the so-called "30 percent threshold," a general rule of thumb which states that individuals should ideally spend about 30 percent of their gross income on housing. For example, a person earning \$3,000 a month should pay about \$900 a month (or lower) on housing, and anything over this threshold could tip a person into financial difficulty.

So, where does ASD stand regarding this threshold? According to the housing survey, 57 percent of respondents reported they paid 30 percent or more on monthly rent or mortgage payments; 24 percent of

all respondents reported they paid 40-50 percent of their total income on housing. Of the respondents who reported paying more than 30 percent, 58 percent did not report feeling that their housing costs were too high, according to the data presented at the session.

Nevertheless, Holt stated that his biggest concern is for those paying over this threshold, especially those paying nearly half of their incomes on housing.

The survey data presented shows that there's substantial anxiety about housing, as 34 percent of respondents "have considered leaving Pagosa because of high housing costs."

Seeking to pinpoint the most vulnerable segments of the district's staff, Holt further analyzed the data on those employees who pay above the 30 percent threshold, concluding that the employees facing the toughest challenges are new hires — staff who have been with the district for five years or less — and, even more specifically, new hires who also rent their homes. Based on the data, of those reporting to pay over the 30 percent threshold, 73 percent of them said they have lived in their homes for four years or fewer.

With median home prices in Pagosa hovering around \$479,000 (per Zillow.com), new teachers, who start at about \$48,000 a year, would find it difficult to finance a home in the area, according to Holt.

"If you are new to us," he said, "you are not making enough to do that."

Ownership, he said, "is not available for someone in their first, probably, five years, because salary has not been keeping up with the cost of housing."

Therefore, for most new hires, the rental market is the only realistic choice, according to Holt. But, the rental market also presents challenges for the district's staff because of low supply and high prices.

Holt pinpointed new hires, whose only choice is an increasingly expensive rental market, as the district's "target population" who need the most relief.

According to the data from the survey, more than two-thirds of all renters pay greater than 30 percent of household income on housing, meaning employees who rent pay above the threshold at much higher rates than those who own their homes.

Holt expressed concern that if new hires, who are in the rental market, can't find affordable units, it could make hiring and keeping staff more challenging.

Here, the conversation turned to the rental housing supply and a question about how many new rental units are needed to stabilize rental prices in the area.

Based on his conversations with Town Manager Andrea Phillips, Holt relayed, the town hopes for, "I want to say, 200 rental units" to stabilize the rental situation. Currently, two major housing developments, Pagosa Views and the town's proposed workforce housing development, are being considered, and it's unclear at the moment whether

these developments would bring the rental supply closer to that target number.

The superintendent suggested that maybe the school district could purchase, and thus own, some of these new units so that the district could regulate rental prices for its own employees.

"If we could control the unit and control the rent," Holt said, "we'd be better able to get teachers in there at a rate that makes sense comparable to their salary."

While it's unclear how such an idea would work, Holt nevertheless urged the board to open dialogue with the town regarding "staff housing" for the school district.

He asked, "Who do we partner with to help us with that?"

Both Holt and District 3 Director Amanda Schick expressed a strong desire for the school district to, at the very least, have a seat at the table with the town, the county, and housing coalition as they attempt to solve what some call a "housing crisis."

Overall, according to Holt and the ASD board members, the results of the housing survey highlight an area of big-picture concern: the reality that around one-third of the district's employees are expressing some level of anxiety about their housing situation.

Holt stated he believes it should be a district priority to "get our people in a place where they are stable, so they can focus on teaching and learning."

Teachers and staff, he continued, "are not going to be in the right headspace if they are constantly under duress."

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## Letters

Continued from A5

trainers have paired dozens of veterans with lifesaving service dogs. As such, here are some service dog etiquette tips that a veteran with a service dog wants you to know:

- Talk to the handler, not the dog
- Do not ask what the service dog is for or why they need a service dog
- Do not pet or ask to pet a service dog – s/he is working
- Do not try to distract a service dog
- Do not offer food or treats to a service dog
- Do not let your dog get close to a service dog

We hope the public will follow these tips to help ensure a safe, positive environment for all service dogs and their handlers.

Dr. Robin Ganzert, American Humane CEO and president

### Dangerous roads

Dear Editor:

Enough Already.

Fix the damn roads..they are a dangerous disgrace

Fix the pot holes correctly, not just a temporary patch

Someone is going to get injured or killed

Avoiding a pothole may mean leaving your lane

Hitting a pothole may harm your car or back

It's just not funny anymore

Who is responsible?

Who took all the money out of the road budget?

Tourists will eventually decide a wheel alignment bill is not a souvenir

What will it take to get something done and soon?

Are our current elected officials that ignorant or are we?

Ask the candidates what they will do about this ridiculous situation

Jacqui Widener

### The right choice: McLachlan

Dear Editor:

We learned some important things about Shelli Shaw at Club 20's House District 59 Debate on September 10. Ms. Shaw has lived in Colorado less than two years, voted here once, and never attended a session of the Colorado legislature.

We also learned Ms. Shaw has not done her homework on school funding. She said TABOR "has absolutely nothing to do with education" or "the funding of education." Why? Because, she says, the word "education" doesn't appear in TABOR.

Anyone running for state representative should know TABOR has a lot to do with school funding.

School funds come from a combination of local, state, and federal sources. TABOR restricts both state

and local governments, and school districts are units of local government. If Ms. Shaw couldn't get that from reading TABOR or summaries of it available online, she might have talked to public school administrators in the Southwest Colorado counties she wants to represent.

Ms. Shaw also said voters here feel disconnected from what happens in Denver. Electing an unformed, unqualified representative will not give us more leverage at the Capitol.

HD59 needs a representative who listens to voters and works to understand issues so she can have an impact for us in Denver. That person is Barbara McLachlan, a 4th generation Coloradan and retired teacher who has led successful bills in the Colorado House to fund public schools, support retired teachers' return to rural classrooms, and help qualified students manage the cost of student teaching.

At the Club 20 debate, Ms. Shaw had two chances to talk about agriculture. Her lone suggestion was for the state to keep foreign interests from buying small farms. How she thinks the state would intervene in the private real estate market she didn't say.

Barbara McLachlan serves on the Agriculture, Livestock, & Water

Committee. She listens to farmers and ranchers. She understands that diminishing water threatens their land and livelihood. She has worked to protect water from diversion to the Front Range and to support ag initiatives like transition to profitable crops that need less water.

Ms. Shaw danced around a question about abortion until she finally conceded she favors a ban that makes no exceptions even for women and girls pregnant by rape or incest.

Government intervention in free markets and individual health decisions? Shelli Shaw moved here from Texas. She hasn't embraced the independent spirit of Coloradans. Just the opposite. Her debate performance makes clear she would bring the Texas-style heavy hammer of government to Colorado.

Barbara McLachlan delivers for Southwest Colorado without resorting to blunt force tactics. Barbara knows this part of Colorado. She's lived here 48 years, and she spends time meeting voters and listening to their concerns and ideas. She governs with a practical view of problem-solving and cooperation regardless of party affiliation. Barbara is the right choice to represent HD59 in Denver.

Carl Young

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# Obituaries

## Christy Lynn Slane Dunham

Sept. 30, 1952 to Sept. 14, 2022. Chris Dunham was born Sept. 30, 1952, as Christy Lynn Slane in Rangely, Colo. Her parents, Patrick and Lorraine Slane, welcomed the new addition to the family. She grew to be a beautiful young girl with lots of spirit and an ability to make everyone a friend. The family moved to Montana and lived there for 16 years. Patrick was transferred to Farmington, N.M., where Chris graduated from high school in 1970. She met the love of her life, Jay Dunham, and they were married Aug. 18, 1978. They lived in Phoenix, Ariz., until 1984 and then moved to Pagosa Springs, Colo. Jay started his business as Dunham Concrete Placement, and Chris started a secretarial service business and built a very successful business. Chris was asked to help a local businessman with his travel agency. After running the travel agency for a short time, she purchased the Pagosa agency from the owner. She owned and operated Carefree Adventures for several years and became Pagosa Springs' travel planner for many local clients. After leaving the travel agency, Chris's love for horses led to a pursuit in showing and competing in multiple riding events such as western pleasure, showmanship and English. As a member of the Appaloosa Horse Club, she enjoyed competing as an amateur. She won many awards and was ranked as one of the top 10 amateur riders in the world.



Chris passed away on Sept. 14 peacefully in her sleep after many years of illness. She is survived by her husband, Jay, of 44 years; her mother, Lorraine, of Surprise, Ariz.; and her brother, Gary (Sandy), of Montrose, Colo. She is also survived by many nieces and nephews. She was preceded in death by her father, Patrick, and her sister, Patti Slane.

We love you forever.

## Kathleen 'Kathy' Kaczynski

Kathleen "Kathy" Kaczynski, 73, of Pagosa Springs, Colo., was called home to heaven on Sept. 12. She was born in Saginaw, Mich., to Roy and Colleen Dunn on July

14, 1949. As a young mother, Kathy put herself through nursing school and worked as a nurse in the operating room of Midland Hospital.



She married Louis Kaczynski on July 27, 1980, at St. Joseph Church in Auburn, Mich. For 40 years, Kathy and Louis lived in Kawawlin, Mich., where they successfully operated, supported and cared for Louis D. Builders and Mega Bucks Preserve while raising their four boys. Following retirement, she split her time between the beautiful mountains of Colorado and the peaceful ocean of Florida. Kathy was a loving wife, mother and grandmother. She loved to host and cook for her family, enjoying countless celebrations with them. She will be remembered for her laughter that uplifted the spirits of those around her.

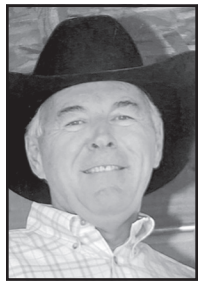
Kathy is survived by her loving husband of 42 years, Louis; her four sons, Kevin Minuth, Brandon (Laura) Minuth, Donald (Emily) Kaczynski and Matthew (Casey Brown) Kaczynski; her four grandsons, Leyton, Konner, Carter and Rowan; her identical twin sister Maureen Wolter, brother Timothy Dunn and brother Robert Dunn; and many nieces and nephews. Kathy was preceded in death by her parents and her dear sister, Mary Ann Gordon Dunn.

Celebration of life will take place in a private ceremony on Hutchin-

son Island, Fla. Those who wish to honor her may make a donation to the American Cancer Society or the Wounded Warrior Project.

## John Daniel Rosenbaum 'Jack'

John Daniel Rosenbaum "Jack" was born in Chicago on Feb. 19, 1947, to Harold and Rosetta Rosenbaum and grew up in Chicago with siblings Suzanne and Frank. He passed away April 2 in Fort Myers, Fla., with his wife Claudia and dog Skeeter by his side.



After high school, Jack served in the Army. He returned to Chicago, took college classes and started his career in computer software, working for several California-based companies before becoming an executive at Veritas. While in Chicago, he loved sailing on Lake Michigan and met the love of his life, Claudia Ludwig. They were married June 24, 1995, and moved to Pagosa Springs in 1997. Jack officially retired in 2000.

Immediately upon arriving in Pagosa Springs, they made many friends and got involved in the community supporting various nonprofits, attending local events and supporting local artists. At their 2R/ Ranch, Jack pursued his love of horses and competed

in ranch horse versatility events. With the love of the western way of life, Jack and Claudia were very involved in activities at the rodeo grounds and were generous donors to the Red Ryder Rodeo, other rodeo events, youth equestrian events and 4-H livestock program. They assisted with some of the significant improvements at the rodeo grounds, including the construction of the WHEC/4-H building and the addition of new roping chutes. Their most notable contribution was improving the mutton bustin' event by upgrading the standard equipment, including protective vests, and adding prizes for every cowpoke participant. Their philanthropy in the community was well-known and diverse, and Jack and Claudia made significant donations to the Humane Society of Pagosa Springs and the Pagosa Springs Medical Center, among other organizations.

Jack loved dogs, sailing and boating, horses and fine wine, and he also developed his interest in range shooting. Jack and Claudia spent their retirement on horseback, entertaining friends, boating at Lake Powell and Lake Navajo, and in their home in Ft. Meyers, Fla.

To honor and remember our friend Jack for his generosity and friendship, Claudia is hosting a celebration of life to be held Saturday, Oct. 1, from noon to 2 p.m. at the Archuleta County Extension building. Food and beverages will be served.

Please RSVP via email to [frontdesk@pagosalandcompany.com](mailto:frontdesk@pagosalandcompany.com) or by phone to (970) 264-5000.



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2313 Eagle Drive

## Archuleta Dems to hold chili supper

By John Porco  
Archuleta County Democratic Party

A tradition returns. After a hiatus due to the pandemic, the Archuleta County Democratic Party is pleased to be able to hold our annual chili supper at 5 p.m. on Friday, Sept. 30.

The event will be held at the Archuleta County Extension building, located at the Archuleta County Fairgrounds, 344 U.S. 84.

In addition to a variety of chili with all the trimmings, including vegetarian options, we will have salad, cornbread and dessert. Beer and wine will be available for \$5. A donation of \$10 is suggested for an adult dinner; children's meals are free.

The theme of this year's chili supper will be "Defend Choice." Our keynote speaker will be Pam Espinoza, Colorado Democratic Party vice chair of rural outreach. Other speakers will discuss women's rights and freedom of choice. We hope for a lively discussion of this vital issue. Candidates have also been invited to attend. Campaign materials, such as yard signs, will be available.

All donations benefit the local party. If you want to donate chili or other food items (such as grated cheese, ready-to-serve salad and dressing, or chips and salsa), if you want to volunteer to assist, or if have questions, contact Sue Yalom at (970) 731-1091. Everyone who values individual rights is welcome, regardless of political affiliation. We hope to see you there for an interesting and enlightening (and delicious) evening.

# Development

■ Continued from front

heard the application at a meeting in July, at which it moved to continue discussions of the application after concerns regarding perceived mass, height and scale of the building emerged.

Since that decision, the applicants revised the application, making changes to address the concerns of the board, stated architect Lauren Davis, who was at the meeting with Brad Ash, both working for the application's representative, Reynolds Ash + Associates (RAA).

The changes include stepping the building back 5 feet on the east and west sides of the upper two floors, which allows for a shorter gable, Planning Manager Cindy Schultz explained. The applicants also changed the design to incorporate suspended balconies instead of recessed balconies.

The new application also reduces the overall height of the building by 2 feet, bringing the height to 39 feet, 2 inches, which complies with the Land Use and Development Code (LUDC). It also reduced the square footage of the upper two levels by 1,099 square feet.

Additionally, the applicants made several changes to the design that seek to reduce the perceived mass of the building, such as strategically adding gables and openings, reducing concrete usage, rotating stairs and incorporating new colors and siding materials.

"I got to be really frank with you, and it saddens me to say this: I don't know if you were listening," board member Peter Adams said, referring to the concerns that the board brought up in its July meeting about mass and scale. "We have a lot, a lot of changes. A lot of really good changes. The architectural style I think improved immensely. But I don't know if the mass and scale have been properly addressed."

Adams went on to acknowledge that the height and elevation of the building were properly addressed.

Some other board members partially agreed.

For example, alternate board member Chad Hodges expressed that the building looks lopsided in terms of perceived mass and scale, with a "harsh difference" between the restaurant side and the office side of the building.

"On everything above the second level, we stepped back 5 feet," Davis said. "That's significant."

She added that they had shaved off 10 feet from the upper two floors, which she said is "thousands of square feet" and called "relevant" to the previous concerns of the board.

"We want to be good neighbors," Davis said. "We want to fit into this community, and an evolving urban district."

Property owner Martin Rose commented that he had invested millions of dollars into the Alley House Grille and wants to do something with the dirt patch next to the restaurant that both made economical sense and beautified that section



Illustration courtesy Reynolds Ash + Associates

The Pagosa Springs Planning Commission unanimously approved a major design sketch application on Sept. 13 for a development that proposes a mixed-use building that spans three lots between the Alley House Grille and Pagosa Baking Company on Pagosa Street. Next, the application will go before the town council for approval.

of town.

"If this building was between Riff Raff and Town Terrace, there would be no question about its scale," board member Mark Weiler said. "I would also like to point out that if you would compare it to the county building right on the corner, you're not going to get any more mass and scale than that anywhere ... so the mass and scale is already there, and at the end of the day, the property as designed, I think the architects have done an admirable job addressing the concerns."

At the previous meeting, the applicants were also tasked with addressing the density of their proposed building.

The MU-TC district allows 16 units per acre, which means this development would only qualify for seven units, Schultz explained.

The applicant's revised description includes a proposal to request a density bonus for the additional unit and proposes to convert an existing office at 262 Pagosa St. to meet the dedicated dwelling unit requirements.

The 262 Pagosa St. space is the current home of the RAA office, which will be vacated once this proposed space is ready for occupancy, the application states.

The applicant is requesting the consideration of a density bonus scenario that would consider allocating one seven-year, deed-restricted 840-square-foot studio unit for workforce housing at the other property in order to secure its desired density at the proposed building.

"This is a complex consideration because 262 already exceeds the allowable residential density," the brief from town staff states.

Board chair Chris Pitcher noted that while the 262 building is already over density, it was approved at some point by the commission, so they should not be able to go back and undo it.

Schultz confirmed that this is true, but asked if it is really a fair trade off.

"What is the town getting in exchange for large luxury units?"

Schultz asked the commission. "Are we getting something similar in quality ... for what we're being asked for?"

Community Development Director James Dickhoff explained that the struggle is that the board would technically be granting two density bonuses in exchange for one unit.

"Is seven years enough?" Dickhoff asked, echoing concerns he's heard from planning commission and town council members. "Because what we've heard is that the developer is getting a unit in perpetuity, a market-rate unit, and we're only getting seven years on the other unit, which is deed-restricted workforce housing."

Weiler stepped in to say that, as far as the density bonus goes, the "simple math" tells him that the town would end up with 14 percent of the project's total units for workforce housing, which he called "a significant number" and "absolutely wonderful."

However, he added that it should be perpetual, not just seven years.

Public comments were a mix of positive and negative points, including some business owners on the same street who advocated for the project to help stimulate that section of town, and spoke of the applicant with high regard.

Others remained negative about the perceived mass and scale, particularly regarding the back of the building.

"I really am grateful to town staff for pointing out the setback issue," Kathy Keyes, owner of the neighboring Pagosa Baking Company, said. "There are three buildings west of this proposal that are in comparable setback, and I hope that can be respected while our community is seeing a time of transition. I embrace change, I embrace this project; I am unhappy with that particular setback."

Regarding the setback, the proposed building wall along the western portion of the building is located at 8 feet from the property line, which is 7 feet closer to the property line than the 15-20 foot build-to line, according to the brief.

The Pagosa Baking Company front building wall is located 15 feet from the front property line, with the projection of the covered entryway extending 5 feet closer to the property line, which is allowable in the LUDC.

LUDC Section 6.7.5.C.6.c allows the consideration of portions of the front façade that are not in the build to line are limited to "not extending more than 5 feet from the build to line," and "limited to no more than 20 feet or 20 percent of the front façade, whichever is less," the brief states.

It further states, "Staff does not believe the western portion of the building meets the front setback intent of the code."

While there were still a lot of lingering parts by the end of the discussion, planning commission

members agreed that the application met an adequate number of requirements of the LUDC for this stage of the application.

The motion for approval included the following stipulations:

- A detailed landscape plan demonstrating compliance with the 15 percent landscaping treatments and incorporating other suggestions regarding replacement of existing street trees.

- Compliance with the permitted density allowance for the zoning district, or a density bonus application to consider more than seven dwelling units.

- A written statement with rationale to be considered for a waiver from the drainage requirements under 6.3.2.A.5 as needed.

- A master utility plan and written verification from all utility providers

regarding availability of service.

- A detailed lighting plan with details on fixtures and placement.

- Provide a front setback for the western portion of the structure that complies with the intent of the LUDC.

- Draft signage plans.
- Clarification on the proposed front setbacks, which Weiler stated are "fine as presented."

- One workforce housing unit in perpetuity to comply with the density bonus.

Pitcher seconded the motion, and it passed unanimously.

The application will now seek approval from the town council.

To view the application in its entirety, visit <https://mypagosa.org/232-pagosa-street-mixed-use-development-major-design-review>. [dorothy@pagosasun.com](mailto:dorothy@pagosasun.com)

## Negotiators

■ Continued from front

their desires for an amicable separation and the potential of jointly hiring a consultant to assist in planning the separation.

Woodman highlighted that the dissolution of a multicounty health district has never been completed in Colorado before, with the dissolution of the Tri-County Health Department — covering Adams, Arapahoe and Douglas counties — scheduled to be finalized at the end of 2022.

He explained that, in that situation, Douglas County moved to withdraw from the district, creating a firm one-year timeline for the dissolution to be completed.

Woodman stated that neither Archuleta County or La Plata County is interested in that short of a dissolution timeline and thus are interested in creating a joint resolution dissolving the district that would allow a more flexible and longer timeline for the process.

"Everybody's definitely on the same page," Woodman commented concerning his meeting with Stevens.

Woodman also indicated that all three Archuleta County commissioners had reached out to members of the La Plata County BoCC and that two, Alvin Schaaf and Ronnie Maez, had not gotten a response while Warren Brown had gotten a meeting scheduled with La Plata County BoCC Chair Matt Salka on Monday Sept. 19, although that had fallen through.

In an interview with The SUN on Sept. 20, Brown elaborated on the circumstances surrounding his meeting with Salka, explaining that he and Salka had scheduled a time last week for a phone discussion on Monday.

However, since personal business necessitated that Brown travel to Durango on Monday, he sent a text message to Salka asking if he would be interested in having the meeting in person, a format Brown

stated that he prefers.

Brown reported that he did not get a response to this message or to an email he had sent later.

Brown indicated that he believed that Salka's schedule must have changed unexpectedly and added, "I'm not too worried in ... the fact that he doesn't have a desire to chat. I just ... the time's growing short."

He added that he would welcome having this conversation, although he is also willing to "take a hint" if he does not receive a response within a certain amount of time.

"Sometimes in this position of a commissioner ... sometimes it's best to not say anything," Brown said. "Sometimes you just need to see how things are going to shake out because there are a lot of things that are beyond our control individually as a commissioner. I mean ... we have a one-third vote and a one-third opinion."

[josh@pagosasun.com](mailto:josh@pagosasun.com)

## Monument

■ Continued from front

National Monument. Drinking water will be available for purchase. Please plan accordingly.

Please note that Chimney Rock National Monument will be closed to the public on Friday, Sept. 23, for tribal-exclusive use of the monument.

Chimney Rock embodies spiri-

tual, historic and scientific resources of great value and significance. Designation of Chimney Rock as a national monument honors the anthropological, geologic, hydrologic, biological and scenic resources, and enhances the understanding and appreciation of these resources for visitors.

Chimney Rock National Monu-

ment was designated by presidential proclamation on Sept. 21, 2012, making it the seventh national monument managed by the USDA Forest Service. The day-long event will showcase a new visitors center at the site.

Chimney Rock National Monument is located at 3179 Colo. 151, 3 miles south of U.S. 160.

## Homicide

■ Continued from front

the motion alleges. "Justice is not evenly delivered when the prosecution is made privy to confidential communications between a defendant and his counsel."

The motion further indicates that that information was shared with the Sixth Judicial District attorney's investigator on July 21 and "it appears no action was taken" by District Attorney Christian Champagne or Deputy District Attorney Sean Murray to "curtail the invasion of the attorney-client privilege."

The motion then cites cases related to calling a mistrial "when incidents occur which preclude a fair consideration of a case by the jury or that in some other way interferes with the fair and even-handed administration of justice" and related to a detained person having the right to confidential access to his or her attorney.

"The deliberate invasion into the attorney-client privilege and the subsequent sharing of information derived from that invasion with the prosecution creates a manifest necessity for a mistrial,"

the motion alleges. "Justice is not evenly delivered when the prosecution is made privy to confidential communications between a defendant and his counsel."

The motion also alleges that Maez's Fourth Amendment rights were violated and asks that additional sanctions be taken, including the dismissal of all charges and appointment of a special prosecutor and suggests that additional motions regarding sanctions and a special prosecutor may be filed.

According to the court docket, a motions hearing in the case is scheduled for Nov. 7, with a jury trial scheduled to commence on Jan. 11, 2023.

Maez is currently being housed at the La Plata County Jail.

As of Sept. 21, no order had been issued by Wilson regarding the merits of the allegations in the Sept. 2 motion.

Maez is facing first-degree homicide charges for his suspected involvement in the Aug. 6, 2019, death of Millie Mestas, who was 47 at the time of her death.

Mestas was found deceased in a home in the Vista subdivision the morning of Aug. 7, 2019, according

to an ACSO press release issued at the time.

According to the ACSO's press release, the complexity of the crime scene required the ACSO to request assistance from the Colorado Bureau of Investigations (CBI), with CBI agents assisting with interviews, as well as the collection and preservation of evidence located on scene.

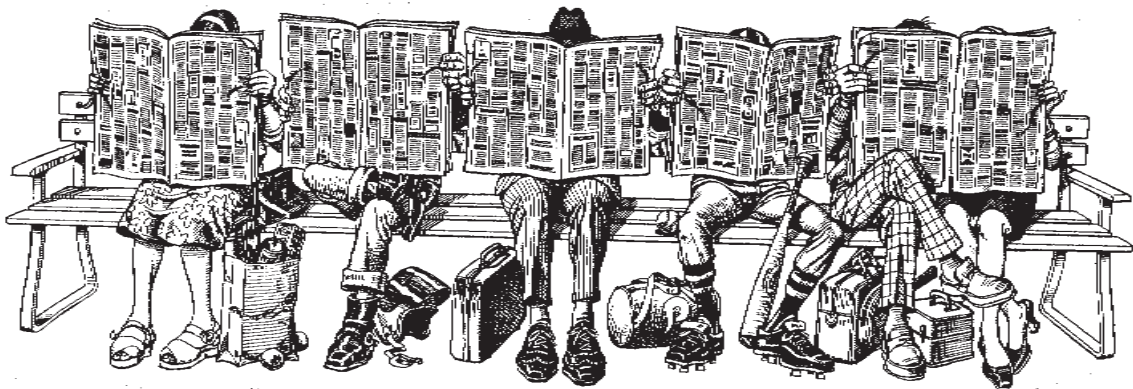
Following an autopsy performed on Aug. 8, 2019, Mestas' cause of death was determined to be from "multiple stab wounds to the neck and back," the ACSO press release reads, indicating that the nature of the injuries led the ACSO to investigate the death as a homicide.

The same press release explains that Maez was identified as a suspect and was arrested for unrelated outstanding warrants following an interview.

The following day, a warrant related to the homicide was served on Maez.

A gag order was put in place by the Sixth Judicial District Court shortly after the arrest, which limits the dissemination of information related to the case by those involved. [randi@pagosasun.com](mailto:randi@pagosasun.com)

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# Business

## County unemployment continues to drop in August

By Josh Pike  
Staff Writer

According to a Sept. 16, press release from the Colorado Department of Labor and Employment, Archuleta County's unemployment rate for the month of August dropped to 3.0 percent from 3.2 percent for the month of July.

This decline follows the overall trend for the year where county unemployment has generally fallen.

From July to August, Archuleta County's labor force shrank from 7,660 to 7,501.

For the month of August, there were 7,278 individuals employed in Archuleta County, according to the press release. This figure is down from July's report of 7,417 individuals employed in Archuleta County.

County-level unemployment rates are not seasonally adjusted.

According to the press release, the county with the highest unemployment rate for August is Huerfano County at 6.9 percent, followed by Pueblo County at 5.4 percent.

Next are Las Animas County at 5.2 percent, Fremont County at 4.9

percent and Rio Grande County at 4.7 percent.

The state's unemployment rate rose from 3.3 percent in July to 3.4 percent for August.

The state's labor force grew from 3,250,300 in July to 3,258,000 in August.

The press release notes, "Colorado's seasonally adjusted unemployment rate increased one-tenth of a percentage point in August to 3.4 percent. The number of unemployed individuals rose by 4,600 over the same time period to 112,000. The national unemployment rate edged upward by two-tenths of a percentage point to 3.7 percent, which translates to approximately 6.0 million unemployed."

Employers in Colorado added 12,400 nonfarm payroll jobs from July to August, bringing the total number of jobs in Colorado to 2,875,000.

Nonfarm payroll jobs measure the number of workers excluding farmers.

The private sector added 14,500 nonfarm payroll jobs and the government sector lost 2,100 jobs.

The press release notes that, over the past 28 months, Colorado has recovered 429,900 jobs compared to the 374,500 nonfarm payroll jobs lost between February and April of 2020.

"That translates to a job recovery rate of 114.8 percent, which exceeds the U.S. rate of 101.1 percent," it reads.

The press release also states that, "Since May 2020, Colorado's private sector has grown by 431,300 jobs, compared to declines of 358,800 in early 2020. That translates to a job recovery rate of 120.2 percent and outpaces the U.S. rate of 104.2 percent."

The private-industry sectors with significant job gains in July included:

- Educational and health services at about 3,600.
- Leisure and hospitality at about 3,200.
- Professional and business services at about 2,900.
- Trade, transportation and utilities at about 2,100.
- Manufacturing at about 1,900.
- Construction at about 1,300.

There were no industries with significant over-the-month declines, according to the press release.

"Since August 2021, nonfarm payroll jobs have increased 108,300, with the private sector growing by 106,900 and government adding 1,400 jobs," the press release notes.

Since August 2021, the largest private-sector job gains include:

- Leisure and hospitality at about 31,500.
- Professional and business services at about 30,500.
- Trade, transportation and utilities at about 14,400.

Since August 2021, financial activities jobs have declined by about 1,500.

According to the press release, "Over the year, the average workweek for all Colorado employees on private nonfarm payrolls decreased from 34.4 to 33.2 hours, while average hourly earnings grew from \$32.12 to \$34.17, one dollar and eighty-one cents more than the national average hourly earnings of \$32.36."

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## Pagosa Springs Community Development Corporation publicly votes to support sales tax increase, discusses open meetings policies

By Dorothy Elder  
Staff Writer

At its Sept. 14 meeting, the Pagosa Springs Community Development Corporation (PSCDC) publicly voted to support a campaign for the sales tax increase initiative and revisited its open meeting policies, choosing to not voluntarily comply with the Colorado Open Meetings Law at this time.

The tax initiative is being led by the Archuleta County Board of County Commissioners, which is partnering with the Pagosa Springs Town Council to propose a 1.5 percent sales tax increase, which would generate approximately \$3.263 million of new revenue for the town and county each, or about \$6.5 million in total each year.

The ballot question will go to voters during the regular election in November.

During an Aug. 30 town and county work session regarding the initiative, Emily Lashbrooke, executive director of the PSCDC, announced that the PSCDC intended to run the campaign for the sales tax increase.

At that time, she noted that the PSCDC had made the decision to support the campaign with \$10,000

of the organization's unreserved funds during an Aug. 17 closed meeting.

The vote during the Sept. 14 meeting was an attempt to make the entity's support for the initiative public.

"We have done nothing other than research since our last meeting on this sales tax initiative," Lashbrooke said. "We haven't moved any funding, we haven't committed a chair, we have done nothing, because we wanted to do this the right way, back in an open meeting."

Before the vote took place during the meeting, town council member Jeff Posey and Warren Brown, county commissioner, both announced that they would be recusing themselves from the PSCDC until after the November ballot date for the sales tax.

Posey and Brown, who both reportedly recused themselves during the initial, private vote to support the initiative, both cited a conflict of interest in their reasons for leaving the entity until the election is over.

On Sept. 7, Clay Buchner, attorney for the town, wrote in an email that he had reviewed the funding source that the PSCDC plans to use on the campaign and confirmed that it "is sufficient proof of inde-

pendent fund sourcing" from the town and county, addressing a previous concern by both entities.

The PSCDC will now have to stand up a formal committee and register the committee with the secretary of state, according to Lashbrooke.

The PSCDC board members also made the decision to not change its bylaws to comply with the Colorado Open Meetings Law at this time.

Lashbrooke explained that at the founding of the PSCDC, there was some sort of agreement among the initial members to have open meetings.

"I cannot find that in writing anywhere," Lashbrooke said, adding that it is not in the PSCDC's bylaws.

Lashbrooke wanted feedback regarding if the board wanted to revisit its open meetings policy and choose to formally comply with the Colorado Open Meetings Law or not.

Because the PSCDC is a 501(c)(3) nonprofit organization, it does not need to comply with the law automatically, board chair Sherry Waner explained.

Waner reasoned that complying with this law could significantly hinder the board's ability to discuss economic development in the

town, which could potentially include sensitive information about businesses.

Several board members agreed, with many noting that it seemed functional the way it is: mainly open but without the strict guidelines that come with complying with the actual law, allowing them to close their meetings based on their own discretion.

A motion was made to solicit advice from the town and county governments regarding the policies that the PSCDC has regarding its meetings, which failed 5-3.

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## Water district discusses extension of Dry Gulch lease

By Josh Pike  
Staff Writer

At its Sept. 8 meeting, the Pagosa Area Water and Sanitation District (PAWSD) Board of Directors discussed a potential lease extension for Weber Sand and Gravel Inc. on

Running Iron Ranch, the site of the proposed Dry Gulch reservoir.

In the Aug. 25 letter proposing the extension, addressed to both PAWSD board chair Jim Smith and San Juan Water Conservancy District president Al Pfister, Andy and Kathy Weber propose that the lease

be extended for one year at a cost of \$48,137.78 with the potential to renegotiate or extend the lease at the end of the year.

The lease terms also include that the Webers would complete structural restoration on the current

■ See Lease A10

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# Water district reports decreased water loss

By Josh Pike  
Staff Writer

At the Sept. 8 Pagosa Area Water and Sanitation District (PAWSD) regular meeting, District Manager Justin Ramsey explained that PAWSD's water loss for treated water dropped to 8 percent, or 95 gallons per minute, for August.

He commented that the decline is significant compared to the month before, to the point that PAWSD staff rechecked the numbers to ensure an error hadn't occurred.

However, he cautioned that trends over several months would be more indicative of the true water loss levels than this single month of data.

PAWSD board member Bill Hudson commented that this is the lowest water loss level he could recall

for PAWSD.

In a later email to The SUN, Ramsey explains that water loss in July was 27 percent, or 280 gallons per minute.

He also highlights that the percentage loss varies depending on water production for the month, making gallons-per-minute loss a more helpful figure for comparing data between months.

In an interview with The SUN, Ramsey explained that the losses come from a wide range of small leaks in the 310 miles of pipes in the PAWSD system, much of which is old or was poorly installed.

He commented that, due to the state of the system, he is satisfied if water loss can be kept around 200 gallons per minute.

He added that, in recent months, water loss stayed between 200 and 300 gallons per minute.

According to Ramsey, this is a significant improvement from the situation before his tenure, particularly prior to 2014, when the district experienced water loss levels of up to 70 percent.

Since that period, Ramsey explained, PAWSD has repaired many of the large leaks in the system, significantly lowering water loss although not eliminating loss through smaller leaks.

According to Ramsey, these leaks are often detected by customers when water begins emerging from the ground, although PAWSD also works to detect leaks by checking for growths of wetland plants, such as cattails, along the pipelines, since they often grow where leaks are present, and by monitoring losses from holding tanks, where nearby leaks often appear as increased losses from the tank.

He added that PAWSD also often hires a contractor in the winter to perform sounding tests to detect leaks on sections of pipe that PAWSD believes are potentially problematic.

Ramsey indicated that the decline in water loss PAWSD experienced in August was potentially connected to the 16 leak repairs that PAWSD had conducted the previous month, although he was doubtful that those leaks were responsible for all of the decrease in water loss.

Because of this, he indicated that water loss trends over the next several months will determine whether the August water loss level was an aberration or a sign of unexpected progress in containing water loss.

"Right now it looks really good," Ramsey commented at the PAWSD meeting. "But ... I'm not going to do a jig quite yet."

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# Water district hires independent consultant to look at water plant cost

By Josh Pike  
Staff Writer

At its Sept. 8 meeting, the Pagosa Area Water and Sanitation District (PAWSD) discussed a proposal from Canterbury Construction Management Services for an independent cost assessment for the planned Snowball water treatment plant expansion.

PAWSD District Manager Justin Ramsey opened the discussion by mentioning that, at the last PAWSD meeting on Aug. 18, the district had received a cost estimate from PCL Construction, the construction manager at risk for the plant, plac-

ing the cost at approximately \$38 million, while the initial engineering estimate by SGM Engineering had placed the cost at approximately \$25 million.

Ramsey explained that the Canterbury proposal would include an analysis of whether the costs suggested by PCL are accurate and would cost \$36,200.

He added that this might be a way to assure that the cost is accurate and necessary before beginning construction.

PAWSD board chairman Jim Smith commented that this assessment could determine whether the project should be put out to bid—if

the cost could potentially be much lower than PCL's estimate—or not.

Smith inquired how detailed the assessment would be, to which Ramsey responded that the assessment would focus on specific items that are key in determining the accuracy of the cost.

PAWSD board member Bill Hudson commented that he is concerned about the plant being too large, given it is larger than what PAWSD can currently process, and questioned whether it would be possible to build a smaller plant and make it expandable.

He then asked whether the rest of the board would be interested in

having Canterbury assess the costs of building a smaller, expandable plant.

Ramsey commented that building a smaller, expandable plant would be viable and could be included in the Canterbury assessment.

He added that such a change could save "some" money and Hudson commented that, if the change saved \$10 million, he would be "happy."

The board then unanimously approved contracting with Canterbury to perform the cost assessment and examine the possibility of an expandable plant.

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# Lease

Continued from A9

gravel pit site within the year.

The proposed lease states that the approximately 20-acre portion of the property west of U.S. 160 would not be included in the lease and that the Webers would be willing to perform additional mining work on that portion of the property to fulfill PAWSD gravel needs.

The lease proposal also requests that PAWSD contract with the Archuleta County Weed and Pest Department to perform weed control on the property.

Smith opened by recommending that the board approve the contract terms with the caveats that the Webers retain responsibility for weed control on the property and acquire insurance to cover any potential damage to the ranch that they fail to repair.

PAWSD board treasurer Glenn Walsh stated that, while he felt the agreement the Webers submitted is a proposal and not a lease agreement, he thought it was a "decent way to proceed."

Walsh then asked whether there would be additional mining of gravel or if the ranch would transfer to a crushing operation for what has already been mined.

Andy Weber explained that a limited amount of gravel remains, approximately 30,000 tons in his estimation, and that he plans to use the remaining gravel to supply

PAWSD for its needs in expanding the Snowball water treatment plant.

PAWSD District Manager Justin Ramsey clarified that PCL Construction, which is involved with the construction of the Snowball plant, was in talks with the Webers to acquire gravel, although both he and Andy Weber stated that the exact amount of gravel that would be needed for the expansion is not precisely known.

PAWSD board member Bill Hudson then stated that he wants an independent assessment of the amount of gravel present in the pit and that he would not be able to move forward with the lease agreement until such an assessment is completed.

Walsh commented that he felt that such an assessment could be done separately from the lease agreement, although it would be useful to do such an assessment as "due diligence."

Andy Weber stated that he could show the PAWSD board how much gravel is left when they visited the property the next week and that it is a simple calculation to determine the amount.

Hudson commented that due diligence assessments of the amount of gravel present on the property were not done when the initial lease agreement on the property was created in 2008, which "let the citizens down," and that such

due diligence is necessary now.

Walsh commented that this could be done separately from the lease agreement.

Andy Weber requested that the board visit and allow him to show them the conditions.

"I'm not a geologist," Hudson commented, "So I won't know ... if you're showing me anything important. But a geologist would know ... if you're accurate in your estimates. ... Since I'm not a geologist and Justin isn't and Jim isn't and Glenn isn't, I think it's incumbent on us to do what's right for our citizens and find out ... what we're actually signing here when we sign this agreement."

Weber commented that if there is more gravel in the pit he would be trying harder to keep the pit open for longer.

Ramsey proposed that PAWSD could include a provision to limit the amount of gravel the Webers could extract.

Hudson reiterated his desire for an assessment, while Walsh commented that he felt such an assessment would be helpful, although it would not necessarily need to be connected to the lease.

Ramsey stated that the Webers would likely need a response on the lease soon and that the independent assessment would take time and could be expensive enough that it would need to be pushed into the next budget year.

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## Fire district approves equipment payoff, discusses salary increases

By Josh Pike  
Staff Writer

At its Sept. 13 meeting, the Pagosa Fire Protection District (PPFD) Board of Directors approved an apparatus payoff and discussed a tuition reimbursement fund, potential cost-of-living adjustments to pay and a possible mill levy increase.

The payoff was for a Rosenbauer apparatus, a vehicle the district purchased under a lease-purchase agreement in 2019, Fire Chief Randy Larson explained, and was intended to free up money in the district's annual budget and save money on interest by using fund balance from the previous year to pay off the vehicle.

Larson added that the annual payments were \$54,117 and that the payoff would cost approximately \$331,678.

He also indicated that this decision would likely save the district \$25,000 to \$30,000 in interest and would move the district completely out of debt.

Following a discussion of the lease and its impact on the district, the board unanimously approved the payoff.

The board then considered creating a tuition reimbursement fund to help fund staff education

in fields related to emergency services.

Larson highlighted that this fund would start at \$25,000 a year and would fund 50 percent of educational costs for staff to encourage staff to undergo additional training.

According to Larson, the funding would begin in 2023 and would have to be approved on a yearly basis.

He also mentioned that the fund could likely grow, although he was not sure how high the demand would be.

The board also discussed whether the fund would require an employee retention clause, mandating that an employee or volunteer firefighter must stay in the district for a certain amount of time or the staff member would have to pay back the tuition reimbursement.

After discussing the merits of this program, the board reached a consensus that the difficulties of enforcing the retention clause, the limitations it could place on staff's promotional opportunities and the relatively limited amounts of money involved with the tuition reimbursements made such a clause likely undesirable.

The board then unanimously approved moving forward with the reimbursement fund.

The board moved on to discuss cost-of-living adjustments to salaries, with Larson beginning the discussion by highlighting that PFPD is in the midrange for fire departments in the region.

He added that the district had increased salaries by approximately 20 percent since it had begun paying firefighters in 2019, although this had led to increasing gaps between staff at different levels within the district.

To address this, Larson proposed that the district could offer a flat pay increase this year instead of its annual percentage-based cost-of-living increase.

Larson indicated that, if the district offered a \$5,000 increase to all employees, which he noted was on the high end, the district would have to spend approximately \$95,000 additional in salaries and \$10,500 in pension funds.

A \$4,000 increase would cost an additional \$76,000 in salaries and \$8,360 in pensions, according to Larson.

He added that the district budget is currently adding \$150,000 in capital reserves and \$100,000 in general reserves on a yearly basis.

He added that part of the goal of the mill levy the district had acquired to pay staff is to build up

reserves as the district had previously lacked such reserves and had struggled to make payroll.

He indicated that the district topped \$1 million in reserves in 2022.

He commented that the district could reduce the amount it is putting into savings to increase salaries, although he cautioned that he wished to make sure that the district did not enter into a position where it had to lay off staff due to having overspent on salaries.

Larson also stated that he expects the district to receive a sizable increase in tax revenue with the property tax reappraisals occurring next year and stated that he feels a minimum of a \$3,000 increase to staff salaries is warranted.

Following a discussion where Larson clarified that volunteers (volunteers receive a stipend) would not receive this increase in compensation, he mentioned that the district would also likely have to pursue another mill levy increase at some point in the future given the growth of the community and its expanding needs.

Following discussion the board expressed general support for moving forward with the increase, preferably at the higher end of the range Larson presented.

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## County manager provides updates on roads, landfill

By Josh Pike  
Staff Writer

At the Sept. 20 Archuleta County Board of County Commissioners (BoCC) work session, County Manager Derek Woodman provided an update on progress on the landfill and county roads.

Woodman explained that the scale the county purchased for the landfill had been delivered and indicated that work to install the scale is underway.

He also explained that the office building for the landfill has been relocated from the south side to the north side of the landfill and that he anticipates that building

and the scale would be operational in October.

He stated that progress continues on the North Pagosa Boulevard paving project, although the paving of the section between Park Avenue and Bastille Drive, which was supposed to be completed last week, is still ongoing and could be disrupted by the heavy rainstorms in this week's forecast.

He added that the paving of Cascade Avenue is still on the schedule, with surveying having been completed and county staff to begin on the earthwork "honestly, any day."

However, Woodman described this project as a "race against the

clock" due to the impending possibility of poor weather and the yearly closure of the Strohecker asphalt plant.

Commissioner Ronnie Maez commented that the Strohecker closure often occurs in October and that he does not want Cascade to "fall by the wayside" and be delayed until next year, since this would represent a loss of the savings to the county by doing the earthwork internally.

Woodman explained that the largest delay with the project has been engineering and also mentioned that the overlay paving project for Talisman Drive is still on the schedule.

He also stated that engineering delays caused difficulties with the paving project scheduled to occur for County Road 982 in Arboles as the county had had to shift the project to a new engineer due to the previous one not responding.

He indicated that these challenges will cause the project to have to be shifted to next year.

Woodman added that one of the difficulties with these projects was that most road projects go out to

bid in the fall of the year before they are scheduled, whereas the county typically put projects out for bid in March of the year the project was planned for, limiting contractor options.

He indicated that the road projects for next year, including the County Road 982 paving project, will be put out to bid within the next month to help alleviate this issue.

Commissioner Warren Brown inquired if there is any recourse for dealing with engineering firms that fail to fulfill their obligations with the county.

Woodman commented that the agreements that had secured these firms lacked teeth, allowing the firms involved to back out at their convenience.

The board also discussed the possibility of placing additional and larger signs posting the landfill hours and closures nearer to town.

Administrative Assistant Jamie Jones indicated that Public Works Director Kevin Pogue had ordered signs for that purpose.

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## Public Meetings

The following meetings are subject to change.

### Thursday, Sept. 22

**Pagosa Springs Town Council meeting.** 5 p.m., Town Hall council chambers, 451 Hot Springs Blvd.

### Monday, Sept. 26

**Pagosa Peak Open School mission/vision committee meeting.** 1:30-3:15 p.m., Pagosa Peak Open School, 3133 Cornerstone Drive.

### Tuesday, Sept. 27

**Archuleta County Board of County Commissioners work session.** 8:30 a.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St. View Zoom meeting at: <https://zoom.us/j/91609048375?pwd=d1FFV0J1cGVKa1NHWHFsa2taeGxtZz09>, meeting ID: 916 0904 8375, passcode: 4141885. For more information, visit: <http://archuletacounty.org/agendacenter>.

**Joint town and county work session.** 5 p.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St.

**Town Planning Commission, Board of Adjustments and Design Review Board meeting.** 5:30 p.m., Town Hall, 551

Hot Springs Blvd. or via Zoom. See town website for participation information: <https://pagosahun.com/civicweb.net/portal/>.

### Wednesday, Sept. 28

**Archuleta County Planning Commission meeting.** 6 p.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St. and via Zoom. For more information, visit: <http://archuletacounty.org/agendacenter>.

### Thursday, Sept. 29

**San Juan Basin Public Health Board of Health meeting.** 9 a.m. Zoom meeting. For more information, visit <https://sjb-publichealth.org/>.

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# Sports

## CROSS-COUNTRY

# Bowles takes first in Bayfield, Pirates to host home meet Saturday

By Dorothy Elder  
Staff Writer

The Pagosa Springs High School cross-country team raced in Bayfield last week, seeing a few personal records and strong finishes, including a first-place finish by Andrew Bowles.

Now, the team is preparing for its first and only home race of the season this Saturday.

"We certainly saw some ups and downs through the team!" coach Rachael Christiansen wrote in an email. "But ultimately, we had a great workout and a good test of our mental strength."

Finishing first for the Pirates on the boys' side was Bowles, who beat out 37 other runners for a first place finish in a time of 19 minutes, 58 seconds.

"Bowles went out strong, took the lead from the start, and never looked back," Christiansen wrote. "He earned himself a 1st place finish with a 20 second lead on 2nd place. This was the first varsity race he has won, and it was certainly well deserved!"

Behind him was Kyle Marotta, who finished 23rd with a time of 24:59.

Elias Sanchez had "a strong 2nd race," finishing 27th overall, the coach wrote. He ran a time of 25:16.

Joining the team this week was James Burk, who ran his first 5k, according to Christiansen. Burk finished 28th overall, running a time of 26:06.

Christiansen notes that one team member was sick and another out of town, and, therefore the boys did not have enough runners to score as a team.

Finishing first for the Lady Pirates was Sienna Rose, who placed sixth out of 31 runners, crossing the finish line at 25:57.

Marie Smith finished next in 13th, taking over two minutes off her time from this course last year with a time of 28:05, according to Christiansen.

Reece Peterson ran the course for the first time this year, coming in 18th overall with a time of 29:14.

Right behind her was Jo Beard in 19th with a time of 29:21, which Christiansen notes is eight minutes faster than her time on the course last year.

Christiansen explained that Lucy Taylor experienced some medical issues within the first few minutes of the race and had to drop out. Therefore, the girls did not



Andrew Bowles leads the pack during last weekend's cross-country race in Bayfield. Bowles finished first out of 38 harriers with a time of 19 minutes, 58 seconds.

Photo courtesy Anita Bowles

have enough racers to score.

"It's hard to watch a teammate go down and then go on to race at your peak performance," Christiansen wrote. "So, considering that, I am proud of the girls for pushing through that fear and finishing the race."

This weekend, both teams will compete in their first and only home race in Pagosa Springs. That

race will take place at Reservoir Hill.

The girls are set to begin their race at 10 a.m., and the boys will follow with an 11 a.m. start time.

On the girls' side, Christiansen wrote that it will be fun going up against the Centauri Falcons and the Dolores Bears, as they are both very strong girls teams.

On the boys' side, the coach

highlights that the Alamosa Mean Moose are bringing their junior varsity runners, some of which are strong competitors. The Sargent Farmers are also coming, who have some strong boys up front.

"Both races should be super fun to watch," Christiansen wrote. "Come on out to watch and support the teams if possible!"

dorothy@pagosahun.com

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## OBITUARY



### Cordova, 5.5.01 to 8.24.22

Cordova, loyal partner, and friend, went to horse heaven on Aug 24, 2022 after 21 years on this earth and 17 years of devoted service to the San Juan National Forest and the Pagosa Ranger District. A buckskin stallion from Delta, Colorado, Cordova was a full-blooded Missouri Fox Trotter and has the seal and lineage to prove it.

Cordova was a working horse, ridden by Range Specialist John Garcia for 15 years throughout the San Juans wrangling cows, bush-whacking through the back country, checking allotments, mending fences, and laying down the law. Cordova even

served on fire missions with his trusted partner. But it didn't start out so heroic for Cordova upon arrival in Pagosa Springs.

When John arrived and began his service 15 years ago, Cordova was young and wild. No one would ride him because he had bucked a ranger a few years prior. Cordova was notorious around these parts. But it was love at first sight for John and Cordova. And the rest is history. So, if you're reading this, and you have ever loved and lost a good horse, then raise a glass to Cordova and his dedicated service to the Range program here in the San Juan National Forest.



**Triple Impact Student-Athlete of the Week**  
Ava Pargin  
volleyball, soccer



**Favorite subject:** Science

**Comments from coach Katie Lorenzen:** "Ava plays a defensive role that doesn't often get a lot of recognition because she's not in the front row earning the points with kills and blocks. However, Ava is all about the success of her team and she plays her role very well, working hard to keep the other team from getting kills against us."

Ava is invested in the program's success and is always willing to lend a hand wherever needed. She's a great role model for the younger girls with her work ethic and leading by example. Ava also excels in the classroom and is never satisfied with anything less than her best. She is a great example of a Triple Impact Athlete!"



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## GOLF

# Trio of Pirates qualify for state tournament

By Randi Pierce  
Staff Writer

A triumvirate of Pagosa Springs High School Pirate golfers qualified for the state tournament at Tuesday's regional competition.

"We get to go as a team, but only three of us," Faber said.

Freshman Johnathon Smith and seniors Brayton Cotts and Kaison Clifford qualified to go.

"It's rewarding to see the two seniors work as hard as they have the last few years and be rewarded by going to state," Faber said.

This will be Cotts' second year at the state tournament, and the first for Clifford and Smith.

"He came really close last year, so that's really nice to see him get there," Faber said of Clifford. "And, you know, Johnathon's just startin' his high school career, and to ...

make it to state as a freshman, that's an accomplishment."

The Pirates traveled to the Conquistador Golf Course in Cortez Monday and Tuesday for regionals, playing a practice round Monday and taking part in the regional tournament Tuesday.

Pagosa finished third out of the 16 teams in Region 1 with a team score of 254, behind Colorado Academy's 225 and Montezuma-Cortez's 236.

"We weren't ultra competitive with the two teams in front of us, but they played all right," Faber said. "Nobody played great, but nobody played bad, and, you know, they stayed with it."

The coach explained there was a lightning delay toward the end of the tournament that the Pirates had to work through to get re-focused before finishing.

"All in all, it was good," he said. "They worked hard and they did well."

Smith finished tied for eighth out of 61 golfers with an 82 on the par-72 course. That effort included one birdie and par on 10 holes.

Cotts and Clifford ended the tournament as part of a four-way tie for 13th after each shot an 86.

Cotts' effort included shooting par on eight holes, while Clifford shot birdie on two holes and par on four.

"He started really well," Faber said about Clifford, adding that Cotts struggled at the start but "handled it."

Keaton Robel finished with a 94, putting him in an eight-way tie for 26th. He shot par on five holes.

"He just barely missed it," Faber said of Robel just missing qualifying for state.

Faber explained he thought all day Robel would qualify, but he struggled on the last couple of holes.

"But, he's got another year, so we'll figure it out and get him there," Faber said.

Because three Pirates qualified to move on to state, they will also compete as a team.

The two-day 3A state tournament is set to tee off on Oct. 3 at Pinehurst Country Club in Denver. That tournament will include 84 golfers.

"I think we'll spend some this week just kind of going over how we got to where we're at with everybody and see what it is that we think we can ... hone in on to make the biggest difference in their score, and that's what we'll spend that time doing," Faber said. "And, we'll go up there and try to have some fun."  
randi@pagosasun.com

## FOOTBALL

# Pirates marooned by Mean Moose

By Randi Pierce  
Staff Writer

The Pagosa Springs High School football team led early in the game against the Alamosa Mean Moose on Sept. 16 at Golden Peaks Stadium, but ultimately fell 38-15.

The Pirates are 0-4 on the season, while the Mean Moose moved to 2-2 on the season with the win.

"I don't think we played our best football on Friday, and I think that's my fault," coach Nathan Morales said. "I've gotta get these guys goin'."

Pagosa scored first in the game, on a safety, and went on to score a touchdown and hold a 9-7 lead at the end of the first quarter.

However, the Mean Moose tallied 17 in the second quarter while the Pirates were limited to six.

Alamosa put up another eight points in the third and six in the fourth.

But, despite the loss, the coach again pointed to the team's physicality as a highlight of its play.

"We were really physical and we played hard," Morales said, adding later, "We're one of the most physical football teams in 2A football."

Aaron Aucoin completed six of 12 pass attempts in the game and logged 100 passing yards and two interceptions.

Gavin Lindahl rushed for 108 yards on 21 carries, and Aucoin rushed for 41 yards on 16 carries.

Blake Laner led the team in receiving on the night with two receptions and a total of 29 yards. Harley Armijo had one reception for 12 yards, Jacob Griego had one reception for 5 yards, and Lindahl had one reception for 4 yards.

Riley Laugel tallied 21 yards on two kickoff returns, Lindahl had one kickoff return for 13 yards, and Colton Lucero notched 11 yards one kickoff return.

Pagosa had 53 total tackles in the game, including 36 solo tackles.

Lindahl led his team with nine total tackles — eight solo and one assist. Lindahl also had one sack. Armijo followed with eight — three solo and five assists. Conner Kelly had seven total tackles, which included six solo and one assist.

Seth Aucoin and Kelly each nabbed an interception.

Kameron Winkler logged 92



SUN photo/Randi Pierce

Pirate Riley Laugel runs the ball on a kickoff return. Laugel had 21 yards off of two kickoff returns in the Pirates' loss to the Alamosa Mean Moose on Sept. 16.

yards on three kickoffs, and Aaron Aucoin punted six times for 204 yards.

Morales noted the team will be working on honing in on special teams this week, as well as tuning up things on the defensive side of

the ball and eliminating simple mistakes.

"We've just got to do ... the little things," he said.

He also noted the team will spend the week getting healthy.

"I'm excited where we're at and

for these last five games," he said.

The Pirates have a week off from formal competition this week, with their next game being a league affair that is set to kick off at 7 p.m. on Sept. 30 in Delta.

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## VOLLEYBALL

# Lady Pirates fall to Centauri and Durango

By Dorothy Elder  
Staff Writer

The Pagosa Springs High School volleyball team is recovering after a week of losses against the Centauri Falcons and 4A Durango Demons.

On Saturday, Sept. 17, the Pirates lost against the Falcons 3-0 in their second home game of the season.

The Falcons are ranked third in the 3A Intermountain League with a 1-1 league record and a 6-5 season record. The Lady Pirates are 6-2 on the season and 1-2 in league play, putting them in fourth in the league.

"Centauri is a very good team and we knew that they'd be scrappy, and they certainly were," coach Katie Lorenzen said. "Their blocking was a whole lot better than what we saw on film, so obviously they've buttoned that up, and they were super strong at the net."

Lorenzen noted that the Lady Pirates started off slow in the first set, losing 25-13.

While she acknowledged that the girls picked it up and "figured a few things out" as the game went on, she stated that Centauri controlled the entire match, winning 25-19 in the second set and 25-21 in the last set.

The team averaged a hitting percentage of .034.

"We cannot win games if we are hitting barely above zero," Lorenzen said.

The team had 17 kills with 14 errors.

Lorenzen noted that Kinsley Limebrook served particularly well during the match, serving three out of the five total aces for the Lady Pirates.

Aspen Pitcher led her team with 13 digs and no errors, with the team recording a total of 37 digs with three errors.

The Pirates had a passing average of 1.9, which Lorenzen called decent, but without strong blocking throughout the game, she stated that it just was not enough



SUN photo/Randi Pierce

Lady Pirate Ava Pargin works to keep the ball in play against the Centauri Falcons on Sept. 17. The Pirates lost, but Pargin recorded seven digs (the second most on the team that day) with one error.

for a strong showing by the Pirates.

"We knew that they were going to be better than their ranking because they had been playing tough teams, so, again, we're glad that we do have really tough teams in our conference so that we're ready for the postseason," Lorenzen said. "It can be demoralizing when we lose, but we do need it to be ready for the postseason."

On Tuesday evening, Sept. 20, the Pirates lost against the Demons

3-0 in a foundation game, meaning that the match will not count toward the teams' season records.

The Demons are currently ranked first in the 4A/5A Southwestern division with a 4-0 league record and a 9-2 season record.

Lorenzen called the game "rough," stating that setter Grace Betts was injured halfway through the first set, which likely threw off the rest of the team, which lost 25-15 in the first set.

The coach commended junior

Annie O'Donnell for stepping in to replace Betts after already playing a junior varsity game. She went on to assist the team 13 times throughout the match.

In the second set, the Pirates led for a while, but ultimately lost 25-19 and finished the game in the third set with a 25-14 loss.

Lynelle Bartz had seven kills with two errors on 13 swings, hitting .385, and Chantelle Caldwell had five kills with one error on 14 swings, hitting .286.

"Both of those are very good. That's what carried our hitting percentage," Lorenzen said.

Together, the team hit .090, which Lorenzen noted was off target, stating that it's hard to win a game without hitting above .15. She reported the team also struggled a little at the service line with three aces and five errors total, and also struggled with passing a bit more than usual.

However, Lorenzen noted that she was proud of the teams' blocking, especially compared to their blocking performance against the Falcons. The team had five blocks against a "pretty tall team," the coach noted.

"I'm proud of the girls for not just rolling over after something like a very crucial person going out with an injury," Lorenzen said. "They were fighting for each other and I think we did improve in some areas from the Centauri match."

The team is now preparing to head to Del Norte, where they'll compete against the 2A Tigers on Friday, Sept. 23.

The Tigers are 10-3 on the season.

"They're a smaller school," Lorenzen said. "We are still trying to dial in our blocking, and that involves some communication between our blockers when their hitters start switching places on the court, and our blockers are switching who they're blocking, as well as just closing our block and penetrating over the net a little bit better."

dorothy@pagosahun.com

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## SOCCER

# Taos soccer match canceled, next game set for Friday

By Josh Pike  
Staff Writer

The Pagosa Springs High School Pirate boys' soccer game that was scheduled to occur against the Taos Tigers in Taos, N.M., on Tuesday, Sept. 20 was canceled.

Coach Lindsey Kurt-Mason explained that the game was canceled due to a stabbing that occurred at Taos High School on Monday that caused the Taos school system to temporarily move to remote learning.

Sept. 20 articles by the Taos

News and KRQE indicate that the stabbing was not fatal and that a suspect, a 28-year-old Michigan man with no known relation to the victim, is in custody.

Kurt-Mason indicated that he plans to reschedule the Taos match at a later date.

With this cancellation, the Pirates' next match will be a league match against the Bayfield Wolverines in Bayfield at 6 p.m. on Friday, Sept. 23.

The Wolverines are 5-1-1 on the season, with the game against the Pirates set to be the Wolverines'

first league match of the season.

Following the Bayfield match, the Pirates will play the Montezuma-Cortez Panthers at 11 a.m. on Saturday, Sept. 24, in Cortez.

This league match will be the Pirates' second game against the Panthers, having triumphed in the previous game 7-0. The Panthers are 0-4 on the season and 0-1 in league play.

Next, the Pirates will play the 4A Durango Demons in a nonleague match on Tuesday, Sept. 27, at 4 p.m. in Durango.

The Demons are 9-0 on the sea-

son and are one of the top-ranked teams in Colorado 4A soccer.

The Pirates, who are 5-2 on the season and 2-0 in league play, are currently 12th in Colorado 3A soccer per the Colorado High School Activities Association Ratings Percentage Index, which helps determine the teams that make the postseason.

Kurt-Mason explained that the team will continue to work on developing fitness and mental focus in preparation for the upcoming matches.

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# Outdoors

# Public Notices

## Bacteria discovery temporarily shuts down water distribution at Navajo State Park

Colorado Parks and Wildlife

The water distribution system at Navajo State Park has been shut down because of a positive bacteria test in the source water supply. The temporary shutdown impacts the park's drinking water, toilets and showers.

Colorado Parks and Wildlife (CPW) will grant full refunds to all campers whose stay or reservations included Friday, Sept. 16, through Friday, Sept. 23.

Park Manager Brian Sandy said the park is following all Colorado Department of Public Health and Environment (CDPHE) guidelines for notifications, water testing and monitoring.

The presence of E.coli was discovered through routine sampling of two wells that serve Navajo State Park. The contaminated well was immediately shut down. Sampling of the other well showed no signs of contamination. Testing also showed there was no bacteria present

in the distribution system, indicating that the treatment system effectively removed the bacteria prior to distribution.

Still, CPW made the decision to voluntarily shut down the system as a precaution.

"We have taken the impacted well out of service and shifted to the second well," said Navajo State Park Technician David Belmeier. "We have drained the entire system and refilled it with the other source. We will continue to take in more bacterial samples of the new source. As long as it is good, we will open it back up."

Navajo State Park has called all incoming campers with reservations through Sept. 23 to notify them of the situation. Those looking to make future reservations will receive notifications.

Navajo State Park remains open for day-use activities as well as camping, but cannot provide water-related services to visitors at this time.



Photo courtesy Colorado Parks and Wildlife

Navajo State Park has shut down its water distribution system due to presence of E.coli in the source water supply.

The contaminated well will be out of service indefinitely as CPW follows all CDPHE guidance for treatment.

For questions regarding refunds or the status of the park's water distribution system, call (970) 883-2208.

## Landowners: Last chance to order seed mixes

By Cynthia Purcell  
San Juan Conservation District

The San Juan Conservation District is offering local landowners the opportunity to purchase a variety of seed mixtures specially developed to provide a ground cover that requires very little watering.

Consider these mixes for establishing vegetation around newly constructed homes or for improving pasture condition. A native grass mixture, dryland pasture mix,

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contact the San Juan Conservation District at (970) 731-3615 or stop by our office at 505A County Road 600 (next to Piedra Automotive). Order forms are on the front door.

Thanks for making conservation count.

### RECREATION NEWS

## Register now for basketball ages 7-8

By Breezy Bryant and Trevor Gian  
Town of Pagosa Springs  
Parks and Recreation

The Recreation Department is now accepting basketball registrations for ages 7-8 years.

The registration fee will be \$40 for the first child and \$20 for a second child. The deadline to register will be Sept. 23.

Online registration will be available through the town website at [pagosasprings.co.gov/recreation-division](http://pagosasprings.co.gov/recreation-division), or stop by the Ross Aragon Community Center to fill out a form.

Play will begin in late October and end in mid-November.

Please call the Recreation Department with any questions, (970) 264-4151, ext. 232 or 233.

### Gymnastics

The Recreation Department is also looking for a gymnastics instructor. For more information, call the office at (970) 264-4151, ext. 232 or 233.



## Flu Shots are available at PSMC

Flu shots are available during scheduled flu shot appointments and regularly scheduled visits.

Call 970-731-3700 for your flu shot appointment. Appointments are available Tuesday through Friday, \$45 for regular, \$90 for high dose. High dose is available to patients over 65. With insurance, you may have a \$0 co-pay.

PAGOSA SPRINGS Medical Center | Medical Care You Deserve, In the Mountains You Love | 970.731.3700 | 195 S. Pagosa Blvd | [pagosaspringsmedicalcenter.org](http://pagosaspringsmedicalcenter.org) |

"From the start of disaster to moving back into your home, We Are Committed to the process of restoration."

**DISASTER RESTORATION**  
**FLOOD MITIGATION**  
**DUCT CLEANING**



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Lars Schneider  
970-946-0238

BJ Jones  
970-749-9028

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BJ Jones and Lars Schneider, owners, have spent a combined total of over 45 years in Pagosa Springs.

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Mountain Men Disaster Mitigation is here to service you and your family through providing quality in our work, and being timely and efficient.

Don't forget to check your crawl spaces for standing water. Water mixed with the normal environments produced in a crawlspace is the perfect breeding ground for microbial growth. We also offer sump pump system installations and repairs as well as moisture barriers. Call today for a free evaluation!

DISTRICT COURT, ARCHULETA COUNTY, COLORADO  
Court Address: 109 Harman Park Dr, Pagosa Springs, CO 81147  
Phone Number: (970) 264-8160  
**Plaintiffs:** JEFFREY C. RAINS and ARTIS A. HARRISON-RAINS v. Defendants: MEADPROP UNITS, A LIMITED LIABILITY COMPANY; MORGAN W. THOMPSON; PAGOSA AREA WATER AND SANITATION DISTRICT; and ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION.  
Submitting Attorney: Duke Eggleston, #24965  
Eggleston Kosnik LLC  
160 E. 12th St., Ste 7  
Durango, CO 81301  
Phone Number: (970) 403-1580  
E-mail: [deggleston@e-klaw.com](mailto:deggleston@e-klaw.com)  
Case Number: 2022CV03044

**SUMMONS BY PUBLICATION**  
**PLAINTIFFS JEFFREY C. RAINS and ARTIS A. HARRISON-RAINS**  
**TO THE BELOW NAMED DEFENDANTS:**  
**MEADPROP UNITS, A LIMITED LIABILITY COMPANY, MORGAN W. THOMPSON and ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION**  
**YOU ARE HEREBY SUMMONED** and required to appear and defend against the claims of the complaint filed with the court in this action by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.  
If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.  
This is an action to quiet the title of the Plaintiff in and to the real property situate in Archuleta County, Colorado, more particularly described as follows:

Lots 80 and 81 in Lakewood Village, according to the plat thereof recorded April 30, 1979 as Reception No. 94867, Lot 521 in Pagosa Vista, according to the plat thereof recorded September 13, 1971 as Reception No. 74884. Respectfully Submitted this 17th day of August, 2022.  
Published in The Pagosa Springs Sun  
First Publication: August 25, 2022  
Last Publication: September 22, 2022  
**Eggleston Kosnik LLC**  
/s/ Duke Eggleston  
Duke Eggleston, #24965  
160 E. 12th St., Ste 7  
Durango, CO 81301  
(970) 403-1580  
Published August 25, September 1, 8, 15 and 22, 2022 in *The Pagosa Springs SUN*.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO  
PO Box 148  
Pagosa Springs CO 81147  
(970) 264-8160  
**Plaintiff:** OCK LLC, a Colorado limited liability company  
**Defendants:** DELDEV, INC.; and all unknown persons who claim any interest in the subject matter of this action.  
Attorney for Plaintiff: THE KLUG LAW FIRM, LLC  
Noah Klug, Atty. Reg. #39163  
PO Box 6683  
Breckenridge CO 80424-6683  
Phone: (970) 468-4953  
Case Number: 2022CV030041  
**SUMMONS BY PUBLICATION**  
THE PEOPLE OF THE STATE OF COLORADO  
TO THE ABOVE-NAMED DEFENDANTS  
You are hereby summoned and required to appear and defend against the claims of the Complaint filed with the Clerk of this Court an Answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Complaint may be obtained from the Clerk of the Court.  
If you fail to file your Answer or other response to the Complaint in writing within the 35 days after the date of the last publication, judgment by default may be rendered against you by the Court for the relief demanded in the Complaint without further notice.  
This is an action involving real property located in the County of Archuleta, State of Colorado, described as follows:  
LOTS 472, 473, 474, 475, 476 and 477 in PAGOSA TRAILS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD SEPTEMBER 13, 1971 AS RECEPTION NO. 74885.  
Also Known as: Schedule Number: 569524404040 and Account Number R004227, together with all its appurtenances.  
Date: August 15, 2022  
Published in The Pagosa Springs Sun.  
First Publication: August 25, 2022  
Last Publication: September 22, 2022  
Original Signature on file  
THE KLUG LAW FIRM LLC  
Noah Klug  
Attorney for Plaintiff  
Published August 25, September 1, 8, 15 and 22, 2022 in *The Pagosa Springs SUN*.

District Court, Archuleta County, State of Colorado  
Court Address: 449 San Juan Street, P.O. Box 148  
Pagosa Springs, CO 81147  
Tel. 970.264.2400  
**Peregrine Property Owners Association, Inc.**  
Plaintiff  
v. **David J Ohlendorf, et al**  
Defendants  
**Case No.: 2022CV30009**  
**COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM SHERIFF SALE 2022-05**  
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.  
Under a Judgment and Decree of Foreclosure entered June 27, 2022, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:  
See Exhibit "A" attached hereto and made apart hereof  
Owner(s):  
DAVID J OHLENDORF  
GUADOLUPE GARCIA  
MARY ANN GARCIA  
THEODORE R CRAWFORD, TRUSTEE OF THE CRAWFORD FAMILY REVOCABLE TRUST DATED MARCH 13, 2008  
DOROTHY M CRAWFORD, TRUSTEE OF THE CRAWFORD FAMILY REVOCABLE TRUST DATED MARCH 13, 2008  
TANYA Y SHAFFER  
DEMITRIUS Z TURNER  
ALLEN B CURTIS  
MARYBETH CURTIS  
MARLYNN GERLOFF  
ELDEAN D GERLOFF  
ERNEST W YAEGER JR, TRUSTEE AND SUCCESSORS IN TRUST OF THE ERNEST W YAEGER JR REVOCABLE LIVING TRUST DATED MAY 18, 2006  
DERESA ADDINGTON  
CASEY BITNER  
MARGARET M GRAY  
CAROLYN M JOHNSON  
TERRANCE D CRIST  
MARY JO CRIST  
DARRELL LAMBERT  
HELEN L LAMBERT  
DEAN E BORDER  
BRITTANY L BORDER  
TOMMY E HARBERT  
MIKALA HARBERT  
HARLEY DRAKE  
BILLY DRAKE  
ELIZABETH A HOMMEL  
RACHELE GRAY  
Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.  
Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.  
Agent: Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901  
Association Assessments Due to: Peregrine Property Owners Association, Inc.  
Debtor(s) & Amount Due: See attached Exhibit "A" Amount of Judgment: See attached Exhibit "A"

Unit Numbers 7807, 7808, 7809, and 7810 in Building Number(s) 4 and 5,  
Unpaid Assessments: \$1,258.14  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,517.21  
GUADOLUPE GARCIA and MARY ANN GARCIA (C#179607908) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5,  
Unpaid Assessments: \$723.20  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$1,982.27  
THEODORE R CRAWFORD and DOROTHY M CRAWFORD, TRUSTEES OF THE CRAWFORD FAMILY REVOCABLE TRUST DATED MARCH 13, 2008 (C#179704127) A 94,500 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 and 8,  
Unpaid Assessments: \$898.10  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,157.17  
TANYA Y SHAFFER and DEMITRIUS Z TURNER (C#179704945) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 and 8,  
Unpaid Assessments: \$857.76  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,116.83  
ALLEN B CURTIS and MARYBETH CURTIS (C#179705256) A 84,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 and 8,  
Unpaid Assessments: \$1,027.74  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,286.81  
MARLYNN GERLOFF and ELDEAN D GERLOFF (C#179708441) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7817-7820 in Building Number(s) 9 and 10,  
Unpaid Assessments: \$723.20  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$1,982.27  
ERNEST W YAEGER JR, TRUSTEE AND SUCCESSORS IN TRUST OF THE ERNEST W YAEGER JR REVOCABLE LIVING TRUST DATED MAY 18, 2006 (C#179803002) A 500,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7825-7826 in Building Number(s) 13,  
Unpaid Assessments: \$20,815.03  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$22,074.10  
DERESA ADDINGTON and CASEY BITNER (C#179819899) A 77,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7835-7836 in Building Number(s) 18,  
Unpaid Assessments: \$908.78  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,167.85  
MARGARET M GRAY (C#170709794) A 126,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7839-7840 in Building Number(s) 20,  
Unpaid Assessments: \$1,110.10  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,369.17  
CAROLYN M JOHNSON (C#130002330) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7847-7848 in Building Number(s) 24,  
Unpaid Assessments: \$992.32  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,251.39  
TERRANCE D CRIST and MARY JO CRIST (C#170805337) A 297,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7847-7848 in Building Number(s) 24,  
Unpaid Assessments: \$2,807.04  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$4,066.11  
DARRELL LAMBERT and HELEN L LAMBERT (C#179905369) A 126,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7847-7848 in Building Number(s) 24,  
Unpaid Assessments: \$1,029.36  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,288.43  
DEAN E BORDER and BRITTANY L BORDER (C#430002345) A 88,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7867-7868 in Building Number(s) 34,  
Unpaid Assessments: \$662.50  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$1,921.57  
TOMMY E HARBERT and MIKALA HARBERT (C#170008718) A 308,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7877-7878 in Building Number(s) 39,  
Unpaid Assessments: \$2,516.31  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$3,775.38  
HARLEY DRAKE and ELIZABETH A HOMMEL (C#170009203) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act.  
**THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.**

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.  
**NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST**

1.THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 11:00 o'clock A.M., on October 26, 2022, Sale Number 2022-05 in the Archuleta County Sheriff's Office, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: September 1, 2022  
Last Publication: September 29, 2022  
Name of Publication: The Pagosa Springs Sun  
**NOTICE OF RIGHTS**

**YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.**

**IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.**

**THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.**

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:  
Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Archuleta County Sheriff's Office, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147, 970-264-8434. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
This Sheriff's Notice of Sale is signed this 2nd day of August, 2022.

Rich Valdez, Sheriff,  
Archuleta County, Colorado  
By: /s/ Lorina Medina  
Lorina Medina, Office Manager  
**EXHIBIT "A"**  
Peregrine Townhouses  
Matter Amount

DAVID J OHLENDORF (C#170903157) A 154,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807, 7808, 7809, and 7810 in Building Number(s) 4 and 5,  
Unpaid Assessments: \$1,258.14  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,517.21  
GUADOLUPE GARCIA and MARY ANN GARCIA (C#179607908) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5,  
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Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$1,982.27  
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Unpaid Assessments: \$898.10  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,157.17  
TANYA Y SHAFFER and DEMITRIUS Z TURNER (C#179704945) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 and 8,  
Unpaid Assessments: \$857.76  
Costs: \$259.07  
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Judgment Amount: \$2,116.83  
ALLEN B CURTIS and MARYBETH CURTIS (C#179705256) A 84,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 and 8,  
Unpaid Assessments: \$1,027.74  
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Costs: \$259.07  
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Unpaid Assessments: \$20,815.03  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$22,074.10  
DERESA ADDINGTON and CASEY BITNER (C#179819899) A 77,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7835-7836 in Building Number(s) 18,  
Unpaid Assessments: \$908.78  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,167.85  
MARGARET M GRAY (C#170709794) A 126,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7839-7840 in Building Number(s) 20,  
Unpaid Assessments: \$1,110.10  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,369.17  
CAROLYN M JOHNSON (C#130002330) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7847-7848 in Building Number(s) 24,  
Unpaid Assessments: \$992.32  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,251.39  
TERRANCE D CRIST and MARY JO CRIST (C#170805337) A 297,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7847-7848 in Building Number(s) 24,  
Unpaid Assessments: \$2,807.04  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$4,066.11  
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Unpaid Assessments: \$1,029.36  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,288.43  
DEAN E BORDER and BRITTANY L BORDER (C#430002345) A 88,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7867-7868 in Building Number(s) 34,  
Unpaid Assessments: \$662.50  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$1,921.57  
TOMMY E HARBERT and MIKALA HARBERT (C#170008718) A 308,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7877-7878 in Building Number(s) 39,  
Unpaid Assessments: \$2,516.31  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$3,775.38  
HARLEY DRAKE and ELIZABETH A HOMMEL (C#170009203) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers

See Public Notices A16

## Continued from A15

7879-7880 in Building Number(s) 40, Unpaid Assessments: \$952.20  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,211.27  
RACHIEL E GRAY (C#170709786) A 126,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7885-7886 in Building Number(s) 43, Unpaid Assessments: \$1,110.10  
Costs: \$259.07  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,369.17  
In Peregrine Townhouses. All as tenants in common with the other undivided interest owners of said buildings as depicted on the Plats recorded in Reception Numbers 173553-173555, 1990299, 9908555, 99011974, 20005495, 20010666, and subject to Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded as Reception Number 173556, as has been amended, supplemented, and/or restated, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.  
Published September 1, 8, 15, 22 and 29, 2022 in *The Pagosa Springs SUN*.

District Court, Archuleta County, State of Colorado  
Court Address: 449 San Juan Street, P.O. Box 148  
Pagosa Springs, CO 81147  
Tel. 970.264.2400

**Teal Landing Vacation Owners Association, Inc.**  
Plaintiff  
v.  
**Andreas H K Haun, et al.**  
Defendants.

Case # 2022CV30008  
**COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM SHERIFF SALE 2022-04**

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 20007580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.  
Under a Judgment and Decree of Foreclosure entered June 27, 2022, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:  
See Exhibit "A" attached hereto and made apart hereof (over):

ANDREAS H K HAUN  
ANDREW JAMES UARDA JAMES JAMES GROSS KAREN GROSS ALLEN L RIGGS DARLENE RIGGS MELISSA K KENYON MICHAEL S KENYON ERNEST W YAEGER JR, TRUSTEE AND SUCCESSORS IN TRUST OF THE ERNEST W YAEGER JR REVOCABLE LIVING TRUST DATED MAY 18, 2006 (C#170201818) A 63,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1414, 1415, 1516, 1521, 1522, 1523, 1525 and 1526 in Building Number(s) 14, Unpaid Assessments: \$1,292.68  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,570.26  
NEDRA CAROLE SEARS, TRUSTEE OF THE SEARS FAMILY REVOCABLE TRUST, DATED AUGUST 15, 2019 (C#17021129) A 63,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1414, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426 in Building Number(s) 14, Unpaid Assessments: \$826.02  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,103.60  
GEORGIA LOU ANDERSON and BRYAN NEIL ANDERSON (C#171407836) A 206,500 / 83,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1414, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426 in Building Number(s) 14, Unpaid Assessments: \$1,322.43  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,600.01  
MARY W KOEPP and GLENN W EDWARDS (C#170411029) A 63,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526 in Building Number(s) 15, Unpaid Assessments: \$681.75  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$1,959.33  
DAVID W TURNER and KIMBERLY D TURNER (C#170304927) A 84,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16, Unpaid Assessments: \$958.09  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,235.67  
GERRIT H BROUWER AND JOAN M BROUWER, TRUSTEES OF THE BROUWER FAMILY TRUST AGREEMENT, DATED AUGUST 5, 1998 (C#170305171) A 252,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16, Unpaid Assessments: \$9,616.74  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$10,894.32  
STOKNES FAMILY TRUST DATED SEPTEMBER 1, 2004 (C#170309447) A 84,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725, and 1726 in Building Number(s) 17, Unpaid Assessments: \$615.09  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$1,892.67

STOKNES FAMILY TRUST DATED SEPTEMBER 1, 2004  
Evidence of Debt: Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 20007580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owners Association, Inc.  
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.  
Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901  
Association Assessments Due to: Teal Landing Vacation Owners Association, Inc.  
Debtor(s) & Amount Due: See attached Exhibit "A" Amount of Judgment: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Condominium Ownership Act.

**THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCLUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.**  
The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.  
**NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST**  
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on October 26, 2022, Sale Number 2022-04 in the Archuleta County Sheriff's Office, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association therefore to bid the deed to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.  
First Publication: September 1, 2022  
Last Publication: September 29, 2022  
Notice of Publication in *The Pagosa Springs SUN*

**NOTICE OF RIGHTS**  
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.  
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.  
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN §38-3-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-3-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.  
The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:  
Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901  
INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147, 970-264-8434  
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
This Sheriff's Notice of Sale is signed this 2nd day of August 2022.

Rich Valdez, Sheriff,  
Archuleta County, Colorado  
By: /s/ Lorena Medina  
Lorena Medina, Office Manager  
EXHIBIT "A"  
Teal Landing Condominiums  
Matter Amount  
ANDREAS H K HAUN (C#170106900) A 166,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11, Unpaid Assessments: \$1,118.68  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,396.26  
ANDREW JAMES and UARDA JAMES (C#170108211) A 77,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11, Unpaid Assessments: \$923.04  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,200.62  
JAMES GROSS and KAREN GROSS (C#170109615)

A 77,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11, Unpaid Assessments: \$788.31  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,065.89  
ALLEN L RIGGS AND DARLENE RIGGS AND MELISSA K KENYON AND MICHAEL S KENYON (C#170116503) A 63,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226 in Building Number(s) 12, Unpaid Assessments: \$826.02  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,103.60  
ERNEST W YAEGER JR, TRUSTEE AND SUCCESSORS IN TRUST OF THE ERNEST W YAEGER JR REVOCABLE LIVING TRUST DATED MAY 18, 2006 (C#170201818) A 154,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325, and 1326 in Building Number(s) 13, Unpaid Assessments: \$5,876.66  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$7,154.24

JERRY NICHOLAS AND VIRGINIA NICHOLAS (C#170210371) A 210,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1414, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426 in Building Number(s) 14, Unpaid Assessments: \$1,292.68  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,570.26  
NEDRA CAROLE SEARS, TRUSTEE OF THE SEARS FAMILY REVOCABLE TRUST, DATED AUGUST 15, 2019 (C#17021129) A 63,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1414, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426 in Building Number(s) 14, Unpaid Assessments: \$826.02  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,103.60  
GEORGIA LOU ANDERSON and BRYAN NEIL ANDERSON (C#171407836) A 206,500 / 83,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1414, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426 in Building Number(s) 14, Unpaid Assessments: \$1,322.43  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,600.01

MARY W KOEPP and GLENN W EDWARDS (C#170411029) A 63,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526 in Building Number(s) 15, Unpaid Assessments: \$681.75  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$1,959.33  
DAVID W TURNER and KIMBERLY D TURNER (C#170304927) A 84,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16, Unpaid Assessments: \$958.09  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$2,235.67  
GERRIT H BROUWER AND JOAN M BROUWER, TRUSTEES OF THE BROUWER FAMILY TRUST AGREEMENT, DATED AUGUST 5, 1998 (C#170305171) A 252,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16, Unpaid Assessments: \$9,616.74  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$10,894.32  
STOKNES FAMILY TRUST DATED SEPTEMBER 1, 2004 (C#170309447) A 84,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725, and 1726 in Building Number(s) 17, Unpaid Assessments: \$615.09  
Costs: \$277.58  
Attorney's Fees: \$1,000.00  
Judgment Amount: \$1,892.67

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Costs: \$277.58  
Attorney's Fees:







SUN photos/Randi Pierce, Terri House and Mike Hodgson



# ColorFest

ColorFest's balloon launch and balloon glow on Saturday did not disappoint the crowds of spectators. Pilots also took advantage of the perfect ballooning weather to splash and dash in the San Juan River.

## Home Mortgage Loan

**3.500%**

Interest Rate

**3.987%**

Annual Percentage Rate

7 / 1 Adjustable Rate Mortgage with a 15-year term or less

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ARM="Adjustable rate mortgage". APR=annual percentage rate is estimated using a loan amount of \$200,000 on a single-family residence, purchase or refinance, primary home, with an LTV of 80% or up to 97% with mortgage insurance. 180-month term or less required to obtain this rate. The initial rate of interest is fixed for the first 7 years and will adjust annually thereafter for the remaining loan term using a fully indexed rate (index currently Weekly Average Yield on United States Treasury Securities adjusted to a constant Maturity of one year) rounded to the nearest 0.125%. The floor at first adjustment and then until loan maturity is 4.500%. Initial interest rate adjustment cannot change more than 2.000%, and thereafter, each subsequent periodic interest rate adjustment cannot change more than 2.000%. Rate increases are capped at 6.000% for the life of the loan. Disclosed payments do not include taxes and insurance premiums, so the actual payment amount will be greater or vary based on rate and term. Subject to credit approval and other terms apply such as fees or points. Rates as of 9/01/2022 and are subject to change daily.



NMLS# 421822



**RGB BANK**

Member FDIC

# Thank you!

The Pagosa Springs Arts Council would like to thank all of our visual and performing artists that contributed to making our first annual ART! Pagosa a phenomenal success.

This art show would not have been the hugely successful event it was without the support of our sponsors:  
 Bear and Teresa at FABA Gallery  
 Evelyn and Vicki at Two Old Crows Gallery  
 Joni and Marty at The Alley House Grille  
 Terri and Shari at The SUN  
 Atmos Printing

We would also like to thank the Town of Pagosa Springs for their help and the entire community at large for helping to make this happen.



We look forward to seeing you next year!



21+ RECREATIONAL MARIJUANA

**Great Daily Specials!**

**20% off**

for our honored veterans & first responders

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# preview

## ARTS & LIFE

# Art Above Violence

Oct. 1 • 7-9 p.m. • Tennyson Building Event Center



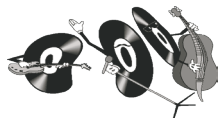
Photo courtesy Pagosa Springs Area Chamber of Commerce



Photos courtesy Rise Above Violence

The theme for the seventh annual Art Above Violence show on Oct. 1 is “Light Up the Night.” The art show celebrates the strength and healing of local domestic violence survivors while also bringing awareness to domestic violence and raising funds for Rise Above Violence.

## Live Performers



### Friday

**East Side Market:** Open mic, 9 a.m.  
**The Springs Resort lodge atrium:** Ron Lowe, 5 p.m.

### Saturday

**East Side Market:** Open mic, 9 a.m. and 1:30 p.m.  
**The Springs Resort lodge atrium:** Jackson Mountain Ramblers, 5 p.m.

### Sunday

**East Side Market:** Open mic, 9 a.m.

### Tuesday

**The Springs Resort lodge atrium:** Rob Webster, 5 p.m.

### Wednesday

**Coyote Moon:** Karaoke, 8 p.m.



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# Light Up the Night: Art Above Violence show looks to shed light on domestic violence

By Ashley Wilson  
Rise Above Violence

This year marks the seventh annual Art Above Violence show. This year's theme is "Light Up the Night" as we shed light on the important issue of domestic violence in our community. Each year, we come together to celebrate the strength and healing of survivors right here in Pagosa.

This year, for light up the night, our goal is to raise enough to provide 365 nights of safety. One night of safety for a victim fleeing a dangerous situation costs \$100. Help us light up the night by attending Art Above Violence and keeping a victim and their children safe for one or many nights.

Rise Above Violence, in conjunction with local artists, is using art to promote awareness of violence in our community and to offer victims and survivors a way to tell their story through art. Storytelling is the best way for a nonprofit to communicate its mission, values and outcomes. Unfortunately for victims of domestic violence in a small rural community, telling their story often puts them at risk and is very hard to keep their names confidential. This art activism project allows survivors to express their story and have it told through a medium that is healing and keeps their identity safe. Our goal is to show these stories visually and reach out to touch people in our community.

This year's event will be on Saturday, Oct. 1, at the Tennyson Building Event Center. General admission will be from 7 to 9 p.m. and tickets (\$25) can be purchased at the door. To purchase tickets, visit <https://givebutter.com/Art-GeneralAdmission>. More information about the show can be found on the Rise Above Violence site at <https://www.riseaboveviolence.org/art-above-violence.html>.

This event will have great music by the Jackson Mountain Ramblers, dance and vocal performances, and amazing art up for auction. There will also be heavy appetizers and a cash bar. We hope to see you there.

Rise serves around 400 victims each year and supports them with essential services that promote safety, stability and healing.

The Art Above Violence show is one of many ways to get involved. Rise also has a monthly giving program and a business partnership program. The monthly giving program asks donors to consider a \$10 (or more) monthly recurring gift that helps to support victims and survivors in an on-going consistent way. Ten dollars covers the cost of

one crisis call. More people are reaching out and Rise is committed to being available and responsive to those calls.

How do you help yourself or someone else? Rise can help you with counseling, housing and re-

sources to keep you and your loved ones safe. Rise is our community's local domestic violence and sexual assault organization. Our hotline is available 24 hours a day, seven days a week, 365 days a year at (970) 264-9075.



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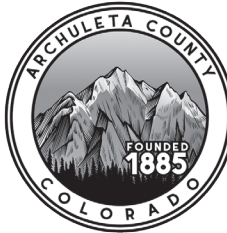
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# ATTENTION



**All Archuleta County Offices**  
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**will close at 2:30 p.m.**  
**on Friday, September 23**  
to allow staff to attend their staff appreciation picnic.  
Thank you

# ATTENTION



Photo courtesy Mountain Chile Cha Cha

The 16th annual Mountain Chile Cha Cha, slated to be held Saturday rain or shine, will feature live music from Str8 Shot, as well as a morning trail race, a Mexican beer garden, a margarita contest and green chile cook-off and tasting, an all-day kids' corner and fresh green chile roasted on-site.

## Mountain Chile Cha Cha to feature live music by Str8 Shot

By **Jacque Aragon**  
Mountain Chile Cha Cha

The 16th annual Mountain Chile Cha Cha will take place in Town Park rain or shine on Saturday, Sept. 24. The festival includes a morning trail race, a Mexican beer garden, a margarita contest and green chile cook-off and tasting, an all-day kids' corner and fresh green chile roasted on-site.

Str8 Shot from New Mexico will be performing this year with live Latin music.

Str8 Shot is a New Mexico music/variety band based out of Bernalillo, N.M. The band was established in 2013 and has been quickly gaining popularity due to its unique style and ability to bring life to any

venue with music ranging from some of the all-time favorite cover songs to forgotten music that has been given the Str8 Shot sound. The band propelled to new heights in 2015 with the release of its first CD, "El Primero." The release has been very successful and continues to improve the group's notoriety as one of the biggest up-and-coming bands on the New Mexico music scene. The band performed in more than 70 shows in 2016 and in some of the most prominent New Mexico music venues in the state and southwest.

In November 2015, Str8 Shot received a Quince Grandes de Nuevo Mexico Music award for its song "Te Amo Y Te Deseo." This song and others on its "El Primero" CD have

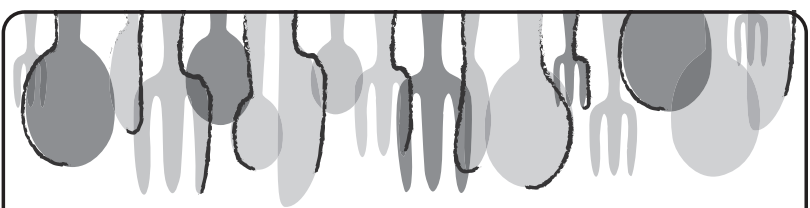
received substantial airplay in New Mexico and Colorado.

In January 2016, Str8 Shot was nominated for seven awards from the New Mexico Hispano Music Association, winning one award for Bilingual Song of the Year for "Bring It On Home (Traemelo).

Str8 Shot was honored and proud to receive its second Quince Grandes de Nuevo Mexico Music Award on Nov. 19, 2016, for "Para Que Vivo." This song has been a favorite for Str8 Shot fans.

Str8 Shot released its second CD titled "Otro Trago" in August 2017. The band stayed true to its unique sound while trying to continue the tradition of New Mexico music.

We hope to see you dancing at the Cha Cha.



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**Saturday, September 24**  
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# Pagosa Farmers Market to host food demo and tasting Saturday

By De Anna Hoyle  
Pagosa Farmers Market

This Saturday was set to be the final live Pagosa Farmers Market, which has been running since June. We are happy to have an added week, moving the last day to Oct. 1. Thanks to our vendors who continue to offer the bounty of the season.

This coming Saturday, Sept. 24, we will host a food demonstration with Kristen Roth, who will offer her exploration of whole foods. This includes plant-based, cooked and raw recipes with the goal of eating and living sustainably.

Roth said, "When I make food and lifestyle choices, I put the earth's well-being first to determine if it is a sustainable and responsible way to move forward. I look to support good stewardship practices in agriculture and ranching, avoid plastic products, reduce my personal consumption, reuse what I can when I need it and recycle and compost."

All this said, she will share specialty dips, both sweet and savory, for us to taste.

Whole foods plant-based dips:

- Avocado-cilantro dip
- Rosemary-white bean dip
- Baba ghanoush
- Spiced date walnut dip with vanilla-cardamom cashew cream, all served with crudité's and oil-free seeded crackers

As a lifelong learner, Roth's plan is to complete several online health and nutrition programs and share the knowledge with others. As a 24-year resident of Pagosa Springs, our town is blessed to have Roth and her family, who give back through donating extra produce they grow to both the local Food Distribution Center and the Loaves and Fishes Community Lunch.

Join us the next two Saturdays, at the east side of town, from 9 a.m. to 1 p.m.:

- Sept. 24 — Food demo/tasting.
- Oct. 1 — Final Farmers Market Saturday.

Although the growers' market is ending, many of our vendors have an online presence throughout the year and can be found at PagosaFarmersMarket.net.

As always, SNAP benefits and

seniors who qualify for market vouchers can shop for local produce.

Double Up Bucks for the first \$20 SNAP purchase is available, and the Area Agency on Aging offers qualifying seniors a \$25 voucher. For more information on vouchers, call (970) 403-2164.



Photo courtesy Pagosa Farmers Market  
The tomato bounty available at last weekend's Pagosa Farmers Market.

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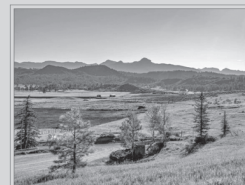
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Photo courtesy Habitat for Humanity of Archuleta County

Local volunteers working on Habitat for Humanity of Archuleta County's stick-built garages before the modular units arrived.

## Hats and houses: Habitat for Humanity to host sold-out ladies' luncheon

By Leah Ballard

Habitat for Humanity of Archuleta County

Hats off to Habitat is sold out. Nearly 120 tickets have been sold, but the fundraising keeps going with the silent auction at the event. We have received so much support from our community, and the phone keeps ringing with folks looking to donate auction items.

Live acts to be enjoyed are musician Tim Sullivan and speaker Laura Moore. And if you've ever wondered at a line dance which step comes next, take your hat off and hang on tight to keep up with the Pagosa Line Dancers. They'll be leading an exhibition and lesson before the lunch, but after the wine, and participation is encouraged.

Our annual fundraising event happens to land on the very same week as the Difference Maker's Build Day "Lunch and Learn," and the delivery of our indieDwell modular units. To say we've been busy is an understatement.

This week, we hosted affordable housing advocates from all over Colorado, as well as some of our community stakeholders, at the job site for the statewide Difference Maker's Build — just days after the delivery of our very first modular units. The phrase "biting off more

than you can chew" comes to mind, but you can rest assured that we put on a good show.

With the help of our newest board member, Cayce Brown, we hired photographer Justin Treptow and drone videographer Gunnar Bergkamp to capture all the events of the week. As one of 25 Habitat affiliates in the state, Habitat for Humanity of Archuleta County is leading the way with these steel-frame modular units for our workforce — and all the other affiliates are waiting to see if they'd like to follow suit.

With some relief to have that process done, we'll be taking off all the hats we wear at Habitat Archuleta and letting loose at our annual ladies' luncheon this Saturday. We have a lot to celebrate, and we've been looking forward to rubbing elbows with a few of our "cowgirl" supporters.

Tickets to Hats Off to Habitat are sold out. If the other cowboys in town need something to do, they can mosey on out to the job site from 8 a.m. to 2:30 p.m. on North Pagosa Boulevard Tuesday through Saturday until the snow flies. For more information on volunteering with us, call or email the office at (970) 264-6960 or office@habitatarchuleta.org.

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Photo courtesy Jann Pitcher

Local Rotarians pose for a photo during their recent Rotary fall trash pick-up.

# Dance the night away while supporting the community

By Meg Wempe  
Pagosa Springs Rotary Club

Want to help the community while getting your groove on? Pagosa Springs Rotary Club has just the event for you.

The Pagosa Springs Rotary Club is hosting its seventh annual Jewels and Jeans Barn Dance on Oct. 15 from 7 to 10 p.m. at the Archuleta County Colorado State University Extension building. The doors open at 6:30 p.m. for what is sure to be a fun night.

It's time for a hoedown and we hope you'll join us.

Tim Sullivan and band will be playing those boot-scootin' boogie tunes for line dancing and couples dancing.

There will be two different food vendors on site to buy a snack or a meal to keep your toes tapping.

Don't miss out on a special part of this year's barn dance — horse-drawn rides. What better way to get in the spirit than a ride? These rides will be available at no extra cost to ticket holders. What fun.

Tickets are \$20 in advance and can be purchased at the Choke Cherry Tree or from any noon Rotarian. At the door, tickets will be \$25.

There will be a cash bar inside as well as a silent auction. Don't forget to wear your best duds, be it embroidered western shirts, Sunday jeans, cowboy hats or bedazzled skirts. Yippie ki-yay, partner.

Proceeds from this event are

spread throughout the community in a variety of different ways. The Pagosa Springs Rotary Club fills backpacks for youth who need weekend meals, provides scholarships to high school seniors, gives dictionaries to third-grade students and much more.

Rotary International is a service organization with a motto of "Service Above Self."

# Thursday concert to benefit Pagosa Springs Community Band

By Susy Mekeal  
Pagosa Springs Instrumental Music Society

Enjoy a lively evening of live music with the Retrocats, good food and a cold drink this Thursday, Sept. 22, from 5 to 7 p.m. at the Pagosa Lodge, 3505 U.S. 160.

Bring your own chair and meet on the lawn courtyard at the Lodge and, if it rains, the concert will move indoors. Food will be provided by food trucks or the pizza restaurant in the hotel and drinks are available for purchase. If you prefer, bring a picnic to enjoy.

This is part of the New Thought Concert Series, with this concert's

proceeds benefiting the Pagosa Springs Community Band. This is an organization that provides four concerts a year with musicians from our community. It raises money to support instrumental music in our schools. Music is a lifelong skill and should be accessible to all the youth in our community. Through scholarships for lessons, supplies for the school music programs and scholarships for students pursuing music in college, it supports the young people of Pagosa. Music for life.

Join us for a fun evening of live music. Tickets are available at the door for \$10.

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and Sat., Oct. 1  
10 am to 5 pm



Tuesday through Saturday . 10am to 5pm or by Appointment  
468 Lewis Street . (970) 264-0800 . twouldcrowsps@gmail.com

# San Juan Stargazers ready for Chimney Rock anniversary, special program and club anniversary

By Joan Mieritz  
San Juan Stargazers

Sept. 22-24 will be a huge celebration of the 10th anniversary of Chimney Rock becoming a national monument.

There will be a free all-day celebration at the site on Saturday, Sept. 24, starting at 10 a.m. Of course, the San Juan Stargazers will be taking part since astronomy was an important part of life for the ancient people.

The club will be making two comets in honor of Haley's Comet that covered one-quarter of the night sky over Chimney Rock in 1066.

We hope that you will enjoy this free event put on by the U.S. Forest Service, the Chimney Rock Interpretive Association, the San Juan Stargazers, and there will be many native Americans who trace their ancestry back to Chimney Rock. Native Americans will have special time when the monument is closed to the public so they have an opportunity to privately honor their ancestors.

## Regular meeting to feature Bob Mitchell

The regular club meeting for the San Juan Stargazers will be held on Thursday, Sept. 29, in the Community United Methodist Church Fellowship Hall at 434 Lewis St. Please use the parking lot door so the front doors may remain locked. At 6 p.m., there will be a social time with coffee, tea, etc.

This month's program, beginning at 7 p.m., is Bob Mitchell, who worked on the James Webb Space Telescope. He did his first presentation to our club on the James Webb in 2013. He will be speaking again just about the wonders of the actual telescope. It is perhaps the most perfect "machine" ever produced by humans.

It is now 1 million miles from Earth and cannot be visited by astronauts as the Hubble was. It had to be "perfect" before it left Earth and its performance so far is flawless. It had 344 single points of failure that would have scrapped the entire mission. It is an amazing story of how humans achieved "perfection."

Mitchell is an engineer and

amateur astronomer, so his talk will be about the development and construction of the telescope and the problems that had to be overcome. All students are encouraged to attend the presentation, which will not be too detailed for people to understand.

## Club 10th anniversary celebration set for Oct. 7

Club members, please note that our 10th anniversary dinner, celebration and star party is scheduled for Oct. 7 at 6 p.m. There is no charge for members, but a reservation is needed. Please call (720) 626-9304 and leave a message with your name, number attending and request a call back if you need directions.

Our celebration and star party will be at the regular location for winter star parties and we will have the Chimney Rock Interpretive Association telescopes to set up for viewing. Ten years with the activities and growth we have experienced is worth celebrating, but we will be focusing on changes and improvements for the future. With the Webb Space Telescope, the future of astronomy is increasing and our club needs to keep up.

## Join the Stargazers

If you would like to join the San Juan Stargazers, you will also receive Reflector Magazine, which is the publication of the National Astronomical League of which you automatically become a member. To join both groups and get an excellent astronomy magazine, annual membership is only \$25/family. This year, there is a fabulous special gift for new and renewing members. It will help you become the astronomer you have always dreamed of being.

You will love it. You can join the club at any of our events or on our website.

The San Juan Stargazers Club is part of the Astronomical League—celebrating its 75th year of service—which includes over 300 clubs from all over the U.S. including

over 20,000 members. Our local group also has a website, [www.sanjuanstargazers.org](http://www.sanjuanstargazers.org). Check it out for more information and beautiful Hubble and Webb photos. We welcome everyone to learn more about our amazing universe. We hope to see you soon.

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**Adult Party & Pumpkin Auction from 7-9:30PM (For Ticket Holders Only, 21+)**

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# Preview Calendar

All events listed in The PREVIEW Calendar are free of charge unless otherwise noted.

## Thursday, Sept. 22

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**Loaves and Fishes Free Community Lunch.** 11 a.m.-1 p.m. Community United Methodist Church. Note: Until further notice, takeout will be available across the street from the Parish Hall at the Methodist Church. Serving loaded baked potatoes, salad and dessert to go. In addition, frozen prepared meals, meat and other staples are available for those in need. Masks and social distancing are required.

**Bridge.** 1 p.m., Senior Center. Come alone or bring a partner.

**Pickleball.** 1:30-4 p.m., Community Center. Loaner paddles are available.

**Powerful Conversation Workshop.** 2-5:30 p.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. First session of a two-day workshop focused on how to better engage with friends and family members who have different perspectives. Open at no cost to all.

**Tech Time.** 2-4 p.m., Sisson Library. We are happy to help you resolve your basic technology questions related to computers, smartphones, tablets and other electronic devices. We can also provide in-depth assistance with accessing any of the library's online resources. Call (970) 264-2209 for more information.

**English as a Second Language.** 4-7

p.m., Sisson Library. Your library offers English as a second language classes. These classes are free. Call (970) 264-2209 or email for more information. Beginning students are encouraged to attend from 4-5 p.m., intermediate and advanced students from 5-7 p.m.

**Pagosa Springs Community Band Courtyard Concert Fundraiser.** 5-7 p.m., courtyard at Pagosa Lodge, 3505 U.S. 160. Bring a lawn chair and picnic supper or purchase food from vendors on site. Enjoy Bruce Wayne Classic Rock and bring your dancing shoes. Tickets are \$10 at the door. Funds to benefit projects sponsored by the community band in our local schools.

**Rise Above Violence Art Above Violence Gallery Preview Night.** 5:30 p.m., Tennyson Event Center, 197 Navajo Trail Drive. Join us for music from Stephany Bouchier and a cash bar. A great time to view the art, learn more about the event on Oct. 1 and enjoy great music with a glass of wine. Visit our website [riseaboveviolence.org](http://riseaboveviolence.org) or email [ashley@riseaboveviolence](mailto:ashley@riseaboveviolence) for more information.

**Powerful Conversations with Your Teen or Tween.** 7-8:30 p.m., St. Patrick's Church, 225 S. Pagosa Blvd. Community members are invited to join a hands-on workshop to develop skills and grow as trustworthy conversational partners with the teens and tweens.

## Friday, Sept. 23

**Pickleball.** 8-11:30 a.m., Community Center. Loaner paddles are available.

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**Powerful Conversation Workshop.** 8:30 a.m.-noon, St. Patrick's Church, 225 S. Pagosa Blvd. Second session of a two-day workshop focused on how to better engage with friends and family members who have different perspectives. Open at no cost to all.

**Labyrinth Guided Walk.** 10 a.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. A docent is available for a guided walk of the Chartres-designed labyrinth. The labyrinth is available dawn to dusk behind the parking lot at the wooden cross.

**Children's Spanish Class.** 2-3 p.m., Sisson Library. For ages 6-11. Join us to learn and improve your Spanish.

**Gaming.** 3-4 p.m., Sisson Library. Enjoy video gaming in the Xbox 360 Kinect. Call (970) 264-2209 for more information.

## Saturday, Sept. 24

**Mountain Chile Cha Cha.** 8 a.m., Town Park. The Annual Mountain Chile Cha Cha is a celebration of the Southwest green chile harvest and includes a free concert, on-site chile roasting, a Mexican beer garden, food booths, live music and kids' activities. The festival kicks off with a trail run (5k, 10k) and includes the Patty Aragon Green Chile Classic cook-off.

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**Chimney Rock 10th Anniversary**

■ See Calendar on next page

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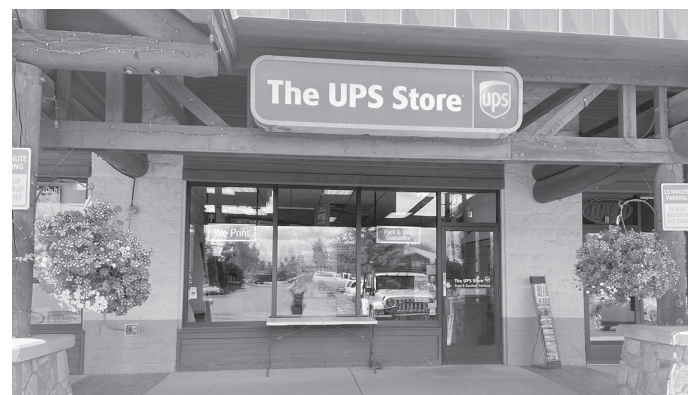
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\*Licensed to Practice Law in Colorado and Texas

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# Preview Calendar

■ continued from previous page

**Event.** 9 a.m.-4 p.m., Chimney Rock National Monument, 3179 Colo. 151, 3 miles south of U.S. 160. A day of free, interactive and educational public events is planned to recognize the 10th anniversary of the designation of the site as a national monument. For more information, contact Brandy Richardson at (970) 765-7304.

**Riverwalk Naturalist Tours.** 9 a.m. Native Plants Garden on the Geothermal Greenhouse Partnership site in Centennial Park. Join naturalist guides on a tour of discovery through the Riverwalk wetlands conservation area. The area is rich in natural history and ecological treasures. Tours are free and last approximately 1-1.5 hours. The 1.5-mile paved trail is wheelchair accessible. Please bring water, sunglasses, a hat and your curiosity. Cameras and binoculars optional. Pets should be left at home. No reservations are needed. This program is sponsored by the Weminuche Audubon Society, Pagosa Wetland Partners and the Springs Resort. For more information, email pagosawetlands@gmail.com.

**Pagosa Farmers Market.** 9 a.m.-1 p.m., East Side Market. A wide variety of locally grown produce and food products.

**GriefShare.** 10-11:30 a.m., Centerpoint Church, 2750 Cornerstone

Drive. Through Dec. 3, no meeting Nov. 26. A grief support group for those grieving the death of a spouse, child, parent or other family member or friend. A caring and safe place. We know it hurts and we want to help. There is no charge.

**Pagosa Springs Coed Varsity Cross-Country.** 10 a.m.

**LEGO Club.** 11 a.m.-noon, Sisson Library. For kids 6+. We have the LEGO bricks, all you need to bring is your imagination. Contact the library at (970) 264-2209 for further information.

## Sunday, Sept. 25

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available. **Bingo.** 5:45 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd. Doors open at 5 p.m., early-bird bingo at 5:45 p.m., bingo from 6-8 p.m. Concessions and cash prizes. No outside food or drink.

**'The Art of Spiritual Dreaming.'** 1 p.m., PLPOA clubhouse. Presented by the Spiritual Experiences Group of Pagosa Springs and sponsored by Eckankar. People of all faiths and beliefs are welcome.

## Monday, Sept. 26

**Medicare Mondays.** For anyone who needs help navigating Medicare plans, fraud concerns and/or troubleshooting issues that they

may be having. By appointment only. Please call our Medicare line at (970) 264-0501, ext. 4. Someone will return phone messages within 24 hours.

**Pickleball.** 8-11:30 a.m., Community Center. Loaner paddles are available.

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**Line Dancing.** 9:30-11:30 a.m., PLPOA Clubhouse, 230 Port Ave. Proof of COVID vaccination required. If you have not attended before, please call Beverly at (970) 264-2064 for more information.

**Bridge.** 1 p.m., Senior Center. Come alone or bring a partner.

## Tuesday, Sept. 27

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**Veterans for Veterans of Archuleta County.** 10 a.m., Tennyson Event Center, 197 Navajo Trail Drive. Veterans and family members are invited to share experiences with vets of all ages. Find out about the latest in vets benefits, vets news and community-focused events. We welcome your participation in fundraisers to benefit fellow vets. You served once, join us in continuing that service. Contact (970) 880-8387 for more details.

■ See Calendar on next page



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141 Hollow Drive  
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# Preview Calendar

■ continued from previous page

**Pagosa Springs Stitchers.** 10 a.m.-noon, Community Methodist Church, 434 Lewis St. Bring your current stitching project and a snack/drink if you wish and enjoy the fellowship of other stitchers. Open to all.

**Tech Time.** 10 a.m.-noon, Sisson Library. We are happy to help you resolve your basic technology questions related to computers, smartphones, tablets and other electronic devices. We can also provide in-depth assistance with accessing any of the library's online resources. Call (970) 264-2209 for more information.

**Women Helping in Pagosa Springs (WHIPS) Luncheon.** 11:30 a.m., Elk Trace B&B. The luncheon is \$15. A raffle of a Mary Kay Beauty Basket will help benefit the scholarship fund. RSVP to (970) 946-1895.

**Pagosa Duplicate Bridge.** 12:30 p.m., PLPOA clubhouse, 230 Port Ave. Duplicate players new and experienced are welcome. We are now members of the Durango Bridge Club and play ACBL sanctioned games with computer dealt hands for maximum review options. Please email names of playing pair to pagosaduplicate@gmail.com or call (970) 946-6454 for more information.

**Bridge.** 1 p.m., Senior Center. Come alone or bring a partner.

**Mahjong.** 1:15 p.m., Senior Center.

**Pickleball.** 1:30-4 p.m., Community Center. Loaner paddles are available.

**Library Speakers Consortium:**  
**Hernan Diaz.** 2 p.m. Live author discussion via computer link. Diaz has written two novels which have been published in more than 20 languages, plus many essays and short stories. The Library Speakers Consortium is a partnership of public libraries working together to expand access to best-selling author talks. A live, one-hour interview with a bestselling author and a professional moderator. Event

recordings will be available after each event if you are unable to view the live presentation. To register for the consortium, click on the link on your library's home page at <https://pagosalibrary.org>. If you cannot view the presentations live, the recorded events will be available afterward at our website under the "Adult" tab. The full schedule is also posted there.

**English as a Second Language.** 4-7 p.m., Sisson Library. Your library offers English as a second language classes. These classes are free. Call (970) 264-2209 or email for more information. Beginning students are encouraged to attend from 4-5 p.m., intermediate and advanced students from 5-7 p.m.

**PALS Adult Education.** 5:30-8 p.m., Sisson Library. Pagosa Adult Learning Services, or PALS, can help you with high school equivalency. GED, college prep, financial aid, tutoring and more. Mark can help you develop a plan to achieve your education goals. Call (970) 264-2209 for more information.

**Pagosa Springs Boys' Varsity Soccer.** 6 p.m., Pagosa Springs High School. Pagosa vs. Durango.

**Game Night.** 6-8 p.m., PLPOA Clubhouse, 230 Port Ave. We currently have cornhole and backgammon players. Bring your favorite game. For more information, contact Barbara at (602) 622-9053.

**Riverwalk Naturalist Tours.** 6 p.m. Native Plants Garden on the Geothermal Greenhouse Partnership site in Centennial Park. Join naturalist guides on a tour of discovery through the Riverwalk wetlands conservation area. The area is rich in natural history and ecological treasures. Tours are free and last approximately 1-1.5 hours. The 1.5-mile paved trail is wheelchair accessible. Please bring water, sunglasses, a hat and your curiosity. Cameras and binoculars optional. Pets should be left at home. No reservations are needed. This program is sponsored by the Wemi-

nuche Audubon Society, Pagosa Wetland Partners and the Springs Resort. For more information, email [pagosawetlands@gmail.com](mailto:pagosawetlands@gmail.com).

**Wednesday, Sept. 28**

**Pickleball.** 8-11:30 a.m., Community Center. Beginner lessons, 8:30-10:30 a.m. Loaner paddles are available.

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**Kids Kare Club.** 9:30-11:30 a.m., Pagosa Bible Church, 209 Harman Park Drive. For ages 3-5 years old. The program includes songs, games, crafts and an exciting Bible story with lots of interaction with the kids. To register your child, go to [coloradocef.org/southwest](http://coloradocef.org/southwest) and click on "Register for a Club."

**Family Storytime.** 10-11 a.m., Sisson Library. For all ages. Join us for great stories, fun songs, and plenty of reasons to get up and move. It's a great way for kids to have fun while building the skills they need to become independent readers. Call (970) 264-2209 for more information.

**St. Patrick's Episcopal Church Pipe and Drum Lessons.** 5:15-5:45, St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. Jim Dorian and Paul Elliot, both experienced Scottish bagpipers, are happy to teach the art of piping free of charge. Contact Jim Dorian at (970) 749-2129 for

■ See Calendar on next page



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## WORD SCRAMBLE

Rearrange the letters to spell something pertaining to food safety.

**S W E S H A**

--	--	--	--	--	--

Answer: Washes

# Preview Calendar

■ continued from previous page more information.

## Thursday, Sept. 29

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**Loaves and Fishes Free Community Lunch.** 11 a.m.-1 p.m. Community United Methodist Church. Note: Until further notice, takeout will be available across the street from the Parish Hall at the Methodist Church. Serving bratwurst, chips and dessert to go. In addition, frozen prepared meals, meat and other staples are available for those in need. Masks and social distancing are required.

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**PALS Adult Education.** 5:30-8 p.m., Sisson Library. Pagosa Adult Learning Services, or PALS, can help you with high school equivalency. GED, college prep, financial aid, tutoring and more. Mark can help you develop a plan to achieve your education goals. Call (970) 264-2209 for more information.

## Friday, Sept. 30

**Pickleball.** 8-11:30 a.m., Community Center. Loaner paddles are available.

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**Labyrinth Guided Walk.** 10 a.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. A docent is available for a guided walk of the Chartres-designed labyrinth. The labyrinth is available dawn to dusk behind the parking lot at the wooden cross.

**Gaming.** 3-4 p.m., Sisson Library. Enjoy video gaming in the Xbox 360 Kinect. Call (970) 264-2209 for more information.

**Pagosa Springs Boys' Varsity Soccer.** 4 p.m., Pagosa Springs High School. Pagosa vs. Alamosa.

**Archuleta County Democratic Party**

**Chili Supper.** 5 p.m., CSU Extension building, 344 U.S. 84. All are welcome. In addition to a variety of chili with all the trimmings, including vegetarian options, we will have salad, cornbread and dessert. Beer and wine will be available for \$5. A donation of \$10 is suggested for an adult dinner; children are admitted free. If you want to donate chili or other food items, want to volunteer to assist, or have questions, contact Sue Yalom at (970) 731-1091.

## Saturday, Oct. 1

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**GriefShare.** 10-11:30 a.m., Centerpoint Church, 2750 Cornerstone Drive. Through Dec. 3, no meeting Nov. 26. A grief support group for those grieving the death of a spouse, child, parent or other family member or friend. A caring and safe place. We know it hurts and we want to help. There is no charge.

**Rise Above Violence Seventh Annual Art Above Violence.** 7-9 p.m., Tennyson Event Center, 197 Navajo Trail Drive. Celebrate the amazing stories of strength and

■ See Calendar on next page



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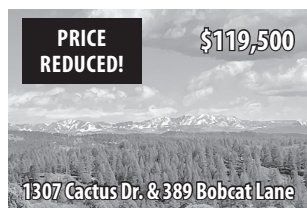
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11 Ripple Court

**THIS IS THE ONE!**

A beautiful single level log siding home with an open floor plan. With almost 3/4 of an acre of a wooded lot it feels like you are in a cabin in the woods! 3BR/2BA/2Gar/1948 sq ft.

Andrea Peltier / 303-918-8137



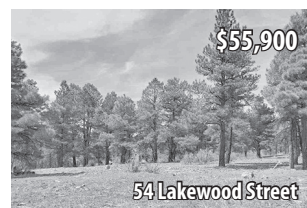
PRICE REDUCED! \$119,500

1307 Cactus Dr. & 389 Bobcat Lane

**Majestic Mountain Views!**

Almost 4 acres of land in Aspen Springs 2. Amazing views from almost every stretch of the property. A perfect spot for your Colorado Mountain Dream Home!

Andrea Peltier / 303-918-8137  
Marianne Hamilton / 970-585-9005



\$55,900

54 Lakewood Street

**WOODED LOT FOR PRIVACY!**

Beautiful level 1/4 acre lot backing to a greenbelt. Close to everything that Pagosa has to offer. Water and Sewer tap available. Paved roads in the wintertime are a huge bonus!

Kaufman Team / 970-238-0105



\$325,000

XW/US Hwy 160

**LOTS OF POTENTIAL!**

5 acres in up-town Pagosa. Great views. Numerous structures on the property that can be used for reclaimed wood. The main structure may be able to be revitalized. Well on the property.

Marianne Hamilton / 970-585-9005



\$99,900

90 Chase Ct.

**VIEWS OF PAGOSA PEAK!**

Gently sloped .39 acre lot in a gated community. National Forest out your back door. Paved roads, underground utilities and minutes from all that Pagosa Springs has to offer.

Vicki Liszewski / 480-287-3155



\$43,500

1281 Buttercup Dr.

**WOW! AMAZING VIEWS!**

One acre in Aspen Springs 2, with a perfect spot to build your Colorado Mountain Home! Modular, manufactured home, or tiny home are allowed. This quiet spot on top of the world can be yours!

Kaufman Team / 970-238-0105



\$183,000

179 Caleta Place

**ON THE RIM OF MARTINEZ CANYON!**

This is a dream lot on over a 1/2 acre. Take in the views from this gorgeous, treed property! Build your Colorado home on this tranquil parcel that has all utilities available.

Kaufman Team / 970-238-0105



\$169,900

87 Ute Lane

**DON'T MISS OUT!**

Beautiful 1 Acre lot in Aspen Springs. It has a community well with electric being run to the lot. Amazing views! Flat for an easy build site. Lot has two nice storage buildings.

Kaufman Team / 970-238-0105



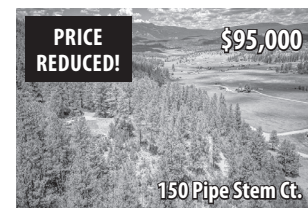
\$99,900

165 Incline Circle

**BUILD YOUR DREAM HOME!**

Great .40 acre lot in the quaint gated community of Coyote Cove with captivating views of Hatcher Lake. Paved roads, central water, sewer and all underground utilities.

Diane Pistillo / 602-481-9212



PRICE REDUCED! \$95,000

150 Pipe Stem Ct.

**AT THE END OF THE ROAD!**

3 acre lot backing up against Ute Land makes a very private retreat. Electric to property and a well. Build your cozy cabin or bring your RV.

Tracie Weiman 719-429-5495



\$379,000

217 Pínon Causeway #3015

**LOCATION! LOCATION!**

3br/2ba/1,565 sq. ft. beautifully decorated, furnished turnkey condo is perfect for a weekend getaway and/or a successful income-producing property. Relax in the winter by the cozy fireplace or enjoy the patio in summer.

Kaufman Team / 970-238-0105

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# Preview Calendar

**continued from previous page**

honor the healing of survivors in our community in a music-filled evening. Visit our website [riseaboveviolence.org](http://riseaboveviolence.org) or email [ashley@riseaboveviolence.org](mailto:ashley@riseaboveviolence.org).

**Sunday, Oct. 2**

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available.

**Bingo.** 5:45 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd. Doors open at 5 p.m., early-bird bingo at 5:45 p.m., bingo from 6-8 p.m. Concessions and cash prizes. No outside food or drink.

**Monday, Oct. 3**

**Medicare Mondays.** For anyone who needs help navigating Medicare plans, fraud concerns and/or troubleshooting issues that they may be having. By appointment only. Please call our Medicare line at (970) 264-0501, ext. 4. Someone will return phone messages within 24 hours.

**Pickleball.** 8-11:30 a.m., Community Center. Loaner paddles are available.

**Pickleball.** 8:30-11 a.m., South Pagosa Park. Loaner paddles are available. Tuesday, Oct. 4

**Pagosa Springs Stitchers.** 10 a.m.-noon, Community Methodist Church, 434 Lewis St. Bring your current stitching project and a snack/drink if you wish and enjoy the fellowship of other stitchers. Open to all.

**Tech Time.** 10 a.m.-noon, Sisson Library. We are happy to help you resolve your basic technology questions related to computers, smartphones, tablets and other electronic devices. We can also provide in-depth assistance with accessing any of the library's online resources. Call (970) 264-2209 for more information.

**Pagosa Duplicate Bridge.** 12:30 p.m., PLPOA clubhouse, 230 Port Ave. Duplicate players new and experienced are welcome. We are now members of the Durango Bridge Club and play ACBL sanc-

tioned games with computer dealt hands for maximum review options. Please email names of playing pair to [pagosaduplicate@gmail.com](mailto:pagosaduplicate@gmail.com) or call (970) 946-6454 for more information.

**Pagosa Springs Boys' Varsity Soccer.** 4 p.m., Pagosa Springs High School. Pagosa vs. Salida.

**English as a Second Language.** 4-7 p.m., Sisson Library. Your library offers English as a second language classes. These classes are free. Call (970) 264-2209 or email for more information. Beginning students are encouraged to attend from 4-5 p.m., intermediate and advanced students from 5-7 p.m.

**PALS Adult Education.** 5:30-8 p.m., Sisson Library. Pagosa Adult Learning Services, or PALS, can help you with high school equivalency. GED, college prep, financial aid, tutoring and more. Mark can help you develop a plan to achieve your education goals. Call (970) 264-2209 for more information.

**Game Night.** 6-8 p.m., PLPOA Clubhouse, 230 Port Ave. We currently have cornhole and backgammon players. Bring your favorite game. For more information, contact Barbara at (602) 622-9053.

**Pagosa Springs Girls' Varsity Volleyball.** 6 p.m., Pagosa Springs High School. Pagosa vs. Durango. *Submit your calendar items to editor@pagosasun.com; mail them to The Pagosa Springs SUN, P.O. Box 9, Pagosa Springs, CO 81147; or deliver them to The SUN office by noon Monday.*



All real estate advertising in this newspaper is subject to the Fair Housing act which makes it illegal to advertise "any preference limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention, to make such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.

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Publisher's Notice**



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# SUDOKU

7					5			
		5	4	3	6			1
			7			5	8	
							3	5
1		9				6		4
8		4				1		
4			6		3			9
		3	1					6
		7		2	4	3	1	

Level: Beginner

**Fun By The Numbers**

Like puzzles? Then you'll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test!

**Here's How It Works:**

Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

8	1	3	4	2	5	7	9	6
9	4	7	8	6	1	3	2	5
6	5	2	3	7	9	8	1	4
7	9	1	2	6	3	4	5	8
4	2	9	7	5	8	9	3	1
5	3	8	1	4	6	2	7	9
2	8	5	6	1	9	7	4	3
1	9	7	6	3	4	5	8	2
3	6	4	5	8	2	1	9	7

ANSWER:



# Are we looking up or at our watches?

By Stan Counsell  
PREVIEW Columnist

Isn't it typical for all of us to be mindful of the time and not give our full attention as to why we are in a place for worship and His Word? In doing so, we often show what our real priorities are. It really doesn't matter where we are meeting, many eyes will watch that metallic thing on our wrist and our listening will fade out of the picture.

This is true of Christians everywhere, me included. Without knowing it, we can slowly drift "off course" with our Lord Jesus, seeing things through our own eyes. It can become all about ourselves. But, it isn't about us; it is about Him. God knows our brokenness, failures and pain. He also knows our prideful nature when everything seems to "roll our way."

Still, He forever calls us to be reconciled to Him. His salvation isn't at all selected for this person and not that one. He loves all the peoples of the world and desires for them to learn about and receive His love, salvation and forgiveness, to start fresh with Him every day (Psalm 5).

Still, there is something about that watch on our wrist. Regardless of its value, it calls to us with a voice that our fallen nature can hear. Its voice seems to find a way into our deepest thoughts, closing our spiritual eyes and plugging our ears to the worship service that we chose to attend.

We tend to see and hear the watch, not our loving Savior who gave His life for us upon that cross. Be it Rolex or Timex, it didn't, but Jesus did. Think about it: His worth, as the only begotten Son of God, being poured out in the complete sacrifice, versus that silly watch?

In a healthy church we should be learning a clear, simple, but in-depth study of God's eternal word, the numerous topics that relate to our lives here on earth. Such a critical topic for all followers of Christ is His grace through His Holy Spirit.

Becoming legalistic, failing to understand our relationship with Him tarnishes our view of Him, making us constantly doubt our standing with Him and our being His beloved children. He didn't save us only to let us flounder in life, swallowed up by our fallen nature.

Jesus commanded us to follow Him, to go forth with the knowledge that it is all about Him — His death, burial and resurrection. His grace is more than unmerited favor, it is the power needed to sail

## A Matter of Faith

the "seas of life" (2 Corinthians 1:12).

The word of God, presented lovingly by church leaders and congregants, teaches us how to set our spiritual sails to gain the fullness of God's power in our day-to-day walk with Him. The seas of life can get rough, the winds shifting much like political thinking. Still, God has abundantly given us His Son, the

word that became flesh, to direct us, the Holy Spirit giving our sails full value.

Have we checked our sails lately? Are we heading in the right direction with God's love, peace, forgiveness, righteousness, humility, caring for those truly hurting and in need? Or, is it that stupid watch that continually calls our name if a message or study goes five minutes too long? Let's learn to lie down on God's green grass and find rest and comfort in Him, looking not at our watch for a spell (Psalm 23:1-4).

Do we hear Him or that "silent" tick, tick, tick of our watch? Ready to hear His voice? He's speaking. But, what time is it?

Great hair doesn't happen by chance, it happens by appointment. Call for yours today!

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# Awesome Commercial Opportunities waiting for YOU!

## The Famous BOSS HOGG'S RESTAURANT & SALOON

Now Available to Purchase on the Open Market for the First Time Ever.



157 Navajo Trail Drive, Pagosa Springs • \$2,975,000  
MLS: 796396 • SqFt: 8897 • Acres: 1.01

THIS WELL ESTABLISHED, ONE-OF-A-KIND RESTAURANT HAS BEEN A LOCAL AND TOURIST FAVORITE FOR 30 YEARS!

The rustic log and wood accented interior, along with the swinging door authentic BOSS HOGG SALOON, RUSTIC WAGON SOUP AND SALAD BAR and many record trophy mounts throughout the restaurant have made this a must see on most tourist to-do lists.

With a max occupancy of 285 persons, it has the potential to cut down some of the table space and convert it into Pagosa's ONLY Country Dance Hall with live music!

Down home country cooking, hand cut steaks, smoked ribs and chicken, yummy appetizers, affordable drinks, family-friendly atmosphere, ability to seat large parties, and hard working servers and bartenders have made it a local favorite, as well as returning visitors year after year.

With Pagosa Springs having so much to offer such as hiking, mountain biking, fishing, floating, soaking in the hot springs, skiing/snowboarding, and so much more, tourism is always flowing and this town is always in need of a fun restaurant like this one!

## Groovy, Retro, Fully-renovated MOTEL SOCO AND EL CAMINO LOUNGE



651 W. U.S. Hwy. 160, Pagosa Springs • \$2,802,000  
MLS: 797239 • 16-room motel plus lounge & music venue

Fully renovated, clean, refreshing, groovy, retro, 1961 16-room, 18-bath motel and lounge offered for sale. The huge San Juan Mountain views really give you a Rocky Mountain High. This venue is packed on a daily basis with little room to get in if you don't get there early. Almost 7 acres of prime multi-use property located in the heart of historic Pagosa Springs.

The famous El Camino Lounge is a super hot spot in town for fun and live music with plenty of grassy area for games such as volleyball and disc golf. The mini full commercial kitchen is new. Roomy full function bar with 19 bar stools and plenty of other indoor and outdoor seating.

The renovated 16-room Motel has been rated as one of Pagosa Springs' favorites by all who have visited. Most rooms have new custom tiled showers, new flooring, new paint, new fixtures including both electrical and plumbing.



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# New Thought topic: ‘The Emergence of the Divine Plan and How It Affects Us All’

**By Shayla McClure**

New Thought Center for Inspirational Living

The Sunday service at 10 a.m. will be “The Emergence of the Divine Plan and How It Affects Us All” with Sophia White Feather.

## Upcoming events

SpiritHeart Band practice is Tuesday at 6:30 p.m. We welcome musicians and singers to join SpiritHeart band. Please text Shayla McClure at (970) 510-0309 for band information.

Thursday, Sept. 22, 5 to 7:30 p.m.: Good Vibe Tribe Pagosa Springs Instrumental Music Society Benefit Concert with the Retro cats rock and country band at the Pagosa Lodge. Tickets are \$10. Call (970) 510-0309.

Sept. 24, 10 a.m. to 3 p.m.: “The Original Soul Contract of Duality” class with White Feather. Call (954) 830-1123 for more information.

Oct. 9, 10 a.m.: Anniversary celebration and gratitude potluck at Sunday service with Shayla White Eagle.

Oct. 22 and 23: Spirits of the Land Gathering at Xanadu with Shari Silvey and White Eagle. Call (970) 309-6067 for more information.

## Library

The Aspin Inspiration Memorial Library is a collection of spiritual books. We welcome you to sign out/view our books, by appointment.

## About us

The New Thought Center promotes philosophies similar to Centers for Spiritual Living and Agape Centers. We honor all lifestyles, cultures and religious paths to the divine. The vision of the New Thought Center is to empower possibility through revelation of

# Next WHIPS luncheon announced

**By Nancy Ford**  
WHIPS

WHIPS, Women Helping in Pagosa Springs, will be having their luncheon on Tuesday, Sept. 27, at 11:30 a.m. at Elk Trace B&B on Stevens Lake Road.

The luncheon is \$15. A raffle of a Mary Kay Beauty Basket will help benefit the 2023 Scholarship Fund.

All women are welcome. RSVP to (970) 946-1895.

spiritual truth, and to enhance our members’ life experience through self-empowerment, inner peace and being part of an inclusive community. Our mission is to create a world that works for everyone through awareness of a higher power. We are the “Good Vibe Tribe” that practices Science of Mind principles of positive thinking.

We welcome local talents to share gifts, aptitudes and knowledge. Participate, learn or contribute your insights, beliefs, knowledge and skills.

New Thought events are held at 3505 W. U.S. 160, on the second floor of Pagosa Lodge (elevator available). Request prayer treatment or obtain information by joining us; emailing pagosacomunitynewthought@gmail.com;

mailing P.O. Box 1052, Pagosa Springs, CO 81147; or calling (970) 510-0309. Find us on Facebook (Pagosa Community of New Thought) or YouTube (Pagosa New Thought Center for Inspirational Living).

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# HEALTHY SELF HEALTHY FOODS

“And God said, ‘Behold, I have given you every plant yielding seed that is on the face of all the earth, and every tree with seed in its fruit. You shall have them for food.’” *Genesis 1:29*

## APPLES

**HEALTH NUGGET:** “We are told that Apples are God’s gifts. They may be put to excellent use as healthful articles of food. The apple is a neutralizer of all the body’s excess acids. It is therapeutically effective in all conditions of acidosis, gout, rheumatism, jaundice, liver and gall bladder troubles, dyspepsia, skin disorders and arthritis. It counteracts throat infections, relieves tension, fortifies the immune system, and prevents heart disease. It lowers cholesterol 10% on 2 apples a day. It had been said that an apple eaten after dinner will clean teeth better than anything else.” *Divine Prescription, pg 163*

One medium apple with skin contains 0.47 grams of protein, 95 calories, and 4.4 grams of dietary fiber.

**Minerals in apples:** Potassium – 195 mg; Calcium – 11 mg; Phosphorus – 20 mg; Magnesium – 9 mg; Manganese – 0.047 mg; Iron – 0.22 mg; Sodium – 2 mg; Copper – 0.049 mg; Zinc – 0.07 mg; and other trace minerals.

**Vitamins in apples:** Vitamin A – 98 IU; Vitamin B1 (thiamine) – 0.031; Vitamin B2 (riboflavin) – 0.047 mg; Niacin – 0.075 mg; Folate – 5 mcg; Pantothenic Acid – 0.111 mg; Vitamin B6 – 0.075 mg; Vitamin C – 8.4 mg; Vitamin E – 0.33 mg; Vitamin K – 4 mcg; and other vitamins in small amounts.



*If you missed any of the 10 Health Secrets printed over the last several weeks, please go to [pagosasda.org](http://pagosasda.org) and select the “ministries” link. All 10 Health Secrets can be found there.*

*A public service from your Adventist friends & neighbors at Pagosa Springs Seventh Day Adventist Church.*

*Disclaimer: This and all our Nature’s Remedies are for health information purposes only. The Seventh Day Adventist Church is not responsible for results.*



# Seventh-day Adventist® Church

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Shop the SUN classifieds.

# About 45 magazines and newspapers available for your free reading pleasure

**By Carole Howard**  
PREVIEW Columnist, and the library staff

We want to remind you that your library has about 45 magazines and newspapers in our collection for your free reading enjoyment.

Magazine titles include The Atlantic, The New Yorker, Taste of Home, Time, Bon Appetit, Colorado Life, Consumer Reports, People, All Animals and Sports Illustrated, to name just a few. Especially for youngsters, we have Sports Illustrated Kids. All magazines are listed in our online catalog that is a link from our website. If you are looking for a magazine that is also the title of a book or movie, you can include the term “periodical” to narrow the search.

In 2023, as our current magazine subscriptions end, we are switching to a new magazine provider for several reasons, including our inability to get Ski and Southwest Art, both of which are popular with our patrons.

Newspapers include The Pagosa Springs SUN and The Durango Herald. We had to drop The Silverton Standard because of a dramatic price increase along with a limited number of people reading it (we track numbers). Also, we no longer carry The Wall Street Journal, not because of price or people not reading it, but because our provider couldn't get it here in any sort of reasonable delivery time frame.

We hope you enjoy reading the newspapers and current magazines right at the library in one of our comfy chairs or reading areas. All past magazine issues are available for free check out.

We also offer a variety of journals and other publications through our online resources available to you 24/7. Visit <https://pagosalibrary.org/online-resources/> to find a variety of topics for people of all ages. A library card is required to access some of the online resources.

## New format for activities calendar

To be sure you don't miss any of the free library activities available to you and your family, we encourage you to pick up a copy of the events calendar each month. Its new streamlined format combines all the activities and events for children, teens and adults on one handy, two-sided page.

## Online Speakers Consortium continues

There is one more event this month in our free online Library Speakers Consortium virtual series featuring New York Times bestselling authors and thought-leaders giving live, professionally moderated book discussions you can view on your computer, tablet or smartphone with Internet access.



You also have an opportunity to ask questions.

On Tuesday, Sept. 27, at 2 p.m., we'll hear from Pulitzer Prize finalist Hernan Diaz. He has written two novels that have been published in more than 20 languages, plus many essays and short stories. He also is the associate director of the Hispanic Institute for Latin American and Iberian Cultures at Columbia University. He is known as a dynamic speaker who captivates audiences with witty conversations about foreignness, his theory of genre, literary history and what it means to do research for a novel.

## Children's Spanish class tomorrow

Join us Friday, Sept. 23, from 2 to 3 p.m. for a Spanish class for kids aged 6 to 11 to help youngsters learn and improve their Spanish.

## LEGO Club on Saturday

Kids aged 6 and up are invited to bring your imaginations — LEGOs are provided — on Saturday, Sept. 24, from 11 a.m. to noon for the free LEGO Club. LEGO challenges also are posted on Facebook if you can't make it to the library.

## Gaming tomorrow

Enjoy free all-ages video gaming on the Xbox 360 Kinect tomorrow, Friday, Sept. 23, from 3 to 4 p.m.

## PALS/GED adult education

In response to popular demand, Mark has doubled the number of his free PALS sessions to Tuesdays and Thursdays from 5:30 to 8 p.m. to help with high school equivalency, GED, college prep, financial aid, tutoring and more. No registration required. Note there will be no PALS today, Sept. 22.

## Tech Time

Free in-person slots are available from 10 a.m. to noon Tuesdays and 2 to 4 p.m. Thursdays. Judy will help you with basic questions relating to computers, smartphones and tablets and also provide assistance in accessing any of the library's online resources. You do not need an appointment for these drop-in sessions.

## Writing challenge

A new all-ages writing challenge will be posted Sept. 26 on the library's Facebook page. We hope you will challenge your creativity by participating in this free activity.

## Family storytime

Wednesdays from 10 to 11 a.m., join us for free in-person children's stories, games and plenty of reasons to get up and move.

■ See Library on next page

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**17 states have banned choice. Don't let Colorado be next.**

**Annual Chili Supper**  
**5 p.m. Friday, Sept. 30**  
**County Extension**  
**Building 334 Hwy 84**

*Join us for fun, food and the chance to defend freedom*

Suggested adult donation \$10  
Children eat free  
Beer and wine \$5

**All who value individual rights welcome**  
**Democrats, Republicans, Unaffiliated Voters**

**Featured Speaker: Pam Espinoza,**  
**Colorado Democratic Party**  
**Vice Chair of Rural Outreach**

**Campaign material will be available**

**Can't Attend?**  
**Contribute**  
**Today**



Archuleta  
Democrats



Paid for by the Archuleta Democratic Party, PO Box 3304, Pagosa Springs, CO 81147 Dave Butcher, registered agent. Not authorized by any candidate or candidate's committee

# Bird of the Week



Photo courtesy Byron Greco

This week's Bird of the Week, compliments of the Weminuche Audubon Society and Audubon Rockies, is the Lewis' woodpecker.

For a woodpecker, this one displays some unusual characteristics. Rather than wearing the black and white patterns of many woodpeckers in our area, the chunky Lewis' with its metallic green back and head, silver gray collar, bright red face and pinkish belly appears almost tropical.

Like a raptor, this bird is often found perched at the top of trees, an aid in its flycatcher-like feeding style. From here it will scan for prey and swoop out to catch an insect or glide up high like a swallow while feeding midair. The Lewis' is not well-adapted to bore into trees for insects, but will glean them from trunks and branches.

When temperatures fall and insects become scarce, this woodpecker relies on fruits, berries and nuts for sustenance. Outside of breeding season, the Lewis' is nomadic in its search for food, spending the winter where a good food source has been located in the autumn. Acorns are especially important and are cracked and stored in bark crevice storage areas, defended from other hungry birds.

Favored habitats include open old-growth pine forests with brushy undergrowth, riparian cottonwood galleries and recovering burned forests. The presence of snags or decaying wood with nest cavities is essential in breeding grounds. Pairs may mate for life and use the same nest cavity for many years. Lewis' woodpecker populations have been in decline for many years due in large part to the loss of old-growth forests.

With a range limited to southern British Columbia and states west of the Dakotas and Texas, Lewis' woodpeckers are uncommon birds in North America. Bird-watchers have been known to travel to Pagosa Springs in summer for a reliable sighting of this colorful woodpecker.

For information on events, visit [www.weminucheaudubon.org](http://www.weminucheaudubon.org) and [www.facebook.com/weminucheaudubon/](https://www.facebook.com/weminucheaudubon/).

# Library

■ continued from previous page  
**ESL classes**

Free in-person evening classes take place on Tuesdays and Thursdays, with 4 to 5 p.m. reserved for beginners and 5 to 7 p.m. for both intermediate and advanced students. Please help us spread the word about these classes to others in our community who would be interested, and contact us by phone or email if you have any questions.

## Library hours

Most of our programs happen in person and curbside service continues. Also, our hours are back to pre-COVID levels — and even more on weekdays:

- Mondays, Wednesdays and Fridays, your library is open 9 a.m. to 6 p.m.
- Tuesdays and Thursdays, your library is open 9 a.m. to 8 p.m.
- Saturdays, your library is open 9 a.m. to 3 p.m.

## Downloadable books

CloudLibrary has a wide variety of downloadable e-books and audiobooks for all ages, and accessing this free digital collection has never

■ See Library on next page

# WINDOW COVERINGS

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# Guess Who?

I am a singer born in New Jersey on September 29, 1994. I began my singing career singing a parody of a popular tune. Since then I have achieved fame with notable singles. My stage name is an anagram of my real name.

*Answer: Halsey*



# Five things science tells us about food allergens

By Robin Young  
PREVIEW Columnist

## Extension Viewpoints

Most of us have an amicable, even loving, relationship with food. It nourishes us; it strengthens us; it even makes us happy. But, every now and then, there is that one food or group of foods that, through no fault of our own, becomes an enemy. It makes us break out in rashes, feel unwell or even in some extreme instances, kills us. Food allergies, intolerances or sensitivities can change our relationship to food from one of joy to one of trepidation.

It is a global issue. Food allergies are becoming more common in countries around the world. In developed countries, the prevalence of food allergies is increasing, affecting approximately 10 percent of the population. In developing countries, where food allergies were not broadly seen before, the number of reports on food allergies has risen decidedly.

Defining “priority” allergens and mandating their appropriate labeling has been an important part of the work of the Codex Alimentarius Commission, an FAO and World Health Organization (WHO) body dedicated to setting international food safety and quality standards. In 1999, the Codex Alimentarius Commission outlined a list of foods or ingredients that must be declared on a food label. These “priority” allergens are ones that cause allergies in populations worldwide and provoke significant reactions even when eaten in small amounts.

The FAO and WHO are now reviewing new scientific developments in the area of food allergens to ensure that the Codex standards and guidance are up to date.

Here are five things to know about food allergens:

1. A food allergy is an abnormal immune response. A food allergy occurs when exposure to a particular food triggers an abnormal immune response. Allergic reactions can happen fast, within minutes of consumption or exposure, or they can take up to several hours to appear. Allergic reactions are unpredictable, with symptoms ranging from mild localized rashes to a severe anaphylactic response. Intolerances, like lactose, are not the same as the abnormal immune reaction caused by an allergy. Because of this, they are treated as a separate category. Though some childhood food allergies have been known to disappear over time and there have been some successes with desensitization studies, there is no cure for food allergies. Prevention is the only solution.

2. Some food allergies are worse than others. The Codex Alimentarius’ priority allergens are foods or

ingredients that cause allergies in multiple populations around the world and are more likely to provoke severe reactions, even when small amounts are consumed. These priority allergens include the “big 8”: milk, egg, fish, crustacean shellfish, tree nuts, peanuts, wheat, soybeans, in addition to sulphites (in concentrations of 10 mg/kg or more). In the United States, the “big 8” accounts for almost 90 percent of all food allergies. The United States, European Union, Canada, Japan, Australia and New Zealand all follow Codex Alimentarius’ recommendations and require mandatory labeling of these allergens in prepackaged foods.

3. The prevalence of food allergies differs by country. Food allergies are related to diets and food consumption habits. Therefore, the prevalence of certain food allergies can differ from country to country or region to region. Inevitably, the introduction of new foods can bring with it the introduction of new allergies. For example, the kiwi fruit was first brought to Japan in the 1960s. Nowadays, according to recent surveys, the kiwi fruit is one of the top 10 allergy-causing foods in the country. Though the Codex Alimentarius outlines an international list of foods or ingredients that should always be declared on a label, the list may not necessarily cover all the food allergens that impact specific populations. Countries should investigate in their national contexts which prepackaged foods should be labeled and at what quantity food allergens become harmful, taking into account the country’s food habits.

4. Hygiene and laboratory tests can help limit and detect levels of allergens in foods. In most cases, it is specific proteins found in certain foods that are problematic for allergic consumers. These proteins can be naturally occurring or ones that have been altered in processing, for example, peanut roasting alters the structure of some of its proteins. In addition, these proteins may be part of the food itself or be present due to cross-contact with an allergen. The Codex Alimentarius recommends good hygiene practices to effectively minimize the risk of allergen cross-contact. The use of laboratory test kits are another good tool, which can detect very low levels of allergenic proteins in most food products. These kits allow food manufacturers to quickly confirm that food processing equipment

has been properly cleaned, though these are best used by trained technicians.

5. Food labels and diligence protect allergic consumers. The Codex Alimentarius Commission has defined a Code of Practice on food allergen management for food businesses to minimize the risk of cross-contact. However, despite best efforts, food allergens may still unintentionally be present in some foods. A good example is the manufacturing of dark chocolate in a production line that also makes milk chocolate. It is extremely difficult to remove all traces of dairy products. A “May contain milk” or similar type statement should be used to alert allergic consumers that a product is not suitable for them. The Codex Alimentarius Commission is working on providing international guidance for these precautionary allergen statements; however, allergic consumers must diligently check food product labels and heed these types of statements to make safe food choices.

Regulating food allergen label-

ing is effective and provides safe commercial food products for even allergic individuals. Presently, many countries have enforced food allergen labeling regulations; however, their approach largely depends on the national context. Through the development of labeling guidelines and codes of practice on food allergen management, the Codex Alimentarius helps countries to protect consumers and ensure fair practices in trade.

### Fermentation class

At 6 p.m. on Oct. 5, learn to make sauerkraut and other fermented vegetables. Look on the

CSU Extension Facebook page and the Archuleta County Extension website for more information.

### Tour de 4-H

From 4 to 6 p.m. on Oct. 19, the public can learn about the Archuleta County 4-H program and projects. Look on the 4-H Facebook page and Archuleta County Extension Website for more information.

### CPR and first aid classes

CPR and first aid certification classes are offered every other month (February, April, June, August, October and December) from

■ See Viewpoints on next page

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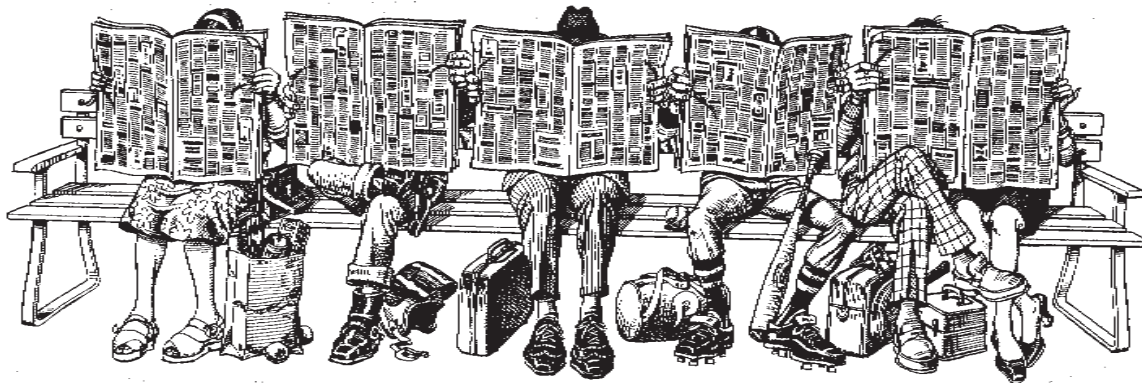
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# Domestic Violence Awareness Month just around the corner

By Ashley Wilson  
Rise Above Violence

Domestic violence touches many, if not most, people's lives in some form or fashion.

It affects a victim's friends and family who care and worry about them. Domestic violence affects the teachers who teach children who are too traumatized, worried or tired to learn because of the chaos at home. It affects employers who rely on victims to be productive, reliable employees, but have more sick days than many of their co-workers due to trauma or control by their batterer. Domestic violence affects health care services or mental health providers who are "treating" a victim's symptoms, but to whom the victim may not have divulged the true cause of their pain or emotional instability. Domestic violence affects the community as it has potential to grow into a public safety issue with kids becoming more violent because they learn this behavior at home, or the domestic violence escalates to involve neighbors or community members if the incident happens in public.

## Every1 Knows Some1

On average, 400 victims of domestic violence come to Rise Above Violence for support each year. Support can look like crisis support, safety planning, emergency safe housing, emotional support, legal advocacy and education, or support for children who were exposed to violence.

Domestic Violence Awareness Month is a specific time of the year — the month of October — where we work to do strategic outreach and education to the community to raise awareness about the issues of domestic violence facing our community.

Awareness plus action is what will create change for our community. For community members who want to help in some way, we

have a lot of upcoming events; we hope you might plan to join us for one or all of these events.

Today, please join us at the Tennyson Event Center at 5:30 p.m. for our Art Above Violence Gallery preview night, with music from Stephany Bouchier and a cash bar. It will be a great time to view the art, learn more about the event on Oct. 1 and enjoy great music with a glass of wine.

To kick off Domestic Violence Awareness Month, we have the seventh annual Art Above Violence event on Oct. 1 from 7 to 9 p.m. at the Tennyson Event Center. We will celebrate the amazing stories of strength and honor the healing of survivors in our community in a music-filled evening.

Also launching on Oct. 1 is the iRISE adventure challenge for those who are hoping to get more active or stay active through the month of October. Register today to learn how to win our amazing grand prize package and challenge yourself to get out and do 30 miles in 30 days.

On Oct. 4, join us at both the Archuleta County Board of County Commissioners and Pagosa Springs Town Council meetings for the proclamation of October as Domestic Violence Awareness Month. We would love to see our community come out and support the proclamations.

On Oct. 20, our last Coffee Talk of the year will be held at 9 a.m. at the Tennyson Event Center. We will

share ideas and information as part of Domestic Violence Awareness Month as well as have coffee and treats for a time to come together for change.

We appreciate the support of all the sponsors and supporters of these events and our generous community. You can find more information by visiting our website, [riseaboveviolence.org](http://riseaboveviolence.org), or email [ashley@riseaboveviolence.org](mailto:ashley@riseaboveviolence.org).

Rise is a 501(c)(3) nonprofit that provides 24-hour support and advocacy services for victims of domestic violence and sexual assault or other forms of violence, serving around 400 victims each year. Rise also works to eliminate violence through education for youth and our community. All programs and services are free and confidential, including emergency prevention education and empowerment programs. Visit [www.riseaboveviolence.org](http://www.riseaboveviolence.org) for more information or call (970) 264-9075 to talk to an advocate today.



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## Viewpoints

■ continued from previous page  
6 to 10 p.m. The cost for the classes is \$80 for combined CPR/first aid, and \$55 for CPR, first aid or recertification. Call the Extension office at (970) 264-5931 to register.

### Visit online

Visit us on the Web at <https://archuleta.extension.colostate.edu/> or like us on Facebook and get more information: <https://www.facebook.com/CSUARCHCTY> and <https://www.facebook.com/ArchuletaCounty4H>.



## Flu Shots are available at PSMC

Flu shots are available during scheduled flu shot appointments and regularly scheduled visits.

Call 970-731-3700 for your flu shot appointment. Appointments are available Tuesday through Friday, \$45 for regular, \$90 for high dose. High dose is available to patients over 65. With insurance, you may have a \$0 co-pay.

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# New beginnings and shadows of the past

Have you noticed the yellow tips on the trees? A change of season is upon us. John Burroughs wrote, "How beautiful the leaves grow old. How full of light and color are their last days."

Before long, summer will be turning to autumn. The bright red and yellow leaves, brittle and crackly, will fall to the ground. This season of falling leaves is my favorite time. I want to embrace them and soak up every moment of their luscious colors.

My children's annual shrimp boil happens every year around this time. They plan the last outside event before winter comes. They entertain with their traditional shrimp boil. Co-workers, friends and neighbors come together.

Among 43 guests, my Sweet Al and I observed neighbors who recently moved to the Lower Blanco. Seven or eight new families — parents in their 30s, children in elementary and middle schools, moved here to raise their families and give them a better life.

I said to my Sweet Al, "A new generation is living on the Blanco. All the old people are leaving or dying. There's a new spirit and energy of building and embracing country life."

I felt I was looking back at our family when we moved here in 1976. The shadow of what had been became a reality with the new neighbors.

These families rolled up their sleeves, knowing they have a lot of work to do. They are calling the Lower Blanco home and are living in homes built in the '70s — a time when licensed contractors didn't live in Pagosa, just a carpenter or two, who had never built a house, but knew how to swing a hammer. No permits or inspections were necessary. On a whim, people added a room or two to their houses with material from a former job site.

The new buyers have inherited a hodgepodge of living space. Everything is "grandfathered in." They are pulling out walls, remodeling kitchens and bathrooms, trying to make sense of those who lived and occupied their houses 40 years ago.

The neighbors explained how the walls were crooked, rooms were added without design or reason. They asked Al and me if we knew the previous owners and wanted to know their stories.

I told them, "We all have the same story. In survival mode, everything looks different. People hauled bathroom fixtures from second-hand stores in another town, they laid flooring from recycled wood. They'd get a good deal on a wood stove and dig up native rock. Nothing was available in Pagosa. Every truck pulled a flat-bed trailer loaded with furniture and building supplies. No U-Hauls around or

## Artist's Lane

Betty Slade



*Our house, built in 1976, also had crooked walls, with added rooms. Our inside walls were covered with hundreds of feet of old barn wood.*

moving companies.

Our four children learned how to carry wood, build fires and keep warm. No furnace, just heat from the fireplace. By morning, we had ice in the commodes. Yes, we learned how to survive, and you will, too.

One guest said, "The house is like the owner started with an idea; the next day, he thought of another idea. The whole house doesn't make sense." Another neighbor bought a house with another house added on and they have two houses in one.

As we talked, it was like mirroring a place where we once lived. We, too, moved to the Lower Blanco when we were in our 30s. Our four children were in elementary and middle schools.

Our house, built in 1976, also had crooked walls, with added rooms. Our inside walls were covered with hundreds of feet of old barn wood. My Sweet Al made deals with ranchers for their sheds,

shacks and outhouses. We tore down their old, falling buildings for the wood. In our hodgepodge house, we entertained, laughed and served guests. It was not about the house, but the family.

The evening of the shrimp boil, I saw something that warmed my heart. The past was replicated by the present. No longer was it Al and me, but our children serving others with glad hearts. They moved with ease and laughter among their guests as they spread pounds of shrimp and crab legs over heavy paper covering end-to-end picnic tables.

I enjoyed watching our son-in-law, son and daughters entertain and serve, just like we did in our house so many years ago.

I read this morning in the 39th Psalm, "We live our lives like those living in shadows. All our activities and energies are spent for things that pass away." I take heart that all those crazy years we lived, and in those simple days in Pagosa, our children will have their own stories to pass along to the next generation.

Final brushstroke: Every stage of life is a new beginning and a shadow of something ending. It's like the crooked walls still standing, and the crinkled colorful leaves that are falling upon the ground; they give proof that another season is passing by. We embrace the lives of these new families with their hopes and dreams. They, too, will have their stories.

Send your comment to [betty-slade@centurytel.net](mailto:betty-slade@centurytel.net).

Views expressed do not necessarily represent those of *The SUN*.

# OBITUARY



## Cordova, 5.5.01 to 8.24.22

Cordova, loyal partner, and friend, went to horse heaven on Aug 24, 2022 after 21 years on this earth and 17 years of devoted service to the San Juan National Forest and the Pagosa Ranger District. A buckskin stallion from Delta, Colorado, Cordova was a full-blooded Missouri Fox Trotter and has the seal and lineage to prove it.

Cordova was a working horse, ridden by Range Specialist John Garcia for 15 years throughout the San Juans wrangling cows, bush-whacking through the back country, checking allotments, mending fences, and laying down the law. Cordova even

served on fire missions with his trusted partner. But it didn't start out so heroic for Cordova upon arrival in Pagosa Springs.

When John arrived and began his service 15 years ago, Cordova was young and wild. No one would ride him because he had bucked a ranger a few years prior. Cordova was notorious around these parts. But it was love at first sight for John and Cordova. And the rest is history. So, if you're reading this, and you have ever loved and lost a good horse, then raise a glass to Cordova and his dedicated service to the Range program here in the San Juan National Forest.



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- AIRLOCK
- ALLERGEN
- ANIMAL
- ASSURANCE
- AUDIT
- BACTERIA
- CERTIFICATION
- COMPLIANCE
- CONSUMER
- CONTAMINANT
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Photo courtesy George Hunyadi

Recent clear skies made for a nice view of the nighttime sky in the Chromo area. This week's skies are forecast to feature clouds providing heavy rainfall.



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## Senior

■ continued from previous page areas of Archuleta County.

In order to participate in this program, community members must visit with Barbara Noriega at the Senior Center, located in the Ross Aragon Community Center, to fill out an application to qualify for hot meal delivery service and/or the mobile pantry service. The application, called the dining assessment form, is also available on our website at the bottom of the Community Cafe page <http://www.psseniors.org/community-cafeacute.html>.

For more information, contact us at (970) 264-2167.

### Big band benefit

Save the date: On Sept. 23, from 5:30 to 8:30 p.m., there will be a benefit for the Senior Center.

Put on your dancing shoes and join us for an evening of bebop and boogie-woogie big band-era music, featuring Bob Hemenger and Debbie Tucker, along with other talented musicians. We have some great prizes for our raffle. Proceeds will benefit ASI and the Senior Center. Tickets for the event are available at [www.pagosacenter.org](http://www.pagosacenter.org).

### Farmers Market vouchers

Farmers Market vouchers for seniors continue to be available and now \$50 is offered instead of \$25. If you love to shop at the Farmers Market, are 60 or older or if you are 200 percent of poverty, please

call Debbie at (970) 403-2164 at the Area Agency on Aging to put your name on the list for \$50 in vouchers to redeem for local foods.

Then, visit the Pagosa Farmers Market any Saturday during the growing season to pick up your \$50 voucher to support the local food artisans and growers in southwest Colorado and northern New Mexico.

The Pagosa Farmers Market is located on the third row of the East Side Market and is open only on Saturdays from 9 a.m. to 1 p.m. through Oct. 1.

### Text reservations

Text us at (970) 264-2167. The Community Cafe is now accepting text messaging for meal reservations, cancellations and/or communication of any kind. When texting, please include your name, phone number and the days you want a meal. If you are calling to cancel a reservation, please include your name, phone number and the days you want to cancel. Texting services are available for dining-in meal reservations, Grab-n-Go meals and Meals on Wheels recipients.

### Mahjong

Mahjong is a 19th century Chinese tile-based game that is commonly played with four players. Each player receives 13 tiles with a goal to make matching sets and pairs (like poker). To win, a player

■ See Senior on next page



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# Senior

■ **continued from previous page**  
must form four sets and one pair. Come to the Senior Center to learn or play every Tuesday at 1:15 p.m.

## Medicare call by appointment

For anyone who needs help enrolling and navigating Medicare plans, we help with parts A, B and D. We can also help you with fraud concerns and troubleshooting any billing issues you may be having. By appointment only. Please call our Medicare line at (970) 264-0501, ext. 4.

## Bridge

The longest-played bridge game in Archuleta County takes place on Mondays, Tuesdays and Thursdays at 1 p.m. Bridge is a four-player card game with partners sitting opposite each other around a table. It is a trick-taking card game using a standard 52-card deck. Come alone or bring a partner.

## Future programming volunteers needed

We are looking to implement new programming in the future and want to rely on the insight and expertise of the community to expand our offerings. We are looking for volunteers to help us coordinate new games, crafts, wellness and intergenerational opportunities. If you are interested, please contact us at (970) 264-2167.

## Volunteers needed

The Community Cafe at the Senior Center is requesting volunteers to help with greeting customers. Please call or text us at (970) 264-2167 to volunteer or for more information.

## ASI board vacancy

The ASI Board of Directors has one vacant position open for financial oversight and policy implementation for the organization and senior center staff. Terms are three years with an option to renew for an additional term. Potential candidates should be at least 55 years of age or older and must have a passion for adult and aging services.

## Community Cafe menu

Thursday, Sept. 22 — Hawaiian pork with peppers coconut rice, mango salad, garden salad and fruit.

Friday, Sept. 23 — Vegetarian potato and onion tart, braised red cabbage, garden salad, fruit and carrot cake.

Monday, Sept. 26 — Ham with brown sugar citrus glaze, scalloped potatoes, buttermilk biscuit, garden salad and fruit.

Tuesday, Sept. 27 — Tuna salad on greens, broccoli salad, garden salad, fruit and lemon mousse.

Wednesday, Sept. 28 — Vegetarian artichoke and tomato fettuccine with Alfredo sauce, garlic bread,

garden salad, fruit and brownie.

Thursday, Sept. 29 — Beef stroganoff with egg noodles, asparagus hollandaise, garden salad and fruit.

Friday, Sept. 30 — Chicken enchiladas, Spanish rice, black beans with peppers, garden salad and fruit.

## Grab-N-Go meals

Grab-N-Go meals reservations and cancellations are required. Please call or text by 9 a.m. the morning of the day you want to pick up a meal. A suggested donation of \$5 helps to sustain our program. No one will be turned away for their inability to donate. For ages 59 and younger, the cost is \$10. Please call or text us at (970) 264-2167 to make a reservation.

## Meals on Wheels

We deliver fresh Meals on Wheels five days a week (and provide frozen Meals on Wheels for weekends) to homebound Archuleta County residents. Call or text us at (970) 264-2167.

## Requesting donations

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You may mail your donation to P.O. Box 3444, Pagosa Springs CO 81147 or please visit our website, <http://www.psseniors.org/>. Donation checks can be written to Archuleta Seniors Inc. We are located at 451 Hot Springs Blvd. For more information about ASI, please visit <http://www.psseniors.org/>.

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The Pagosa Springs Arts Council would like to thank all of our visual and performing artists that contributed to making our first annual ART! Pagosa a phenomenal success.

This art show would not have been the hugely successful event it was without the support of our sponsors:  
Bear and Teresa at FABA Gallery  
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Terri and Shari at The SUN  
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We would also like to thank the Town of Pagosa Springs for their help and the entire community at large for helping to make this happen.



We look forward to seeing you next year!

## Free discussion to cover ‘The Art of Spiritual Dreaming’

By **Laurah Brock Young**

Eckankar, the Path of Spiritual Freedom

Did you know that dreaming can be an art? Your life is a canvas and you are the artist. Your dreams are the secret to creating a masterpiece.

Learning to see and use the wisdom you receive from your dreams is an art. Throughout the ages, dreams were held in high esteem. Different prophets and dream interpreters held the fate of nations in their hands.

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of the whole study of dreams.

Your dreams are real. Learn how the eight types of dreams can help you gain insights from the past and future, grow in confidence, heal yourself spiritually, and make decisions about your career and finances. You can learn to do this from a unique point of view: Recognize the spiritual nature of your dreams. Create your masterpiece.

Please join us for this special free discussion titled “The Art of Spiritual Dreaming,” presented by the Spiritual Experiences Group of Pagosa Springs and

sponsored by Eckankar. People of all faiths and beliefs are welcome.

The discussion will be held at the Pagosa Lakes Property Owners Association clubhouse, 240A Port Ave., on Sunday, Sept. 25, and begins at 1 p.m.

Use these addresses to find other in-person discussions and online events offered by the Spiritual Experiences Group of Pagosa Springs: <https://www.meetup.com/pagosa-springs-spiritual-experiences-group/events/> and <https://www.facebook.com/Eckankar-in-Colorado-104663979586166>.

## Doctor Bo the rescue dog

By **Daris Howard**

Special to The PREVIEW

Gary had been through some tough times in his life, and Bo was just what he needed. Bo was a little rescue dog and the love he had for everyone came out in his wildly wagging tail. He was the friendliest dog Gary had ever seen. Just having Bo around, on the couch beside him with his head in Gary’s lap, made troubles fade away.

Gary would come home from a hard day’s work, and Bo would be there waiting to greet him. Together, they would go on a walk to relax, then come home and eat together. Bo provided the comfort and unconditional acceptance Gary needed.

But there was one thing that Bo kept doing that made Gary curious. When they went on their walk each evening, Bo would pause at the same fence. He would put his front paws on it and whimper. There was a big lawn with comfortable lawn chairs behind the fence. Gary knew it wasn’t the fence because they passed many like it. He wondered if it might be the green lawn, but they passed a park with Bo showing little interest.

Gary didn’t even know what the place was, so one day they walked around to the front of the building to find out. He learned it was a nursing home for elderly and disabled people. And what was interesting was that Bo seemed to want to go in. When they tried, Gary was told in no uncertain terms that animals, other than service ones, were not allowed in the building. Gary and Bo left, though Bo showed great reluctance to be led away.

They continued their normal routine, but one day Gary came home, and Bo was gone. He had somehow gotten a window up just enough to escape. Gary had kept Bo inside, afraid he would get run over or have something else bad happen to him. Gary felt his heart almost explode with fear when he realized his little dog was missing.

Gary ran out to the street and started calling for Bo. And it wasn’t

long before Bo came running to meet him. Gary hugged the little dog and felt such great relief. But it soon became a daily occurrence. No matter how well Gary locked up the apartment, Bo found a way out. It seemed like he had learned to unlatch windows or open doorknobs. And every time Gary called, Bo came from the same direction.

One day, Gary decided to see if he could find out where Bo was coming from. So instead of calling, he hurried down the street. Gary felt some amazement to find the little dog standing with his paws on the fence of the nursing home courtyard, just as he did when they went on their walks. And that’s where Gary found Bo day after day.

Then one day, when Gary went searching for Bo, he got to the fence and Bo wasn’t there. But the gate into the yard was open, and the back door of the facility was slightly ajar. Gary entered and asked the first aide he met if she had seen a dog. The aide pointed to a room where there was a lot of commotion going on. There he found the facility director telling a lady in a wheelchair that Bo could not be there. But when the director tried to take Bo from the lady’s lap, the lady slapped the director’s hand. The director left, but not without a few terse words to Gary to keep his dog home. After a while of the lady petting him, Bo jumped down and was willing to go with Gary on his walk.

But no matter how hard he tried, Gary couldn’t keep Bo home. And Bo had also found diverse ways to get into the nursing home. Gary thought that some of the residents might even be opening their windows to let the dog in. One day, when Gary went to get Bo, he decided to just watch. Bo went from room to room, visiting the residents, and the residents seemed to relish his visit. But the director was especially angry.

“If you don’t keep your dog home, I will call the police,” she said.

“You give me the name of the owner of this facility,” Gary said. “I want him to see what I’ve seen.”

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# Wild horses need to stop ruling the range

By Ted Williams  
PREVIEW Columnist

They are icons of America's past, symbols of our pioneering spirit. Eyes flashing, nostrils flaring, tails obscured by a cloud of dust, they tear across the landscape. I am, of course, referring to feral hogs.

More on feral hogs directly. But first, some background on another feral ungulate. Few issues in the West are more incendiary than management of "wild horses." Advocates proclaim them "natives" that should be "wild and free."

Opponents submit that these proliferating aliens are harming land and wildlife belonging to all Americans.

The federal management goal for these horses on public lands is 27,000. Yet the U.S. Bureau of Land Management (BLM), the agency charged with tending them, estimates the current population at 64,604. The Journal of Wildlife Management reports 300,000 on all lands — public, private and tribal. Federal law precludes effective feral-horse management. Unmanaged populations increase by 20 percent annually.

No less prolific are feral hogs. They're "wild and free," too. Having grown up with horses and hogs, I can attest that hogs are more intelligent than horses. And while feral hogs are destructive of native ecosystems, they're no more so than feral horses. So why are there no feral-hog support groups protesting their culling on public lands?

Happily for native wildlife, there has yet to be a Wild Hog Annie. "Wild Horse Annie" was the Nevada woman whose campaign to save "wild horses" inspired animal lovers across America to write impassioned letters to senators

## Writers on the Range

*So we spend \$160 million a year rounding up feral horses and placing them on perpetual welfare, with almost 50,000 permanently held in corrals or pastures.*

and congressmen, demanding that feral equines be protected forever.

The result was the Wild Free-Roaming Horse and Burro Act of 1971, which mandated the BLM to manage these animals so as "to achieve and maintain a thriving natural ecological balance." That task is impossible. No invasive

species can thrive or even exist in "natural ecological balance."

So we spend \$160 million a year rounding up feral horses and placing them on perpetual welfare, with almost 50,000 permanently held in corrals or pastures. That's more than half the \$300 million we spend on all 1,618 endangered and threatened species native to the United States.

Horses and burros are the only ungulates in North America with solid hooves and meshing upper and lower teeth. Most native vegetation can't deal with that. Yet in some areas, BLM range management goals call for 15 or 20 horses when its own science tells it that 100 is the threshold for genetic viability. Why aren't these marginal herds zeroed out?

"Feral horses are worse than cows," declared retired BLM biologist Erick Campbell. "When the grass between shrubs is gone, a cow is out of luck, but a horse will stomp that plant to death to get that last blade. When cows run out of forage, the cowboys move them, but horses are out there all year. BLM exacerbates the problem by hauling water to them."

And this from Dave Pulliam, former Nevada Department of

Wildlife habitat chief: "Horses will stand over a spring and run off other animals. In desert country, seeps and springs are the most important habitats for a whole myriad of species — sagebrush obligate birds, mule deer, big-horns, pronghorns, everything. And horses absolutely beat springs into mud holes. But our wildlife constituents don't get as vociferous as the horse lovers."

"Vociferous" is an apt adjective. Feral-horse groups confound the media, bully the environmental community, terrify Congress, beat up the BLM and spew junk science. They are also well-funded and adept at manipulating people who have dreamed of owning horses since childhood. And they chant three mantras:

Cows do more damage than feral horses. That's like saying we should ignore COVID because more people die from heart disease. The only thing wrong with cattle grazing is that it's not always done right. When it is done right, it can benefit native ecosystems by duplicating the range-renewal role of bison. That's why the U.S. Fish and Wildlife Service and The Nature Conservancy lease land to ranchers.

Feral horses are historical treasures because they descended from animals brought from Spain by the conquistadors. They're not. They're mostly mongrels — a morass of domestic breeds that have recently escaped or been discarded.

Feral horses are native because a somewhat similar species was found in North America before it went extinct 10,000 years ago. That's like calling elephants native because the continent once sustained woolly mammoths.

With feral horses, facts should outweigh sentiment. Yet wise management is an uphill and losing battle. It's time for science and common sense to prevail.

Ted Williams is a contributor to Writers on the Range, [writer-sontherange.org](http://writer-sontherange.org), an independent nonprofit that seeks to spur lively conversation about the West. He writes exclusively about fish and wildlife for national publications. Views expressed do not necessarily represent those of The SUN.

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## How to improve the flavor profile of grilled foods

Special to The PREVIEW

Many people insist grilling has no peers when it comes to cooking methods. Part of the allure of grilling is undoubtedly the chance to spend time outdoors in warm weather, which is when many people do the bulk of their cooking over an open flame. But, grilling also produces unique flavors that simply can't be replicated.

It might be impossible to match the flavor of foods cooked over an open flame, but that doesn't mean those flavors can't be augmented.

Grillmasters can try these strategies to improve the flavor profile of their favorite grilled dishes:

- Add some wood. Wood is often utilized to add some extra flavor

when smoking foods, but it also can add flavor when grilling in a more traditional way. Wood chips can be soaked in water or even wine or beer so they don't burn so quickly that the flavor gains are negligible. Wood chunks or logs will burn slower than chips, so there's no need to soak them. Wood imparts a unique flavor to grilled foods, making meals even more delicious.

- Apply a dry rub to the food. Dry rubs are made from dry ingredients like herbs and spices. Dry rubs don't penetrate the meat too deeply, which means they don't need much time to add flavor. That's ideal for people who decide to grill at the last minute and want to add flavor even if they don't have

the time to marinate their meat.

- Bring meat to room temperature prior to putting it on the grill. Meat that goes directly from the refrigerator to the grill is likely to cook unevenly, which can affect the overall flavor of the meal. But this issue is easily overcome by taking the meat out of the fridge about 20 to 30 minutes before putting it on the grill. Doing so lets the meat reach room temperature and increases the likelihood it will cook evenly.

- Season your vegetables, too. Meat and other proteins might garner the bulk of the grilling attention, but vegetables are worthy additions to any grill grate. Grilled vegetables can be made even more flavorful with some light seasoning with a little kosher salt and/or black pepper before placing them on the grill. As the vegetables cook, they will absorb the salt, which adds to their flavor profile. Dried herbs also can be used to season grilled vegetables for even more flavor.

Grilled foods are incredibly flavorful. That flavor profile can be even better when grillmasters employ a few simple techniques.

## Mobile phone etiquette for modern times

Special to The PREVIEW

Though it may seem hard to believe given their current status in most people's lives, mobile phones were a relative rarity as recently as 20 years ago. But those days are a distant memory, as forecasts from Ericsson and The Radicati Group indicate that there are 6.64 billion smartphones in use as of 2022.

Simply put, mobile phones are everywhere, even if proper mobile phone etiquette is not always so commonplace.

Mobile phone etiquette is even more important given the increase in mobile phone usage. Brushing up on mobile phone etiquette for modern times can ensure users aren't overstepping boundaries or making enemies when spending time on their smartphones.

- Avoid round-the-clock texting. Text messages are how many people now keep in touch with family and friends. In fact, data from the wireless communications trade association CTIA indicates that 2.1 trillion text messages were exchanged in 2020, an increase of 52 billion messages from the year prior. The popularity and convenience of texting is undeniable, but individuals should avoid texting when in the company of other people. Doing so makes others uncomfortable and can adversely affect the quality of discourse between smartphone users and the people with whom they're engaging in in-person conversation. When in others' company, resist the temptation to check and reply to text messages.

- Avoid using speakerphone in public. Everyone has been there and undoubtedly wished they weren't. Whether it's been at a grocery store, restaurant, park, or another public setting, hearing

someone else carry on a conversation on speakerphone is a less than enjoyable experience. In fact, a survey from Expedia found that 53 percent of respondents felt making calls on speakerphone while in public was the most annoying mobile phone habit. Speakerphone should only be used in private and only among people who are involved in the call.

- Turn notifications off in public and when spending time with others. Notifications have become a difficult-to-ignore component of smartphone usage. Researchers at Duke University found that the average person received between 65 and 80 notifications per day. That means 80 potential interruptions each day, and 80 times those around users, including co-workers, family and friends, may grow upset by being interrupted by a notification. Turn off notifications when spending time with others and when visiting public places that tend to attract crowds, including movie theaters and restaurants.

- Avoid watching videos or listening to music in public. Unless your earbuds or headphones are with you at all times, resist the temptation to watch videos or play music on your phone when in public. Doing so disrupts those around you and could lead to confrontations.

Mobile phones are everywhere, which only underscores the importance of practicing proper mobile phone etiquette, particularly in public settings.

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PREVIEW photos/Terri House  
Scene ... being splashed with color as part of the ColorFest ColorRun/Walk on Sept. 17. The fundraiser for Aspen House allowed participants to be hit with color at a number of stations while they ran under a sky full of hot air balloons.





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**FOR PLANNING COMMISSION HEARING ON** September 28, 2022. JOSEPH KOTTAS has requested an APPEAL HEARING regarding a VACATION RENTAL PERMIT REVOCATIONS, on Lot 493 of Pagosa Highlands Estate, at 404 Monte Vista Dr, Pagosa Springs, CO and 4 other properties (PLN22-111). Comments regarding this case may be submitted to Archuleta County Development Services-Planning Department, P.O. Box 1507, Pagosa Springs, CO 81147-1507, telephone: (970)264-1390 or to PFlowers@archuletacounty.org prior to the public hearing by the Archuleta County Planning Commission on September 28, 2022, at 6p.m. in the County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs and via Zoom Link. Public comment will be taken at the meeting in person or via Zoom.

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Wood & Gas Burning Fireplaces & Stoves

Vermont Casting Majestic Hearth Isokern • FMI Enviro Pellet Stoves

Custom installation & finish work

Chase caps  
Snow splitters

**Pagosa Peak Custom Fireplaces**

1065 W. Hwy. 160  
Pagosa Springs, Colo

office and showroom:  
**(970) 264-2006**  
www.pagosafireplaces.com



**WELDER- 20 YEARS PIPE** and structural certified, guaranteed work, custom fabrication, handrails, gates, repairs, fully equipped mobile welding rig ready to bring the shop to you. Call Sean (970)946-0385.

**WE HAUL. WE WILL** haul off anything but your marijuana or your mother-in-law. No job too big or too small. We also move buildings. We don't haul pigs. Dan Snow (719)849-8873.

**EXTERIOR AND INTERIOR HOUSE** painting and staining. Kitchens, bathrooms, decks, granite countertops and more. Call Josh Soniat (970)903-5892.

**DUMP RUN- HAUL OFF** unwanted household clutter. Reclaim your attic and garage. Reasonable rates. Free estimates. Arlie's Chimney Sweep. (970)731-2543.

**PAGOSA SPARKLES, LLC, GROUP** of high standard cleaners, reliable, trustworthy and affordable. Window cleaning also available. Text/call KIM. (970)946-6446.

**WE HAVE A GREAT GROUP** of people for all of your maintenance needs- plumbing, painting, installs, also small remodeling jobs. All veterans and seniors will be on a discounted rate. (830)220-4883 or email your needs to adwatup@gmail.com.

**SKIDSTEER SERVICE.** Dirt, gravel, post holes. (970)903-7567.

**AFFORDABLE KITCHENS,** proudly doing business in Pagosa Springs since 2000. Cabinets, counter tops and installation. Please call (970)749-4335. Mike Barr, owner-operator.

**SERVICES**

**ROOF REPAIRS, LEAKS, RESCREWS, INSPECTIONS.** 35+ years experience. Call Jeff at Blair Roofing (970)903-6556.

**RICHARD DECLARK ELECTRICAL** is available for all your electrical services from remodels to new construction. I have been in Pagosa for 15 years, no job too small or too large. (970)903-1456.

**TREE REMOVAL.** Licensed and insured up to \$2 million. Free estimates. No obligations. Call OR text (970)903 8068.

**REDMAN RENOVATIONS IS AN LLC** in Pagosa that specializes in finish carpentry. Bathrooms, kitchens, plumbing, electrical, flooring, siding, paint, tile and more. Call or text Nolan at (970)946-0050.

**PRIVATE HOME HEALTH SERVICES** available. Mature, experienced caregiver/ companion. Memory care, hospice, developmental and mental disabilities. Local references. Call or text (954)551-2949.

**CARPENTER. LOCAL. 38 YEARS** experience. Smaller jobs. (970)946-6280.

**PAGOSA GATES.** We specialize in private entrance gate repairs and installation. 10 years experience. Free estimates. Call Phillip (970)779-1773 or Leslie (409)728-0023.

**GOT A DIRTY HOUSE?** Need your business cleaned? Need your home checked when you're gone? Give Quality Cleaning Services a call. (970)317-8445 or (801)201-0496.

**GOLDEN APPLIANCE SERVICE,** Pagosa Springs. We service all residential major brands, appliance repairs. (480)433-1776.

**HEALTH SERVICES**

**HOT SPRINGS HEALERS.** Healing sessions in the hot springs! Chiropractic/ craniosacral and acupuncture. Serving Pagosa over 27years. Dr. Dean Sanna and Amanda. (970)844-0645.

**HELP WANTED**

**MOUNTAIN SPIRITS IS SEEKING** customer service associates. Must be available nights and weekends. We offer \$16 p/h to start, accrued vacation/ personal time, performance-based bonuses twice a year, and employee discounts. Please apply in person.

**DENTAL HYGIENIST:** San Juan Dental is seeking a caring and compassionate dental hygienist to join our team. Please email resume to drericmsmithdds@aol.com or stop by our wonderful office and meet the team. (970)264-9436.

**MASSAGE THERAPIST WANTED** at Overlook Hot Springs. Minimum pay- \$37.50/ hour, tips- 17-18%. Full-time, part-time or on call positions available. Apply in person.

**PHYSICAL THERAPY TECH-** Rocky Mountain Physical Therapy has an opening for a full-time Physical Therapy Tech. We are looking for a dependable, energetic multitasker who will enjoy helping people recover from surgeries, injuries, accidents and other health issues to join our team. No prior experience necessary. We offer competitive pay and benefits including paid holidays, paid sick leave, 401k plan, and a profit-sharing program. Please submit resume to RMPT, 35 Mary Fisher Circle or email to rockymountainpt@yahoo.com.

**HELP WANTED**

**MAINTENANCE PERSON NEEDED** for Lakeview Estates Apartments. Must have experience and own tools. \$20 per hour. Apply in person, 857 N. Pagosa Blvd. or send resume to mountainsiderhonda@gmail.com.

**PONDEROSA LUMBER IS SEEKING** a customer oriented person for a full-time cashier position. Knowledge of hardware and building materials is a plus. We offer competitive wages with Holiday pay. Please apply in person at 2435 Eagle Drive in Pagosa Springs.

**HUMANE SOCIETY OF PAGOSA SPRINGS** Animal Shelter Cat Attendant and Kennel Attendant. Part time and full time available, may include some weekend work. Job requires cross-training in all aspects of the shelter operation, including working with animals and the public. Must adhere to shelter procedures to maintain animal health and safety. Previous animal care experience helpful but not mandatory. Must be a team player. Reliable transportation, background check required. Pick up application and apply in person at the Humane Society Animal Shelter, 465 Cloman Blvd.

**CALLING COOKS!** Earn more \$\$\$ here (!) with up to \$24/ hour in shared tips. If you enjoy preparing high-quality food, join us at Pagosa Brewing & Grill. Apply on Facebook, email: info@pagosabrewing.com, or in-person at Pagosa Brewing. No phone calls. Cheers!

**BWD CONSTRUCTION-** Positions open for skilled construction and remodel laborers. Competitive pay, great benefits (including health insurance, PTO and 401K) and a positive work environment. Come join our growing team! Apply today at: www.bwdconstruction.com/apply.

**JOIN OUR FRONT DESK TEAM.** Part-time position opening soon! Strong customer service skills a must- comfort with computers a plus. Shifts may include mornings, days, nights, and weekends. Employees & immediate family receive FREE hot springs admission! Download application at www.pshotsprings.com/contact-spa-motel/employment-opportunities/ or stop by Healing Waters Resort & Spa at 317 Hot Springs Blvd. Get your application in today!

**WOLF CREEK SKI AREA** is in need of an Accounting Assistant/ Accounting Clerk. Duties include clerical tasks, processing reports, recording transactions and typical Accounts Payable and Payroll duties. Experience with Microsoft Office products is required. Attention to detail and organizational skills are important. Those with bookkeeping, human resources, or administrative assistance experience are encouraged to apply. Compensation is hourly and negotiable based on skill set. Reliable transportation and ability to commute to/from Wolf Creek Ski Area throughout the Winter is required. Year round position with longer hours during the ski season, and a shorter workweek in the off-season. Would report to Accounting Supervisor as well as CEO/ President. Please email resume to AP@WOLFCREEKSKI.COM or call (970)264-5487.

**JONES MECHANICAL. EXPERIENCE PREFERRED** but will train right person. Excellent opportunity to learn the HVAC trade. (970)731-3046.

**KITCHEN HELP, MORNING AND** afternoon shifts. No experience necessary. Flexible schedule and competitive wages. Apply in person, Pine Ridge Extended Care, 119 Bastille Dr., Pagosa Springs. EOE.

264-2100

# Classifieds

264-2100

Office Hours: Monday — Friday 8 a.m. - 4 p.m.

Classified Deadline: Tuesday 10 a.m.

## HELP WANTED



**NOW OFFERING  
COMPETITIVE WAGES**

Pagosa Springs Sonic Drive-In has immediate openings for:

Day, Night & Weekend Shifts

Full time, Part time, Flexible & Management. Positions.

APPLY ONLINE @  
[CAREERS.SONICDRIVEIN.COM](http://CAREERS.SONICDRIVEIN.COM)



**NOW HIRING!!**

Looking for Experienced Real Estate Agents to Join Our Team

Email [Jim@JimSmithRealty.com](mailto:Jim@JimSmithRealty.com) for more information




**SNOWY RIVER CONSTRUCTION** is looking for carpenters/ helpers to join our team. Pay based on experience but will train. Great opportunity to learn and work for general contractor. Year around work. Call (970)946-3053 or stop by office at 241 Park Ave.

**NEW OPENING: ARE YOU LOOKING FOR A NEW CAREER?** If you are a self starter, with the ability to multi-task, The Pagosa Springs SUN has an opportunity for you with our multimedia organization. Successful applicant will have computer experience, creativity, organizational skills and demonstrate proficiency with spelling and grammar, ability to use Adobe InDesign is a plus. We are currently taking applications for a part-time advertising position up to 30 hours per week. Position offers salary, plus commission. Reliable transportation is a must. If you like getting out in the community, meeting new business owners and developing relationships, this is the perfect job for you. We offer a fun and challenging, team-oriented work environment. This position requires that you work in our office. \$14 per hour plus commission. Email your resume to [helpwanted@pagosasun.com](mailto:helpwanted@pagosasun.com). Qualified applicants will be contacted for an interview. No phone calls, please.

**3R RANCH HIRING.** \$19/ hour. (970)264-5160, leave message for interview.

**PLANNER.** The Town of Pagosa Springs is seeking to hire a Planner in our Community Development Department. The individual selected for this position will perform a variety of professional and technical duties as needed to implement department work plans and programs related to long range and/or current planning. This is a full-time position with benefits. For more information on the position and to apply, go to the Town's website at [www.pagosasprings.co.gov](http://www.pagosasprings.co.gov) and select Employment.

## HELP WANTED

**NOW HIRING!**

**Tour Guides • Drivers**  
for touring/transportation company  
Weekends • Evenings • Days

**Part-time positions**  
\$15/hour + tips + bonus

**1 full-time positions**  
Salary + IRA match + vacation + bonus

**Apply in person at**

**WJP/PRO**  
in the lobby of the  
Pagosa Lodge 3505 W. Hwy. 160





**ALLEY HOUSE GRILLE** needs experienced Bartenders. Great pay, 3-4 nights a week. Must be able to work weekends and holidays. \$13/ hour to train. \$15/ hour out of training. Send resumes to [Contact@alleyhousegrille.com](mailto:Contact@alleyhousegrille.com).

**ARCHULETA SCHOOL DISTRICT** is accepting applications for the following positions: **Bus Drivers** (Multiple Positions) with a starting hourly rate ranging from \$21.51-\$24.99/ hour. **Substitute Teachers** (Multiple Positions) with a daily rate of \$140/ day. **Substitute Aides** (Multiple Positions) with an hourly rate of \$16/ hour. **Substitute Cooks** (Multiple Positions) with an hourly rate of \$16/ hour. Benefits for all positions include (but are not limited to) PERA State Retirement. For more details and to apply for these positions see the following website: <https://www.appltrack.com/archuleta50/onlineapp/#>. E.O.E.

**KITCHEN ASSISTANT.** Food preparation and packaging for the Pagosa Springs Senior Center Community Cafe. Join our team in a positive, professional commercial kitchen. 7a.m-3 p.m., part time with weekends off. Competitive pay and daily meal provided. Call (970)264-2167 or stop by to pick up an application.

**HELP NEEDED TO EXERCISE** and work with horses. Part time, flexible hours. Call Ron (808)330-1000.

**GREAT CAREER OPPORTUNITY.** Come join our team for a fun and fast paced career as a chairside dental assistant. Paid vacation, holidays and dental benefits. Will train right candidate. Pay range is \$14-\$20/ hour. Please send resume to [denprac@yahoo.com](mailto:denprac@yahoo.com).

**HOUSEKEEPING POSITIONS AVAILABLE** full time. Flexible schedules and competitive wages. Apply at Pine Ridge Extended Care, 119 Bastille Dr.

**LANDSCAPE LABORERS WANTED.** Must have own transportation. Call for an application. Good pay for good help. (970)946-2277.

**ROOF LABORER NEEDED** with some construction experience. Will train. \$20-\$25/ hour to start. (970)749-0830.

**GENERAL LABORER,** general labor, construction and ranch work. Please call (970)264-5000.

**SIGN UP FOR WEEKLY HELP WANTED ADS — [tinyurl.com/d64deel9](http://tinyurl.com/d64deel9).** The Pagosa Springs SUN.

## HELP WANTED

**CUSTOMER SERVICE/SALES**

Ponderosa Lumber is seeking a customer service oriented individual for telephone and counter sales. Knowledge of building materials is a plus. Responsibilities include:

- Answering inbound phone calls
- Customer service
- Stocking
- Data Entry

This is a full time position, which offers Profit Sharing, 401(k), medical/dental, vision and immediate Paid Time Off.

For more information, please call: (970) 731-4111 or apply in person at 2435 Eagle Dr.

**DISHWASHING GURUS!** Earn more \$\$\$ here (!) with up to \$24/ hour in shared tips. If you like a clean and organized environment, join the team at Pagosa Brewing & Grill. All Team Members share tips! Apply on Facebook, email: [info@pagosabrewing.com](mailto:info@pagosabrewing.com), or in-person at 118 N. Pagosa Blvd. No phone calls. Cheers!

**ASSISTANT BREWER.** Opportunity of a lifetime! Will train. Must be 21+ years old. Applications on Facebook, email: [info@pagosabrewing.com](mailto:info@pagosabrewing.com), or at Pagosa Brewing. No phone calls. Cheers!

**PAGOSA LIQUOR IS HIRING** a full-time cashier. Please come and apply in person at 30 N. Pagosa Blvd.

**PAGOSA PEAK OPEN SCHOOL** has an opening for an interventionist teacher! Please see [www.pagosapeakopenschool.org](http://www.pagosapeakopenschool.org) for more information.

**DEDICATED CLEANERS, UP TO \$17/ hour.** Must be detail oriented, trustworthy, reliable and committed. Text Pagosa Sparkles, LLC, (970)946-6446.

**WE ARE A CARPENTRY COMPANY** looking for employees in the area. We do framing, trim and siding carpentry all over Archuleta County and are in need of quality individuals who have an eye for detail. Carpentry experience is preferred but NOT required. We work a four day work week and enjoy three day weekends. Starting pay is \$16/ hour for no experience and increases based on performance and experience. Please feel free to reach out to Owen via text or call at (435)841-3095.

**SUBWAY IS HIRING-** Enjoy working in a fun environment with a great team? Earn a strong hourly wage with tips while serving our wonderful community? Apply in person at either location or apply online at [subway.com](http://subway.com)!

**SUBSTITUTE MAIL CONTRACTOR** seeking substitute mail contractor for local mail route. Responsibilities include sorting and delivery of mail and parcels in Aspen Springs area. Must have reliable 4WD vehicle. Call Angie at (970)946-9809 for details.

**NORTH PAGOSA MARATHON** is hiring a full-time cashier and a full-time deli cook. Deli hours are Monday thru Friday, 5a.m.-1p.m. Please come apply in person at 30 N. Pagosa Blvd.

**HIRING KITCHEN COOKS AND SERVERS.** Full- and part-time positions. Please apply within at The Buck Stops Here Market and Eatery.

## HELP WANTED



**NOW HIRING:**

**Terry's Colorado Home Supply & Ace Hardware**  
is currently making additions to our team in

**Management • Delivery • Electrical • Cashier • Paint**

We are looking for reliable, motivated, team-oriented applicants that enjoy a fast-paced environment. **Full time includes paid time-off, healthcare, profit share, discounts, \$15 minimum pay and more!**

Must be able to work weekends and holidays.

Please apply in person; applications available on [www.terrystate.com](http://www.terrystate.com).

**525 Navajo Trail Drive, Pagosa Springs, CO 81147 • (970) 731-4022**

**DENTAL ASSISTANT WANTED.** SAN JUAN DENTAL is seeking a Dental Assistant to join our lovely practice. Are you kind, caring, compassionate and friendly? Come join our team. Competitive benefits and a great place to spend your working hours, Monday- Thursday. Email resume to [dreicmsmithdds@aol.com](mailto:dreicmsmithdds@aol.com).

**HUNTING SEASON POSITIONS NOW OPEN.** Meat wrappers and meat room assistant. Must be reliable and ready to work. Please apply in person at The Buck Stops Here, 19 Navajo Trail Dr., Pagosa Springs, CO.

**ENTRY-LEVEL GROUNDS/ MAINTENANCE.** Healing Waters Resort & Spa. Part-time position. Evening and weekend hours may apply. Work includes cleaning and maintaining resort grounds, general maintenance to rooms, cabins, hot pools, and basic resort care. Seasonal snow removal, landscaping, and continual upkeep of courtyard and grounds year-round. Positive, friendly attitude is important to fit in with our team! Employees and immediate family receive FREE hot springs admission! Download application at [www.pshotsprings.com/contact-spa-motel/](http://www.pshotsprings.com/contact-spa-motel/) employment-opportunities/ or stop by Healing Waters Resort & Spa at 317 Hot Springs Blvd. Get your application in today!

**PAGOSA FIRE PROTECTION DISTRICT** is accepting applications for the position of Receptionist. For more information on job description, how to apply and to download an application, please go to <http://pagosafire.org/> employment, or stop by 165 N. Pagosa Blvd. to pick up an application. Interested persons must submit an application to Tomi Bliss at [tbliss@pagosafire.com](mailto:tbliss@pagosafire.com). For any questions, please call the Administrative Office at (970)731-4191.

**FRONT OFFICE RECEPTIONIST** needed at The Pagosa Springs SUN. Must type a minimum of 40 words per minute, be able to lift 50 pounds and stand for long periods of time. Good work ethic, accuracy and ability to meet deadlines important. Excellent customer service skills necessary. Knowledge of Mac computers and Adobe InDesign is helpful. Newspaper experience not required. 30-34 hours per week. \$16-\$17 to start. Email resume to [helpwanted@pagosasun.com](mailto:helpwanted@pagosasun.com). Successful applicants will be contacted for interview. No phone calls please.

**LOOKING TO LEARN A TRADE** and spend your days in a fun, fast paced environment? Mountain Home Sound and Security has 3 positions: 2 Security Technicians and Administrative Assistant. Experience is a plus but not required. Background check, valid driver's license and neat professional appearance required. Please pick up an application at 301 N. Pagosa Blvd., Unit B-3. Monday- Friday, 9a.m.-5p.m. or email resume to [mhsspagosa@gmail.com](mailto:mhsspagosa@gmail.com).

## HELP WANTED

**NOW HIRING:**

**Terry's Colorado Home Supply & Ace Hardware**  
is currently making additions to our team in

**Management • Delivery • Electrical • Cashier • Paint**

We are looking for reliable, motivated, team-oriented applicants that enjoy a fast-paced environment. **Full time includes paid time-off, healthcare, profit share, discounts, \$15 minimum pay and more!**

Must be able to work weekends and holidays.

Please apply in person; applications available on [www.terrystate.com](http://www.terrystate.com).

**525 Navajo Trail Drive, Pagosa Springs, CO 81147 • (970) 731-4022**

**WOLF CREEK SKI AREA** is accepting applications for all departments: accounting (assistant), lifts, ski school, food and beverage, base operations, rental, retail, ticket office, ski patrol, vehicle maintenance, snow removal, snow reporting and a freelance photographer. To download an application and see job descriptions, please visit the employment page of [WolfCreekSki.com](http://WolfCreekSki.com). Send resumes and applications to [wolfcreekski@wolfcreekski.com](mailto:wolfcreekski@wolfcreekski.com) or P.O. Box 2800, Pagosa Springs, CO 81147. All jobs are winter seasonal (November-April) with competitive wages.

**PAGOSA THERAPEUTICS AND THE GREEN HOUSE** are looking for friendly and enthusiastic people who are eager to share their knowledge and help customers navigate the wide world of cannabis. **Primary responsibilities:** Greeting and checking in customers. Advising customers on the best product for their needs and preferences. Processing payments through a point-of-sale system and cash handling. Ensuring product security and compliance. Maintaining store appearance and organization. **Required qualifications:** Outstanding customer service and communication skills; strong organizational skills and attention to detail; reliable and professional; full-time availability and ability to work nights and weekends. Must be 21 years of age. A Marijuana Enforcement Division badge is required to start work. Previous retail, food service, and/or cannabis industry experience is preferred but not required. We provide an extensive training program on product knowledge and compliance requirements, with opportunities for continuing education. Benefits include paid sick leave, sales bonuses, and employee discounts. We are growing company with opportunities for advancement and involvement in outreach events. Please e-mail your resume to [employment@jandjinc.net](mailto:employment@jandjinc.net).

**PONDEROSA LUMBER IS SEEKING** a person for a yard associate/ driver position. Lumber experience and/or CDL license is a plus, but not necessary. Duties may include delivering loads to job sites, as well as helping customers in the yard, loading/ unloading trucks and providing inventory support. We offer competitive wages based on experience and a benefit package that includes Holiday Pay, Paid Time Off, 401(k) and Medical/ Dental insurance for full-time employees. Please apply in person at 2435 Eagle Drive in Pagosa Springs.

**CNA CLASS STARTING SOON.** Full-time positions available. Alternating weekends off. Competitive wages and benefit package. Apply at Pine Ridge Extended Care, 119 Bastille Dr., Pagosa.

**FULL-TIME LPN OR RN POSITION** at Pine Ridge Extended Care. Apply in person, 119 Bastille Dr. Under new management.

264-2100

# Classifieds

264-2100

Office Hours: Monday — Friday 8 a.m. - 4 p.m.

Classified Deadline: Tuesday 10 a.m.

## HELP WANTED

**OUR SAVIOR LUTHERAN SCHOOL** is looking for substitute teachers for the 2022-2023 school year. Great part-time work opportunity, teaching small classrooms, grades K through 8th. If interested, please call Wes Odom (970)585-4535.

**PAGOSA PEAK OPEN SCHOOL** has an opening for a PE and Spanish teacher! Please see [www.pagosapeakopenschool.org](http://www.pagosapeakopenschool.org) for more information.

**LOOKING FOR RELIABLE**, self-motivated cleaners and maintenance persons. Must have reliable transportation. We here at Simply Home offer flexible hours, great pay and opportunity. We manage STRs and long term cleans. Maintenance requires some heavy lifting. If you're handy at fixin' things, we can use ya! Starting at \$20/ hour with option for pay raise. If you own your own cleaning supplies/ tools, you may start at a higher pay output. Please contact us with your resume at [propertymanagment@simplyhome.us](mailto:propertymanagment@simplyhome.us).

**PIEDRA AUTOMOTIVE IS ACCEPTING** applications for entry- level and certified technicians. Five day work week, paid holidays. Submit resume to [Piedracar@centurytel.net](mailto:Piedracar@centurytel.net) for a private interview.

**LOCAL LANDSCAPING COMPANY** is offering top pay to experienced landscape techs. Non-experienced are encouraged to apply. Perks and bonuses. Call Buck Frisbee Landscaping, ask for Buck (970)946-0996, new number.

**CABINET SHOP HELP NEEDED.** Part time or full time. Year round work with benefits. PTO, 401K, competitive pay based on experience. Contact the Red Shop a division of TFI at (970)501-8091.

**HELP WANTED PART-TIME OR** full-time, at Pagosa Bar and Silver Dollar Liquor Store. Must be able to work weekends and nights. Apply at Silver Dollar Liquor Store.

**STAFF BOOKKEEPER.** Accounting firm has an immediate need for a detail-oriented bookkeeper with QuickBooks online experience to work Monday- Friday, 8a.m.-5p.m. Flexible hours available. Competitive hourly rate dependent on experience. Submit resume to [jjas@jjaccountingsvc.com](mailto:jjas@jjaccountingsvc.com), by fax to (970)264-4451 or drop off at our offices by calling (970)264-5330.

**OFFICE MANAGER OR ADMIN ASSISTANT.** You are looking for a full-time or part-time job that will keep you challenged, with a wide variety of administrative duties for an established Pagosa technology firm. You have a "servant's heart", as you work closely with like-minded co-workers, and engage with interesting clients. Requirements: Exceptional verbal, written and interpersonal skills; minimum 5 years employment in customer service and office administration; extensive knowledge of MS Office and QuickBooks. Finally, a good sense of humor and a sincere, innate desire to help others are required! Position offers a competitive hourly rate based on experience, paid time off, and profit sharing plan. (970)585-1235. Or email resume to [it4corners@protonmail.com](mailto:it4corners@protonmail.com).

**HILLSIDE INN IS LOOKING** for a responsible, friendly team player to join our housekeeping staff. Must be able to work on weekends and holidays. Monthly performance bonuses are given as well. Please send your resume to Natalie at [hillsideinnpagosa@gmail.com](mailto:hillsideinnpagosa@gmail.com) or stop by the hotel to pick up an application.

## HELP WANTED

**LIKE GUNS? COME SELL** them for us. The San Juan Trading Post is looking for a gun sales person. Computer literacy and ability to lift 45 lbs. is required. Starting at \$15/ hour, part time or full time. Stop by in person at 635 San Juan St.

**ROOT WORKS** is looking for full-time lead craftsman and carpenters to entry level laborers for work in residential construction and remodels. Competitive pay will be determined based on skill levels and experience. Call (970)507-0845 or email [mary@rootdesign-company.com](mailto:mary@rootdesign-company.com).

**ARCHULETA SCHOOL DISTRICT** is looking to hire outstanding individuals to fill three full-time positions to work with our students: **Middle School Special Education Aide/ Paraprofessional.** Starting salary ranges from \$24,336-\$28,162 for a 173-day schedule. Benefits include (but are not limited to: PERA State Retirement, Health Insurance, Life Insurance, and Paid Time off. For more details and to apply for these positions see the following website: <https://www.applitrack.com/archuleta50/onlineapp/#>. E.O.E.

## YARD SALES

**SATURDAY 9/24, 9A.M.-1P.M.** Benchmark Storage, Unit 31, 412 Bastille and corner of Seminole, follow signs. Miscellaneous household items, dual 501 turn table with Schure type V15 cartridge, \$100. Camping equipment, no junk. Commercial ceiling fan, \$50.

**SATURDAY AND SUNDAY, 9/24 and 9/25, 8a.m.-5p.m.** 145 Lassen Drive, Pagosa.

**SIGN UP FOR WEEKLY YARD SALE and FOR SALE AD UPDATES** — [tinyurl.com/d64deel9](http://tinyurl.com/d64deel9). The Pagosa Springs SUN.

**GARAGE SALE: 16" CHAINSAW, 10" miter saw, cedar chest, masticating juicer, rosemary, verbena, bulk herbs, vinyls, cotton grocery bags, sage sticks, car seat, infrared heater, clothing and more.** 9/24, 9a.m.-noon. 608 Oakridge Drive. Please, no early birds and leave cell phones in car.

**MOVING GARAGE SALE.** 1136 Lakeside Drive. Saturday, September 24th, 8a.m.-3p.m. Lots Xmas items, fishing, cooking, baking items and yard items.

**BE SURE TO CHECK** for more yard sales in the Too Late To Classify section.

**MULTI FAMILY YARD SALE.** Power Source Martial Arts, 181 S. 7th, Saturday, 9/24th, 8a.m.-?

## PERSONALS

**NO MAS! DEJA QUE TE AYUDEMOS.** 24-horas violencia domestica o/y asalto sexual Linea directa. Confidential. (970)264-9075.

## PETS

**FOR POOCH SAKES GROOMING.** Appointments available with Kelly (303)819-2015. Mobile appointments with Barb (970)903-1290.

**DOGGY DAY CARE 81147.COM.** Open 365 days of the year! Full day and half day doggy day care and overnight boarding. Conveniently located just 1 mile from downtown Pagosa. Call (970)264-9111.

## PETS

**ADOPT FROM THE** Humane Society. Stop by or call (970)731-4771. You'll be amazed at what we have to offer. [www.humanesociety.biz](http://www.humanesociety.biz).

## LIVESTOCK

**HORSE BOARDING AVAILABLE,** up to 2 horses. Stall and running stream through 10 acre fenced pasture. \$100 per month. (970)883-2600, (970)812-8026. [wrightnaturalbakery@gmail.com](mailto:wrightnaturalbakery@gmail.com).

**HELP NEEDED TO EXERCISE** and work with horses. Part time, flexible hours. Call Ron (808)330-1000.

## WANTED

**BITCOIN HOME HEATING?** Bitcoin pleb interested in meeting with others to tinker together to see if we can learn a way to make bitcoin heat more effectively than standard residential methods. Email [btminer@fly14er.com](mailto:btminer@fly14er.com). Electrical, HVAC experience a plus!

## FOR SALE

**TWO 50-GALLON STEEL DRUMS** with lids. Used, great condition, \$45 each. Can be seen on Thursday or Friday at Pagosa Springs SUN, 457 Lewis Street.

**DEHUMIDIFIER, ALOR AIR STORM ELITE.** \$750 OBO. Call Mike (970)507-3209.

**SEASONED FIREWOOD FOR SALE.** (970)317-4933.

**SET OF 4 MICHELIN TIRES,** approximately 10,000 miles. 285/45R22. Retrax tonneau cover for Dodge 57 bed, aluminum spring loaded with lock. (970)779-0761.

**SNOWBLOWER REAR ATTACHMENT TRACTOR,** Land Pride SD1754, \$2,400 OBO. Powered snowblower, Honda HS1132 hydrostatic with light, \$2,400 OBO. Tractor rear grading blade, Land Pride RV3784, \$1,700 OBO. (970)264-0913.

**Wrightnaturalbakery.com. LOCAL DELIVERY 2-3 times a week.** Reduced sugar, same sweetness. Organic, unprocessed, Paleo, unrefined, gluten free ingredients. (970)812-8026, (970)883-2600, [wrightnaturalbakery@gmail.com](mailto:wrightnaturalbakery@gmail.com). Products available at Choke Cherry Tree.

**PINE AND ASPEN,** split or in rounds. Call Ryan Whitlow at (970)585-4578.

**DO YOU BURN FIREWOOD?** I've got a Pine/Aspen mix. \$300 per cord or \$575 for a HUGE dump truck load! Contact Dan with FIRE&ICE at (970)582-0006.

**SELL OR TRADE YOUR GUNS.** We buy for cash or trade it. No hassle. Licensed, bonded, insured. San Juan Trading Post, 635 San Juan St. (970)731-PAWN (7296).

**SELLING LIKE NEW WHIRLPOOL 33" wide stainless steel side by side refrigerator** with ice dispenser. Purchased in 2018. Price \$400. Text (970)946-3769 for more information, viewing. Available for pickup September 28.

**SIGN UP FOR WEEKLY YARD SALE and FOR SALE AD UPDATES** — [tinyurl.com/d64deel9](http://tinyurl.com/d64deel9). The Pagosa Springs SUN.

**DRY SEASONED FIREWOOD.** Split, ready to burn. \$190. (970)731-2902.

## FOR SALE

**HIEBCO FLATBED TRAILER.** Overall 20', bed 16'x7'. Excellent shape. Steel rails, short side boards, loading ramps. \$5,000. (970)799-0522.

**BLIZAK SNOW TIRES** on 17", 5 hole Toyota wheels. 235/70 DM-V2. Excellent shape, have TPMS. \$800 OBO. (406)270-0731.

**THOMPSON 50 CALIBER MUZZLOADER** with scope and accessories, camo. \$315 OBO. (502)541-3834.

**NEW 20' CONTAINERS FOR SALE** or rent. We deliver to homes or businesses. Pagosa Springs Storage (970)731-0007.

**12' 1978 GREGOR ALUMINUM** fishing boat. Minn-Kota trolling motor and battery, trailer and cover. Very good condition. Great for Pagosa Lakes. \$895 OBO. (832)434-8587.

## AUTOS

**1998 FORD CROWN VICTORIA.** \$3,900. Call (970)398-1928.

**FOR SALE: 2012 NISSAN XTERRA.** Runs good. \$4,000 as is. Contact Tammy (970)903-3335.

**GUARANTEED CREDIT APPROVAL!** 4X4 Auto Sales, 21698 Hwy. 160 West, Durango. (970)385-7940.

## VACATION RENTALS

**OWNERS, WE ARE BOOKED UP AND NEED MORE VACATION RENTAL PROPERTIES!** Call us today for lowest commission and highest customer service. All you have to do is wait for your rent check to come in. We do the rest! Rocky Mountain Realty & Rentals (970)507-1192.

## RESIDENTIAL RENTALS

**RENT A BRAND NEW FURNISHED** one bedroom downtown unit by the month and enjoy Pagosa Springs. \$1,900 for one month or long term \$1,500/ month includes utilities and Internet. No pets. (707)227-9630.

**CALL TEAM PAGOSA REALTY** (970)731-8599 for your long term rental needs. [pagosapagsospringsrealty.com](http://pagosapagsospringsrealty.com).

**3 BEDROOM, 2 BATH HOUSE** west of town for rent. Sits on 1 acre corner lot. Water hauling will be required, but landlord will share tank and trailer to do so. Pets are okay once approved by landlord. Snow removal and landscaping are included. \$2,400/ month plus utilities. First month's rent and \$1,000 damage deposit required. Call Marissa to schedule a showing or for questions (970)398-0477.



EQUAL HOUSING OPPORTUNITY

All real estate advertised in this newspaper is subject to the Federal Fair Housing act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, or national origin, or an intention, to make such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

## RESIDENTIAL RENTALS

**7 ROOMS, \$1,500,** \$500 cleaning deposit- nonrefundable. Newly remodeled. 384 Monument Ave. (970)588-4317.

**OWNERS, THERE IS A LONG TERM RENTAL SHORTAGE IN PAGOSA SPRINGS.** We have a waiting list for approved tenants. Need all types of rentals. Call us today for lowest commission and highest customer service. All you have to do is wait for your rent check to come in. We do the rest! Rocky Mountain Realty & Rentals (970)507-1192.

**RENT: 2 BEDROOM, 2 BATH** apartment with garage uptown. \$1,600/ month. (970)264-9159.

**TURNKEY, FURNISHED 3 BEDROOM,** 2 bath, 2-car garage, with view in Pagosa Lakes area. 30+ day rental period available from 10/1/22 to 12/31/22. Dog or cat OK. No smoking. Utilities included. Call (916)475-4605 for more information.

**UPDATED 2 BEDROOM** plus office, 1 car garage, \$1,850 per month plus utilities. 10 month rental, Sept. 6. Pines Drive. Text (970)507-0703.

**SIGN UP FOR WEEKLY RESIDENTIAL RENTAL ADS** — [tinyurl.com/d64deel9](http://tinyurl.com/d64deel9). The Pagosa Springs SUN.

## COMMERCIAL RENTALS

# OFFICE SPACE AVAILABLE FOR LEASE

150-300 SQ. FT.  
at 56 Talisman Dr.  
Pagosa Springs

Please call  
970-731-4951  
for showings

**84 GOLDMINE DR.** Convenient location, right in the middle of downtown and uptown. Great visibility, 2,200 sq. ft., can divide to fit needs. Call or text (719)480-1870.

**4 OFFICE SPACES.** Freshly remodeled, \$400-\$525. Well suited for spa services, 140-270 sq. ft. Beautiful spacious restrooms. (970)946-3232.

**OFFICE SUITE WITH WAITING ROOM.** Centrally located. Includes water, sewer, gas and fiber optic Internet. (970)946-8687.

**FAST INTERNET EXECUTIVE ISUITES!** (Non-medical services). 2nd floor. 15x15, 14x14, 12x12 offices. Includes conference room use, utilities, trash, Internet, paved parking. FREE month rent with year lease. Drop-in space with Internet (hourly, daily rates). Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

**OFFICE FOR RENT DOWNTOWN,** upstairs in the Heritage Building. 1 small office \$200/ month. Includes utilities, WiFi, conference room and shared kitchen. (970)946-2728.

264-2100

# Classifieds

264-2100

Office Hours: Monday — Friday 8 a.m. - 4 p.m.

Classified Deadline: Tuesday 10 a.m.

HOUSES FOR SALE

HOUSES FOR SALE

HOUSES FOR SALE

HOUSES FOR SALE

HOUSES FOR SALE



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**Jenny Rose**  
Associate Broker  
970.749.9935

\*\*\* 190 Talisman Dr. Ste C1 Pagosa Springs CO 81147 \*\*\* *Launie Anderson / Owner* \*\*\*

### COMMERCIAL PROPERTY

**CLOSE TO NAVAJO LAKE STATE PARK.** 3 bedroom. 4 bath, 2-car garage; commercial shop, 2.26 acres multi use property. \$795,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**BUSINESS, GYM, SCHOOL, CALL CENTER?** BUY and have INCOME, too! Investment exchange opportunity. Newer 2nd floor (2,714 SF). Fast Internet. 8 offices with mountain views, 2 restrooms, reception, 3 conference rooms, fresh air patio. Paved and street parking. Turnkey: leases, furnishings. Low priced, \$300s! Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

**GAS STATION, MOTEL AND CONVENIENCE STORE.** Income producing property at prime location. \$1.7 million. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

### BUSINESS OPPORTUNITIES

**AFFORDABLE TURNKEY LAWN MAINTENANCE** business for sale. Owner retiring. Includes existing clients, contracts and all equipment (2015 4WD Toyota Tundra, enclosed trailers, zero turn mowers, backpack blowers, trimmers, etc.). All equipment in good working condition. Business comprised of residential lawn care as well as irrigation repair, spring startup and end of season sprinkler 'blowouts.' Owner will assist with training and transitioning existing client base to ensure successful turnover of company. Excellent opportunity to own a profitable business at an affordable price. Call (970)749-3875 for more information.

### HOUSES FOR SALE

**HUGE GARAGE AND GARDENS.** Perfect location, 10 minutes from airport. 4 bedroom, 6-car garage, many extras. Must see! \$1,950,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**PRIVATE 24+ ACRES PRIVATE MINI RANCH!** Live Peaceful Pagosa lifestyle! Home: 3,347, (3+) X-large bedrooms, (3) baths, barn, fast Internet. Soothing Chimney Rock views. Backs running creek, grazing grassland. Bring hobby farm, horses, animals! 10 minutes drive to Pagosa. Now \$999,999! Preview by appointment. Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

**MOTIVATED SELLER!!** Huge 4 bedroom, 3 bath, close to national forest. Price reduced, \$759,913. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**FSBO 2 BEDROOM, 2 BATH,** newly remodeled. City water. Must see. zillow.com, 26 Tonto Court. Appointment only. (970)398-1928.

**NEW CONSTRUCTION.** Single level. (3) bedrooms, (2) baths, 2-garage. Preview: (2) price reduced models! Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

### HOUSES FOR SALE

**SIGN UP FOR WEEKLY REAL ESTATE ADS — [tinyurl.com/d64deel9](http://tinyurl.com/d64deel9).** The Pagosa Springs SUN.

**LIVE AND WORK** at this 3 bedroom. 4 bath, 2-car garage; commercial shop, 2.26 acres multi use property. \$795,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**AFFORDABLE PAGOSA HOMES.** Off-grid cabin: (2) bedrooms, (1) bath, barn, 2.17 acres, solar system, engineered septic, tribal land views, \$329,900. Tiny home and RV: (2) bedrooms, 2 baths, engineered septic, metal storage, 1.30 acres, \$225,000. Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

**INCREDIBLE VIEWS FROM YOUR DECK.** 2 bedroom, 2 bath, office with 1,200 sq. ft. metal barn/ workshop on 2.2 acres with well. Newly graveled drive. \$425K. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**AFFORDABLE HORSE PROPERTY.** 3 bedroom, 2 bath plus garage with 3 acres of meadow in Holiday Acres, city water, loafing shed, fenced \$439,000. Peggy Andrews, Independent Broker [peggy@peggyandrews.com](mailto:peggy@peggyandrews.com) (970)946-0473.

### HOUSES FOR SALE

**SELLING OR BUYING?** I am INDEPENDENT, I work for YOU! 20 years in Pagosa. Peggy Andrews, Independent Real Estate Broker (970)946-0473 [www.peggyandrews.com](http://www.peggyandrews.com).

### PROPERTY

**BACKS NATIONAL FOREST.** (Loma Linda) 5.41 acres, RV 4 weeks (year)! City water, \$100s. Got horses? (Holiday Aces) 3 acres, excavated for home and barn builds, driveway, city water, \$100s. Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

**THIS ONE'S ALL READY TO GO.** Electric, septic, cistern, RV cover, two sheds, fully fenced 1.16 acre for \$95,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**SIGN UP FOR WEEKLY REAL ESTATE ADS — [tinyurl.com/d64deel9](http://tinyurl.com/d64deel9).** The Pagosa Springs SUN.

**MOUNTAIN VIEWS, MEADOWS.** Unique high elevation and complete privacy. 5.6 acres bordering national forest, (970)769-3588 [blancoretreat@gmail.com](mailto:blancoretreat@gmail.com).

### PROPERTY

**PURCHASE WITH LAND EXPERT.** Wen Saunders (970)903-0038! Keller Williams Realty Southwest Associates. Call- Over 300 land parcels for sale! NO HOA/ Seasonal RV/ Off-Grid: (Farview) 2 acres, \$55,400. (Crooked) 1.17 acres, \$31,700. (Doc Adams) 1.21 acres, \$32,750. (Farview) 1 acre, \$20s. NO HOA/ Seasonal RV/ Electric Near: (Evergreen) 1.8 acres, \$30s. (Piedra) 1.66 acres, near river, \$50s. (Shady) 1.27 acres, \$18,450.

**GREAT HORSE PROPERTY.** 35.81 acres, views, has electric, water and phone nearby. Close to NF accesses. House plans included. Give Deb Archuleta at Archuleta Properties LLC a call (970)903-2817.

**A LITTLE OVER AN ACRE** 10 minutes from town. Approved septic system, prefab metal building, 1997 Avion 5th wheel- 38', 2 slide-outs. \$125,000. (970)507-0142.

**NOTICE TO MICHAEL PALMER** and any other resident or occupant that the personal property abandoned at 274 Finch Drive, Pagosa Springs, CO 81147 will be disposed of by taking to the dump as of October 15, 2022 if not claimed at Sunetha Property Management, 105 Country Center Drive, Unit #4, Pagosa Springs, CO 81147 on or before that date.

# Featured Listings



1.48 Acre Cabin  
Vallecito



Mallard Estates Gem  
Pagosa



Enchanted Home with  
Double Lot in Pagosa



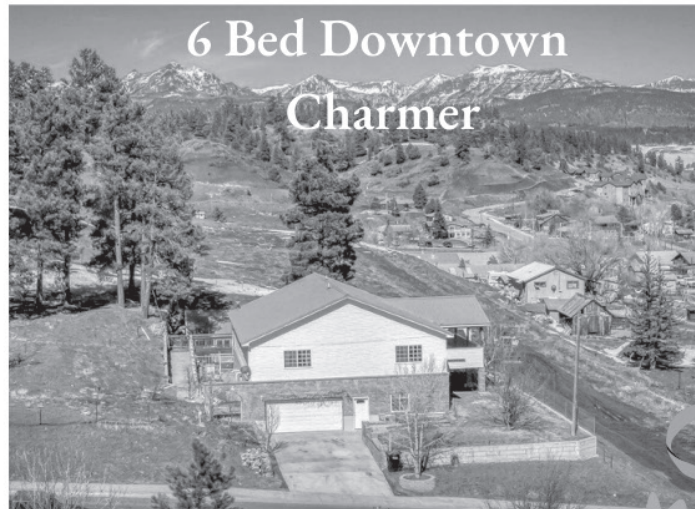
35 Acre Home in Mancos

Pagosa 🐾 Bayfield 🐾 Durango 🐾 Mancos

Reduced Commissions, Concessions to Vets, Nationwide Advertising



Secret Garden  
Custom Home



6 Bed Downtown  
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