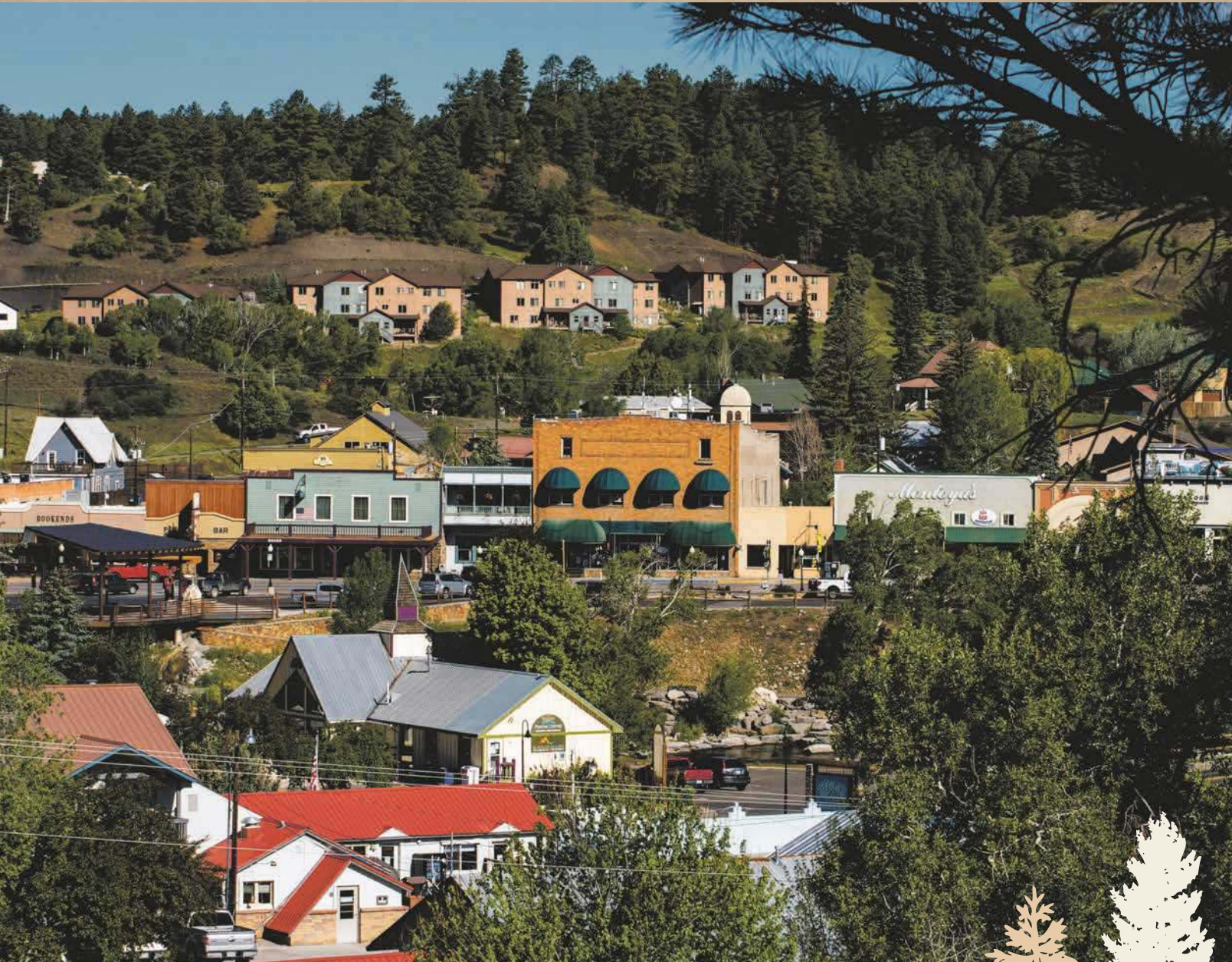


2020-2021

FREE

PAGOSA SPRINGS

REAL ESTATE & RELOCATION GUIDE





Pagosa's Most Unique Shopping

"a mercantile for locals, a bonanza of fun for guests"

Outdoor Gear & Lifestyle

Footwear

Dansko, Teva, Ahnu, Muck, Oboz & more



Apparel

Prana, Kuhl, Kavu, Sabaku, Life is Good, Darn Tough



Backpacks, tents, sleeping bags, water filtration, gadgets, optics, lighting, safety



Hunting & Fishing

Licenses & Gear



Beyond Books

regional maps, wildlife, history, spiritual, children's books & more



Home & Hardware

Paint & Sundries

"Pagosa's finest Pro Paint Supply" Brushes, rollers, lacquer, caulk, samples, drywall, tapes

PRO & DIY specialists



"Paint like no other"

Custom Color Matching • Low VOCs



The Area's Largest Garden Supply

Flowers, trees, shrubs, baskets, hoses, decor, garden supplies, seeds

Pro Tools

hand tools, power concrete tools, drywall specialty items "contractor deals"



Built in America

Lumber & Stuff

Plywood, dimensional, boards, drywall, insulation, treated, landscape, rebar, roofing



Plumbing & Electrical

DIY help and Pro inventory Bath & lighting Design Center New construction and remodel Indoor/outdoor lighting selection



Furniture & Décor/Mattresses



Southwest, Mountain, Contemporary Styles

Buy unique pieces or outfit your entire home

Rugs • Art • Lamps

Special Orders Welcome Made in the USA



Visit our Sleep Studio



Specialty Housewares

Gadgets • Dishes Glassware • Art Small Appliances Knives • Textiles



Gifts & Books



infant to adults

Come in. Look around. Stay awhile.

Ranked in the top 2% of ACE stores
COMPLETE HARDWARE SUPPLY



525 Navajo Trail Drive • Open Daily • 731-4022
Locally owned & operated • www.TerrysACE.com

Welcome

Thank you for your interest in joining our community. Whatever has attracted you to this area — the scenery, the climate, the recreational activities or a specific job, we know you will find Pagosa Country to be a friendly, pleasant place to live, work and play.

The Pagosa Springs Real Estate and Relocation Guide has been developed to provide an abundance of pertinent information about the area.

Our community is surrounded by over 3 million acres of National Forest and wilderness areas. That means you will find a variety of outdoor activities here — hiking, biking, rafting, backcountry exploration, skiing, sledding, cross-country skiing, fishing, hunting and many others. You will also find other activities to keep you busy such as our charming shops, historic sites, museums, Chimney Rock National Monument and a variety of artisans.

Please indulge in the pleasure of soaking in our geothermally heated waters. The giant spring in town issues forth from a mighty aquifer, providing Pagosa Country with some of the most relaxing and restorative waters anywhere in the world.

There is also an abundance of networking opportunities and special events to enhance the work and living environment for residents and business owners.

Members of our community are actively involved in many volunteer, leadership and business ventures.

Whether a home-based business or a growth company, Pagosa Springs has the resources available to help you succeed.

Archuleta School District, along with alternative educational options, offers many diverse programs to all students, including distance-learning opportunities.

The area's hospital, Pagosa Springs Medical Center, operates a 24/7 emergency room, lab and diagnostic services, diagnostic imaging and mammography exams, cancer care, a surgical staff, orthopedic surgery, primary care physicians and more.

Look through these pages and learn for yourself — Pagosa Springs is a great place to live, work, create, move or expand your business, raise a family or retire.

Welcome to Pagosa Country.



Photo courtesy Michael Pierce Photography

A publication of The Pagosa Springs SUN

About the Area

Location

Archuleta County is located in southwest Colorado, situated at the junction of U.S. 160 and 84 at an elevation of 7,079 feet. The county seat, Pagosa Springs, is located 30 miles north of the New Mexico border, and 60 miles east of Durango. It is also near the Four Corners region where Colorado, Utah, New Mexico and Arizona meet.

Physical Description

Archuleta County is comprised of 872,960 acres. Only 34 percent of lands in Archuleta County are in private ownership. Tribal lands comprise 14.4 percent of the county. Most of the northern and eastern portions of the county (51.6 percent) are within the San Juan National Forest. There is a total of approximately 2.8 million acres of National Forest and Bureau of Land Management surrounding Archuleta County.

Population Archuleta County

Source: US Census Bureau State & County QuickFacts

2019 estimate — 14,029

Housing and Income

Median value owner-occupied housing — \$295,500

Households — 5,670

Persons per household — 2.25

Per capita money income — \$31,035

Median household income — \$50,753

Persons in poverty — 11.2 percent

Geography

Land area (square miles) — 1,350

Persons per square mile — 9.1

Taxes

Sales and User Tax: 2.9 percent state, 4 percent county. County sales tax revenue is divided between county and town.

Lodger's Tax: A 4.9 percent tax is collected from the lodging industry and used for tourism promotion.

Primary Source of Town & County Revenue: Retail sales taxes, property taxes and charges for services.

Government

Town Government: www.pagosasprings.co.gov

Home Rule Municipality

Town council with elected mayor and six councilors elected for alternating four-year terms, town manager is appointed. Date of incorporation: 1891.

County Government: www.archuletacounty.org. Three county commissioners elected for alternating four-year terms.

Media

Newspaper: The Pagosa Springs SUN

www.pagosasun.com, (970) 264-2100

Education

Archuleta School District 50 Joint Administration
(970) 264-2228

www.mypagosaschools.com

Pagosa Springs High School (970) 264-2231

San Juan Mountain School (970) 264-2231, ext. 9247

Pagosa Springs Middle School, 5th-6th grades

(970) 264-2256

Pagosa Springs Middle School, 7th-8th grades

(970) 264-2794

Pagosa Springs Elementary School (970) 264-2229

Pagosa Peak Open School (970) 317-2151

The Training Advantage (970) 264-5627

GOAL Academy (877) PRO-GOAL

Utilities

Electric La Plata Electric Association

(970) 247-5786, www.lpea.coop

Gas/Natural Black Hills Energy

(888) 890-5554, www.blackhillsenergy.com

Water

Pagosa Area Water & Sanitation

(970) 731-2691, www.pawsd.org

Sanitation Pagosa Area Water & Sanitation

(970) 731-2691, www.pawsd.org

Town of Pagosa Springs, (970) 264-4151

www.pagosasprings.co.gov

Trash

At Your Disposal (970) 731-4892

Elite Recycling & Disposal (970) 731-2012

Waste Management (970) 264-5622

County Transfer Station (970) 264-5660

Tourism & Business Development

Pagosa Springs Community Development Corp.

www.pagosaspringscdc.org

(970) 264-2360

Pagosa Springs Area Chamber of Commerce

www.pagosaspringschamber.com

(970) 264-2360

Pagosa Springs Area Tourism

www.visitpagosasprings.com

www.explorepagosa.com

(970) 585-1200 or (866) 438-4917

Region 9 Economic Development District

(970) 247-9621, www.scan.org

Fort Lewis College Small Business Development

(970) 247-7009

<http://sbdcfortlewis.org/>

Related Website Links & Info

Association of Realtors,

www.pagosaspringsrealtors.com

U.S. Postal Service

Hot Springs Boulevard, (970) 264-5440

U.S. Forest Service Pagosa Ranger District Office

(970) 264-2268, www.fs.usda.gov/sanjuan

Colorado State University Extension Office

(970) 264-5931, www.archuleta.colostate.edu

Ruby Sisson Memorial Library

(970) 264-2209, pagosalibrary.org

Stevens Field Airport

(970) 731-3060,

www.archuletacounty.org/45/Airport

AWOS frequency 127.175

(970) 731-0365, FBO (970) 731-2127

Durango-La Plata County Airport

www.flydurango.com

Road Conditions

Colorado Department of Transportation

511 or (303) 639-1111, www.cotrip.org









Archuleta County Road Report

(970) 264-5555

New Mexico Road Report

(800) 432-4269, www.nmroads.com

Table of Contents

-  1 **WELCOME TO PAGOSA SPRINGS**
-  8 **BUSINESS AND ECONOMY**
-  18 **EDUCATION**
-  28 **HEALTH CARE RESOURCES**
-  34 **REAL ESTATE AND CONSTRUCTION**
-  48 **LEISURE**
-  54 **ACTIVE ADULTS**
-  56 **GETTING SETTLED**

**COVER PHOTO:
SHARI PIERCE**

Published by
THE PAGOSA SPRINGS SUN PUBLISHING, INC.
For correspondence, subscriptions and advertising:
P.O. Box 9, Pagosa Springs, CO 81147
970.264.2100

www.PagosaSUN.com
www.Pagosa.info
www.ExplorePagosa.com

Copyright ©2020-2021 The Pagosa Springs SUN
All rights reserved.
Reproduction in whole or part without written permis-
sion from the publisher is expressly prohibited.
Every effort was made to ensure accuracy of the infor-
mation in this guide. However, The Pagosa Springs SUN
Publishing, Inc. assumes no responsibility for errors,
changes or omissions.



DISASTER RESTORATION & CONCIERGE PROPERTY MANAGEMENT

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

BJ Jones and Lars Schneider, owners, have spent a combined total of over 43 years in Pagosa Springs.

As long-time locals, we operate with small-town hospitality without the “Pagosa-time mentality.” Your time is as valuable as ours, so we operate with punctuality.

Property Brothers is here to service you and your family through providing quality in our work, and being timely and efficient.

In our property management division, we strive to offer peace of mind to you as you leave your home in our care for the seasons you can’t be here.

Lars Schneider
970-946-0238

BJ Jones
970-749-9028



**Fire Restoration • Water Extraction • Mold Remediation
Structural Drying • Smoke & Odor Removal**

PropertyBrothersPagosa.com • propertybrotherspagosa@gmail.com

NATIONALLY LICENSED  INSURED  LOCALLY OWNED & OPERATED

Making the Move

Pagosa Country is a pretty place — no doubt about it.

We have mountains, meadows, rivers, lakes and more — scenery galore. It is the ultimate outdoor playground, year-round, and a surprising number of cultural opportunities exist.

It's a place that's easy to fall in love with.

But making a home, and a life, somewhere requires more than just pretty.

It likely requires not only establishing a residence and home life, but a work life as well — be it joining an existing business, relocating an existing business or, perhaps, starting a new business.

But, how do you go about creating that life in Pagosa Country?

What is here that would lead you to choose this as a place to live, and to do business?

What are the options for business? What kind of market exists here for your services or products? What kind of labor force exists that could support your enterprise? What is the state of the necessary infrastructure? What educational institutions exist to train workers? What support services are available to the owner of a business or light industry?

What opportunities exist for you and your family?

The Pagosa Springs Real Estate and Relocation Guide seeks to give you answers to many of your questions and, when the answer is not obvious, it directs you to sources that can give you what you need.

This publication results from a cooperative effort, with several area organizations and local government agencies contributing to the information in this guide.

The Pagosa Springs Real Estate and Relocation Guide was awarded first place at the Colorado Press Association's annual convention with the judge commenting, "Every U.S. county should be so lucky as to have a re-location guide this helpful. In an exceptionally competitive field, this entry is the winner."

When it comes time to make one of the most important decisions you face, know you will be welcome here in Pagosa Country — a great place to live, to raise a family and to do business.

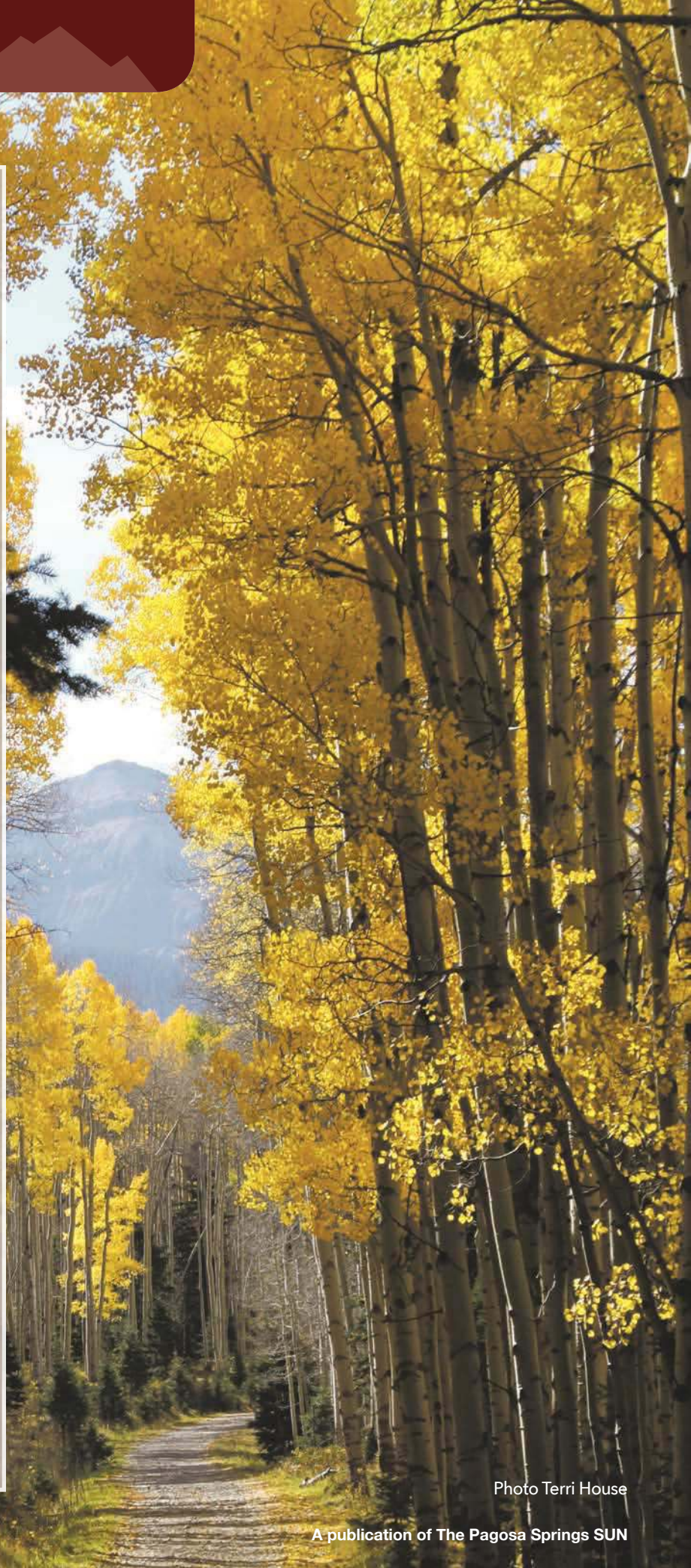


Photo Terri House

LIST WITH TEAM PAGOSA

★ We've sold 70 properties this year! ★



Laura Daniels
Broker/Owner
970-731-8599



Marcie Lewis
Broker Associate
970-759-8672



Deborah Kerns
Broker Associate
970-749-0986



Erika Hampton
Broker Associate
970-507-0022



Debbie Loewen
Broker Associate
970-946-3480



Tony & Christine Kaufman
Broker Associates
970-238-0105
970-585-4069



Scott Miller
Broker Associate
970-946-1287



Jon McSwain
Broker Associate
970-731-8599



2054 County Rd. 200
320 acres w/ irrigation
MLS #768969
\$3,000,000



2973 County Rd. 326
3 B, 3 BA, 60 acres
MLS #758410
\$1,477,000



1675 Cool Pines Dr.
4 B, 4 BA
MLS #768802
\$1,350,000



290 Engleman Place
4 B, 4BA, 7.18 acres
MLS #769483
\$1,168,500



3700B County Rd. 600
3 B, 4BA, 19+ acres
MLS #769270
\$1,089,500



38 Red Ryder Circle
3 B, 3 BA, on river
MLS #767594
\$650,000



164 Jones Bend Court
3 B, 4 BA, 4000+ SF
MLS #762138
\$649,000



581 Loma Linda Dr.
2 B, 3 BA, 5+ acres
MLS #769268
\$599,500



13921 County Rd. 326
1 B, 1 BA, river frontage
MLS #769913
\$575,000



329 Handicap Avenue
4 B, 3 BA
MLS #769807
\$560,900



590 Handicap Drive
3 B, 4 BA,
MLS #769660
\$519,000



221A Aspenglow Blvd.
3 B, 2 BA, single-level
MLS #769066
\$399,900



816 & 910 Park Ave.
Zoned for multiple units
MLS #767416
\$395,000



434 Vista Blvd.
3 B, 2 BA, single-level
MLS #768257
\$360,000



300 Whispering Wood Dr.
2 B, 2 BA, log cabin
MLS #762424
\$359,900



27 Metro Drive
4 B, 2 BA, log cabin
MLS #769535
\$349,000



33 Masters Circle
3 B, 2 BA, single level
MLS #769988
\$347,000



846 Cloud Cap
3 B, 3 BA, across from lake
MLS #769648
\$279,900



38 Spruce Circle
2 B, 1 BA cabin
MLS #768680
\$274,000



65 Carefree Place
3 B, 2 BA
MLS #769989
\$249,000



145 Davis Cup Drive
3 B, 3 BA condo
MLS #767658
\$239,500



231 & 481 Blue Jay Cir.
3 B, 2 BA, 2.10 acres
MLS #769057
\$230,000



150 Flicker Lane
cozy cabin
MLS #769750
\$135,000



197 Blue Jay Drive
1 B, 1 BA
MLS #768012
\$112,000

35± Acres to Lots

750 Invitation Circle, MLS #757653, \$500,000
1349 Hatcher Circle, MLS# 769416, \$229,000
86 Hackamore, MLS #768677, \$95,500
342 & 344 Spruce Glen, MLS #768675, \$79,000
66 Pines Club Place, MLS #761070, \$46,500

114 Dylan Drive, MLS #768710, \$27,000
205 Lost Valley Drive, MLS #769915, \$24,900
1151 Trails Boulevard, MLS #766163, \$23,500
52/46 Gala Place, MLS #766517, \$22,900
10358 W Highway 160, MLS #769914, \$17,900

Searching for your perfect home?
Looking to sell your current property?
Call our real estate team at 970-731-8599



TEAM PAGOSA REALTY GROUP
2839 Cornerstone Drive, Unit 4N • 970-731-8599

*As of May 30, 2020

www.pagosaspringsrealty.com • www.tprentals.com

WELCOME TO PAGOSA SPRINGS

Where is Pagosa Springs?

Pagosa Springs sits at 7,079 feet in southwest Colorado at the base of the Continental Divide. Featuring rushing rivers and streams, lakes galore, hiking and biking trails, spectacular fall colors, ancient ruins, deep powder in the winter at nearby Wolf Creek Ski Area, incredible hunting, amazing wildlife, clean air and 3 million acres of National Forest surrounding the area, Pagosa Springs offers plenty of opportunities for our valued visitors, any time of year.

Who can I contact for info?

The Pagosa Springs Area Tourism website at www.visitpagosasprings.com will link you to the Visitor Center, or call their vacation line at (866) 438-4917. Visitor information can also be found at www.ExplorePagosa.com.

Keep up on the news and events with The Pagosa Springs SUN, the community's weekly newspaper, with daily updates online at www.PagosaSUN.com.

What is it like at that altitude?

Regardless of physical fitness, acute mountain sickness can strike anyone not acclimated to Pagosa's 7,000-foot elevation. To guard against altitude sickness:

- Drink three to four quarts of water per day.
- Avoid overexertion, while keeping caffeine and alcohol intake moderate for the first few days.
- Seek medical attention if persistent headache, fatigue, poor coordination or shortness of breath occur.

What is the weather like?

Archuleta County is located in the "Colorado Sunbelt," just north of the New Mexico border and along the Western slope of the Continental Divide. This combination of high desert plateau and dramatic Rocky Mountains to the north and east creates an unusually mild climate compared with much of the surrounding Southwest. We are favored with some 300 days of sun each year, as well as four distinct seasons. With low wind and warm sunshine, residents can enjoy a variety of year-round recreational activities.

Average Temperatures and Precipitation:

Average Days of Sunshine: 300 per year

Annual Precipitation: 20.97 inches/year

Annual Snowfall: 104 inches/year

Month	High	Low	Precipitation	Month	High	Low	Precipitation
Jan.	37°F	1.4°F	1.48"	Jul.	83°F	45.2°F	1.81"
Feb.	43°F	7°F	1.52"	Aug.	80°F	44.6°F	2.77"
Mar.	49°F	15.9°F	1.63"	Sep.	74°F	36.6°F	2.26"
Apr.	59°F	23.9°F	1.64"	Oct.	64°F	26.3°F	2.26"
May	68°F	30.2°F	1.15"	Nov.	50°F	15.4°F	1.87"
Jun.	78°F	36.3°F	.88"	Dec.	40°F	5°F	1.7"

Is there a medical facility?

Pagosa Springs Medical Center includes a critical access hospital located at 95 S. Pagosa Blvd. The emergency room is open 24 hours a day, 7 days a week. Phone (970) 731-3700. Dial 911 for emergency services.

There are multiple primary care clinics in the community offering a variety of services.

Important phone numbers:

EMERGENCIES DIAL "911" (Ambulance, EMT, Fire, Police)

Non-emergency ambulance, fire, EMT or Law Enforcement, dial (970) 731-2160

Emergency Medical Services	(970) 731-5811
Pagosa Springs Medical Center	(970) 731-3700
Pagosa Urgent Care	(970) 372-0456
Axis Integrated Healthcare	(970) 264-2104
Pagosa Springs Police Dept.	(970) 264-4151, Ext. 228
Archuleta County Sheriff's Office	(970) 264-8430
Pagosa Fire Protection District	(970) 731-4191
USFS Pagosa District Ranger	(970) 264-2268
Pagosa Springs Town Hall	(970) 264-4151
Archuleta County Commissioners	(970) 264-8300
The Pagosa Springs SUN	(970) 264-2100
Pagosa Springs Post Office	(970) 264-5440
Senior Citizens Center	(970) 264-2167
Ruby M. Sisson Memorial Library	(970) 264-2209
Archuleta School District 50 Joint	(970) 264-2228
Navajo Lake State Park	(970) 883-2208
Airport Flight Base Operations	(970) 731-2127
Pagosa Area Water and Sanitation	(970) 731-2691
Black Hills Energy	(888) 890-5554
La Plata Electric Association	(970) 247-5786

TIME TO MOVE
TO THE MOUNTAINS?

BUY WITH

JIM SMITH REALTY



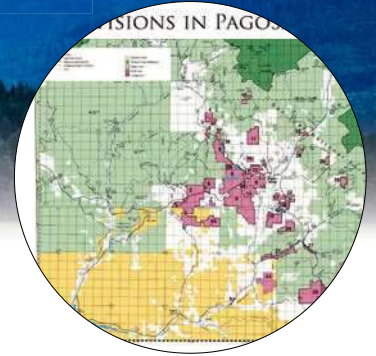
GET SOMETHING BACK: \$200 closing credits

We'll help out with your closing costs to the tune of \$200 for residential listings! Ask any of our experienced, friendly agents for details.



WE BRING YOU HOMES in print and online

Check out local listings in the Pagosa Magazine & Real Estate Guide and on all our popular websites to find out even more about your top picks.



WE KNOW PAGOSA and all the neighborhoods

If you're moving from out of town, or making a change in Pagosa, we might be able to recommend a neighborhood you might not have considered!

	January			Year to Date		
	2019	2020	% Change	2019	2020	% Change
Number of Sales	21	26	+23.8%	21	26	+23.8%
Median Sales Price	\$212,000	\$212,000	+0.0%	\$212,000	\$212,000	+0.0%
Days on Market (DOM)	16	20	+25.0%	16	20	+25.0%
Months Supply of Inventory	6.1	5.3	-13.1%	6.1	5.3	-13.1%

	January			Year to Date		
	2019	2020	% Change	2019	2020	% Change
Number of Listings	142	162	+14.1%	142	162	+14.1%
Median Listing Price	\$249,000	\$249,000	+0.0%	\$249,000	\$249,000	+0.0%
Days on Market (DOM)	16	20	+25.0%	16	20	+25.0%
Months Supply of Inventory	6.1	5.3	-13.1%	6.1	5.3	-13.1%

OUR AGENTS are market experts

Up-to-the-minute knowledge of the local market is a MUST--we've got you covered. Call, visit our websites, or come in to find your next home.



WE'RE EASY TO FIND: drop by any time!

Our convenient office is located in the heart of downtown Pagosa Springs, with ample parking. We're never too busy to sit down and talk real estate with you.



EXPERIENCE COUNTS! (we've been here a while)

We're the oldest real estate firm in town! Founded in 1987, our dedicated team is here to help you, every step of the way, year after year.



CHRISTIE JOHN WEST CAROL DENISE MARK JIM STEPHANIE DEBRA JON PAM ANITA HAROLD GINA



Photo courtesy Pagosa Innovation Center

Designed to grow business and entrepreneurs Pagosa Innovation Center: Where ideas come together

By Chris Mannara

Coworking allows for entrepreneurs to work independently or to cultivate and grow their ideas collaboratively in a shared office space.

In a small community such as Pagosa Springs, coworking shared spaces can be hard to come by, leading to meetings being held in unconventional spaces, but nonprofit Pagosa Innovation Center (PIC) aims to fix all of that.

“If you think about all the people that work from their kitchen tables, that work from coffee shops, et cetera, which each have their own limitations in terms of doing business, coworking space is very much specifically designed to maximize your work environment,” PIC board member Michael Whiting said.

As Whiting described, this is because it can be hard for people to work in an entire virtual space and they need contact and interpersonal communication.

He described the PIC as a “startup to house startups.”

Currently, the PIC project is set into two phases, according to

Whiting.

The first phase will feature six dedicated offices and touchdown desks in a space located at 189 Talisman Dr.

The first phase is about 700 square feet and will feature a conference and event room that boards or executive teams can rent, according to PIC board member Royce Gomez. Additionally, the first phase will feature high-speed Internet.

“We’re also going to offer courses for entrepreneurs from idea stage to early stage growth,” she said.

Ultimately, the space will transition into the former Powerhouse building located downtown in the Hermosa Alley, Whiting described further.

The Powerhouse building was analyzed to determine a way that it could be used as a public benefit to the local community. The building is 9,000 square feet, with a maximum size of 15,000 square feet.

According to Gomez, the Powerhouse will feature studios for podcasting and other high-tech equipment for people to expand their

PAGOSA INNOVATION CENTER

WHERE ENTREPRENEURS
GATHER TO GROW

Coworking Community
Small Business Friendly
Ready-to-go Office Space
Collaborative Environment
Shared Meeting Rooms
Creative Entrepreneurial Vibe
Tiered Service Packages
Secured Offices available

COWORKING RESOURCES CONNECTION

Get in touch to learn more and book a viewing appointment!



@PAGOSAINNOVATIONCENTER

PagosaInnovationCenter.com
189 Talisman Drive, Unit C, Pagosa Springs, CO 81147
970.946.6670 pagosainnovationcenter@gmail.com

Be the Next Region 9 Success Story



DREAM BIG. PLAN WELL.



Call to schedule an appointment at our Pagosa Springs location inside Bank of the San Juans at 305 Hot Springs Boulevard

- Startup Loans
- Data & Technical Assistance
- Gap Financing
- SW Enterprise Zone Business Tax Credits

Offices in Pagosa Springs, Durango & Cortez 970.247.9621 scan.org

brand.

“The Powerhouse is a big project. My estimate is about a \$2.5 million project,” Whiting said.

The final product of the PIC would feature coworking space, resource aggregation and business-oriented meeting space.

In the interim before the PIC moves into the Powerhouse, board member Gary Hedgecock suggested that the PIC occupy space that he owns on Talisman Drive.

PIC provides a way for Pagosa’s highly skilled and successful citizens to give back to the community through sharing their expertise, Gomez explained.

“We have very limited resources here for entrepreneurs who have an idea or young business that is struggling,” she said. “The last thing we want to do is create brain drain and have everyone exit our community.”

When working from the confines of a home office, there can be less inspiration and collaboration, Gomez described.

“The coworking space will be an idea spark for those entrepreneurs to be able to collaborate and get inspired from conversations with other entrepreneurs,” she said.

The facilities themselves will be run by the nonprofit, Whiting explained, adding that there is a possibility for youth programs and guest speakers as well.

“This will be a place where that culture can thrive,” Whiting said. “It’s specifically designed for the entrepreneurial mind and the entrepreneurial person.”

Work where you play.



**Let us be your
“one-stop shop” for
business information.
970.264.2360**



Focused Trial Lawyers in Colorado, Texas and California



Ross Cunningham



Todd Starr



When a Texas Corporation purchased a ranch in the valley, the first thing they did was try to close off access. A group of local neighbors retained Cunningham Swaim and the road is now public. **UPDATE:** The Texas Corporation's request for immediate relief from the Colorado Court of Appeals was denied as our clients continue to win on every level.



When the neighbor's dog came over and bit our client on the hand, she came to us just hoping to get her \$1,200.00 medical bill paid. Three months later she cashed a check for over \$50,000.00.



When the pharmacy received a notice of investigation from the Colorado Department of Regulatory Affairs, they turned to us for guidance. Despite some challenging facts, our lawyers who specialize in government affairs were able to quickly solve the problem.



CUNNINGHAM SWAIM

Pagosa Springs, Colorado • 262 Pagosa Street, Suite 103 • (970) 749-0807
Denver, Colorado • 1801 Broadway, Suite 1400 • (303) 309-8167
Dallas, Texas • 7557 Rambler Road, Suite 400 • (214) 646-1495
Pasadena, California • 2 N. Lake Avenue, Suite 500 • (626) 765-3000

Region 9 Economic Development District of Southwest Colorado

Yes, our region has that

By Laura Lewis Marchino, Executive Director

Region 9 Economic Development District of SW Colorado

My favorite saying is “Heroes were not made on a good day.” This quote is particularly appropriate for the COVID pandemic. As your Economic Development District, Region 9 is already preparing for the “after” and long-term recovery efforts to help restore the economic viability of the area. Our job is to think broader than town and county boundaries and our region truly has it all. The top needs of businesses are no different than residents. We all want access to medical care, education, cultural experiences and transportation. Within an hour’s drive you will find two airports, a four-year college, two hospitals, a community college, several National Parks and unlimited outdoor recreation.

The Region 9 Economic Development District of Southwest Colorado works to enhance economic conditions, diversify our economies, increase resiliency and grow the number of primary jobs that bring in outside money to grow our economy. Regionalism makes the pie bigger, not just in terms of services, but in creating economies of scale and reducing duplication. Our growing rural businesses work regionally because they do not have the population base, tax base or desire to be crowded together.

We can assist your project or business through:

- Our micro-loan programs with access to smaller funding amounts

not offered through traditional financial institutions.

- Colorado incentive programs such as Enterprise Zone Tax Credits and Rural Jumpstart.
 - If you have a development project, ask us about Opportunity Zone capital gain incentives.
 - Need information on grants? If you are a not-for-profit organization, we can identify some eligible grant programs for your project.
 - Supporting entrepreneurs: Today, jobs follow people rather than people following jobs. If you want to be here and need to create or bring your business, we can refer you to a variety of resources, and organizations that provide workshops, business advising, mentorship and even investment opportunities.
 - Need data? Region 9 is a State Data Center Affiliate and consistently publishes a variety of economic data reports that provide citizens and policy-makers access to reliable, unbiased and timely information. If we don’t have it, we can direct you to what you need.
 - We work closely with the Pagosa Springs Community Development Corporation, the county-level economic development organization. Let us help you make this your community of choice.
- If you need further information or resources, please call us at (970) 247-9621 or go to www.scan.org to schedule an appointment at our Pagosa Springs satellite office located inside the Bank of San Juans.



**YOUR FOUR CORNERS
ALL SEASON
EQUIPMENT SUPERSTORE**








**This is
Kubota Country!**

Four Corners

Utah	Colorado
Arizona	New Mexico




SALES

FINANCING | LEASE | RENTAL
OPTIONS | TRADE-INS | PURCHASE

RENTALS

HOURS • DAILY • WEEKLY
MONTHLY • SEASONAL • LONG TERM
LOCAL | REGIONAL

SERVICE

COMMITTED TO PROVIDING COMPLETE PROFESSIONAL
PARTS AND SERVICE FOR EVERY LINE WE SELL



REGIONAL EQUIPMENT SUPERSTORE
swaginc.com

Summer: 8am-5pm Mon-Sat
Winter: 8am-5pm Mon-Fri
8am-12 Sat

39927 US HWY. 160
BAYFIELD, CO
970-884-4101
800-218-2347

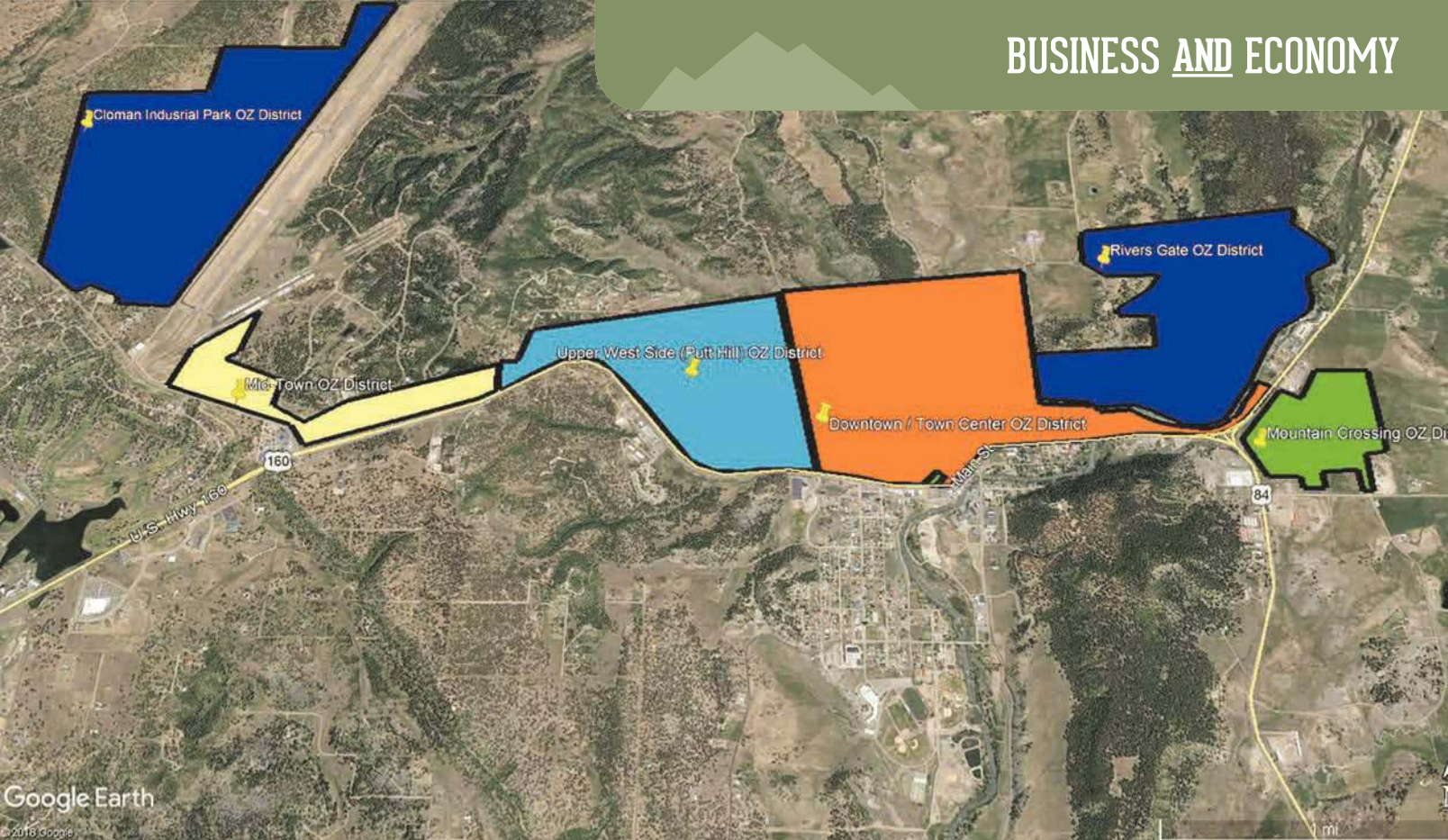


Illustration courtesy Pagosa Springs Community Development Corporation

Invest in an Opportunity Zone in Pagosa Springs

By Mary Jo Coulehan

You hear a lot of buzz about Opportunity Zones these days, but what is it about this program that has communities and investors excited?

Opportunity Zones (OZ) were enacted as part of the 2017 tax reform package to address uneven economic recovery and persistent lack of growth. The OZ program provides a federal tax incentive for investors to invest in communities through favorable treatment of reinvested capital gains and forgiveness of tax on new capital gains. The deferral of inclusion in taxable income for capital gains is until December 31, 2026. There is a gradual reduction of tax if gains are held for only five years or seven years. Permanent exclusion is tax free if the gains are held the full 10 years or until 2026.

When first implemented, low income urban or rural communities had the opportunity to submit a census tract in their area for acceptance to the state of Colorado and then the federal government. The good news for Southwest Colorado, is that every county had a census tract that qualified. In Archuleta County, census tract number 9744 was selected which encompasses Piedra Road northeast past Cloman Boulevard, the north side along U.S. 160 past U.S. 84 and southeast along U.S. 84. In this census track there are many opportunities to build out on vacant land tracts from larger parcels to infill parcels such as in the downtown area.

Archuleta County developed a community prospectus for investors. Numerous work groups were held, always open to the public. This

group formulated the community prospectus. Participants included realtors, town and county government, developers, business professionals, utility companies, nonprofit agencies, the Chamber of Commerce and the Community Development Corporation (CDC), who took the lead in preparing the document.

The Pagosa Springs Community Prospectus is an invitation for developers and investors to look at our community and invest in projects we feel are important such as housing, light manufacturing and lodging. The work group took into account the Town's Comprehensive Plan, Smart Growth Plan and the County's Community Development Action Plan (CDAP) to align OZ projects with the highest priorities in these documents. The town and county collaborated on local development incentives that can be added to federal and state tax incentives. Investors can "stack" incentives from a myriad of opportunities.

We encourage potential investors to look at the various districts and see what projects might be available, or they can match their particular area of interest, such as housing, and reference what types of projects are available in each district. The community prospectus is available for download from the Region 9 website, www.scan.org or from the CDC website at pagosaspringscdc.org/incentive-programs/. The key to the OZ program is the investment of capital gains. If you are moving to Pagosa, have some capital gains that you would be interested in investing, contact your financial advisor for more investment information or Mary Jo Coulehan at the Chamber of Commerce at (970) 264-2360.



Opening a business in town

License, permits, zoning information and more

The Town of Pagosa Springs requires an annual business license for all businesses located and/or conducting business within the town's boundary. This includes special events, vendors, seasonal/temporary businesses, vacation rentals, retail and service businesses, building general and subcontractors, home-based, nonprofit entities, etc.

It is recommended that you contact the town planning and building department at the beginning of your planning process and prior to determining a location for your business. There may be zoning restrictions and building code requirements for particular businesses that you should know about before you get too far along in your planning process, and certainly before you lease or purchase a property.

This will help eliminate surprises and very costly oversights along the way.

In addition, a sign permit is required for all permanent and temporary signs (banners). Again, you should contact the planning department prior to designing or manufacturing a sign to ensure you meet the town's code requirements and prevent any costly mistakes.

Town staff is available to help guide you through the process of opening or relocating a business in Pagosa Springs. Applications are available on the town's website, www.pagosasprings.co.gov, or at Town Hall. Contact town government at: 551 Hot Springs Blvd., P.O. Box 1859, Pagosa Springs, CO 81147, (970) 264-4151.

TAX BURDEN 2012

State	Rate	Ranking (1 Highest)	Per Capita Paid to State	Per Capita Taxes Paid to Other States	Total State & Local Per Capita Taxes Paid	Per Capita Income
Colorado	8.9	35	\$2,968	\$1,336	\$4,303	\$48,314
Texas	7.6	46	\$2,332	\$1,008	\$3,340	\$44,081
New Mexico	8.7	38	\$2,170	\$971	\$3,141	\$36,051
California	10.9	7	\$4,126	\$1,111	\$5,237	\$47,808
Arizona	8.8	37	\$2,283	\$992	\$3,276	\$37,012
Wyoming	7.1	49	\$2,056	\$2,351	\$4,407	\$61,708
Nebraska	9.2	31	\$2,930	\$1,267	\$4,197	\$45,485
U.S. Average	9.48	N/A	N/A	N/A	N/A	\$44,178

Source: www.taxfoundation.org/

STATE AND LOCAL TAX COLLECTIONS PER CAPITA 2017

	Rank	Amount
Colorado	21	\$4,881
Texas	31	\$4,161
New Mexico	32	\$4,117
California	9	\$6,170
Arizona	48	\$3,472
Wyoming	24	\$4,698
Nebraska	16	\$5,118

Source: <https://taxfoundation.org/state-and-local-tax-collections-per-capita-2020/>

SELECTED STATE TAX COMPARISONS 2009 (PER \$1,000 INCOME)

	Colorado Rank	Tax	U.S. Average
Total Taxes	49	\$40.89	\$58.50
Sales and Use	44	\$10.89	\$19.68
Individual	28	\$20.74	\$20.12
Corporate	42	\$1.55	\$3.29
Motor Fuel	32	\$2.90	\$2.89
Liquor	43	\$0.17	\$0.44
Tobacco	35	\$1.02	\$1.37
Severance	12	\$1.34	\$1.10

Source: www.colorado.gov

BUSINESS ORGANIZATIONS & LICENSING

Colorado Workforce	(970) 247-0308	www.yourworkforcecenter.com
Better Business Bureau	(505) 346-0110	bbb.org/new-mexico-southwest-colorado
Pagosa Springs Area Chamber of Commerce	(970) 264-2360	www.pagosachamber.com
Region 9 Economic Development District	(970) 247-9621	www.scan.org
Southwest Colorado SBDC	(970) 247-7009	www.sbdcfortlewis.org
Colorado Secretary of State	(303) 894-2200	sos.state.co.us
Town of Pagosa Springs	(970) 264-4151	www.pagosasprings.co.gov
Archuleta County	(970) 264-8300	www.archuletacounty.org
Archuleta County Clerk & Recorder	(970) 264-8350	www.archuletacounty.org
PS. Community Development Corporation	(970) 264-2360	www.pagosaspringscdc.org



Pagosa Springs Community Development Corporation Improving our economic climate

By Mary Jo Coulehan

The Pagosa Springs Community Development Corporation (CDC) coordinates economic development initiatives that aim to enhance the economy in Pagosa Springs and Archuleta County.

Supported by county and town governments, utility groups, local banks and individual businesses, the CDC strives to help Pagosa grow, diversify and become more economically stable.

Pagosa is proud to be home to several Colorado top Companies to Watch. Our community alternative-energy portfolio includes biomass, solar and geothermal companies. With the current focus on alternative energy nationally, the CDC encourages individuals and companies interested in energy entrepreneurship to look no further than Pagosa Springs.

Better than a highway running through town, Pagosa Springs has the San Juan River flowing through town. With the Weminuche Wilderness and southern San Juan Wilderness in Pagosa Springs' backyard, outdoor equipment and accessory entrepreneurs are finding that Pagosa offers an ideal research, development and testing lab for their products.

Technology has changed the way we do business and companies that need broadband Internet services for large data transmission or jobs that offer telecommuting opportunities have several options that would meet their needs. The CDC oversees the Broadband Services Office and is a partner in multiple broadband improvement projects.

The CDC provides a wealth of resources including one-stop shop-

ping for business information and a rapid-response team tailored to your needs to assist companies interested in opening or relocating a business to Pagosa Springs and Archuleta County. The CDC website has statistical information and interactive data tools to assist you with your pre-planning relocation efforts.

The CDC maintains close ties to the Pagosa Springs Chamber of Commerce, the Southwest Small Business Development Center in Durango and Region 9 Economic Development District. These relationships help provide businesses a leg up on coming into the community through consultation services, educational opportunities, data assistance and financial assistance.

The CDC can help interested parties develop a business compatible with the area, locate available space, help smooth the business transition and create a win-win situation for new businesses and the community. The CDC can assist interested parties in community, state or federal tax advantages such as the state's Enterprise Zone program or the federal Opportunity Zone program. Our office or website has a community prospectus for those interested in relocating or finding out more about Pagosa's Opportunity Zone districts. We can assist interested parties in identifying parcels of land located in these specialized zones while working to get you individual or "stacked" tax credits to maximize your advantage.

Contact the CDC at (970) 264-2360 or pagosaspringscdc.org for information about moving or expanding your business.

Grow your business with the Pagosa Springs Area Chamber of Commerce

By Mary Jo Coulehan

The Chamber of Commerce is a member-based organization that promotes and supports the local community through various educational programs, a resource and referral system, business advocacy, economic gardening and special event promotions. With over 400 members, it is known for consistently having one of the highest per capita memberships in the state of Colorado — an honorable achievement for a small mountain community.

The Pagosa Springs Chamber stays current with the technological age utilizing tools including a mobile website, social media and educational opportunities for local businesses. Networking events such as Business After Hours and targeted trainings are a great way to stay current with area activities and to hone and expand your business savvy.

The Chamber offers confidential consulting services, connections to other important business service centers and numerous ways to help you grow your business.

The Chamber has also increased its involvement with the Archuleta

School District by co-hosting a career day and youth job fair. We understand the importance our youth play in developing a strong workforce for our businesses.

We also stay involved in other community initiatives including broadband, housing and early childcare.

The Chamber of Commerce, along with the Pagosa Springs Community Development Corporation, the Small Business Development Center and the Region 9 Economic Development District are poised to help you take your business to the next level. The Chamber is the administrative arm of the Community Development Corporation and works hand in hand in building a stronger community.

If you are moving into the area and setting up a storefront or home-based business, or if you are an individual interested in staying connected to the business pulse, the Chamber offers many options and informational outlets to assist you.

Contact the Chamber of Commerce at pagosachamber.com or by calling (970) 264-2360.



Town and County Regulations

Before you build, expand or open your business

By **Mary Jo Coulehan**

Before you build, renovate or open your doors for business, there is one step that many people forget — and it is one that could save you time, money, surprises and headaches. That step is checking with the Town of Pagosa Springs or Archuleta County building and planning departments regarding doing business in our community. Depending on where your business is located, each entity may have different requirements and zoning laws.

Zoning and land use

Of course, most entrepreneurs know that you need a building permit before you break ground. But are you breaking ground in the right zone? Both the town and county have land use permitting and zoning. It is important to check to make sure that your business fits within the zoning and building code guidelines. Even though a zone may permit light manufacturing, you will need to make sure that your manufacturing operation fits within those guidelines. You may need to ask for a variance. Even if you bought an existing building, contact the building department to make sure your business is compatible within the zone. This includes converting a house from long-term to short-term rental, adding accessory structures to a nonresidential location (including portable shipping containers), paving or changing access and parking lots, and doing any work in a floodplain. Some properties may be “grandfathered;” however, the improvement must meet current codes when expanded or changed or if vacant for more than a year.

Permitting and licensing

It is not necessary to obtain a business license within the parameters of Archuleta County; however, if doing business within the Town of Pagosa Springs, you must have an annual business license. Even if your

business is physically located in the county, but you perform a business function within the town (delivery of products, repairs, sales), you still need a town business license. Business licenses are also required within the town for temporary or vendor permits and contractor work permits.

Each planning department also has guidelines for building fees. While impact fees have been waived, other fees may apply such as water tap fees, plan submission, etc. For those looking at larger developments, especially in the Opportunity Zone districts, the town and county can assist with incentive packages and plan development.

In both the town and the county, sign permitting is required for temporary, modified or permanent signage. Before you spend the money on making a sign, visiting with the planning departments will alert you to size restrictions or perhaps colors if you are doing business in the historic district. Any new construction will need to have plans submitted to either building department. Each entity will provide a building and fire safety inspection before issuing a certificate of occupancy.

Both the town and the county have rules regarding short-term rentals (under 30 days). Each has a different fee schedule and all short-term rentals need to be licensed and collect sales and lodger’s tax. Before you build or set up your property for short-term rental, check the guidelines for where you are located.

Many of the licensing forms can be found on the town’s website at pagosasprings.co.gov or on the county’s site at archuletacounty.org.

The town’s building and planning departments are located at Town Hall at 551 Hot Springs Blvd. and the county building and planning offices are located at 1122 U.S. 84. These entities are here to help you through the building process and minimize duplication of efforts. Find out the guidelines before you put a shovel in the ground.

ECONOMIC PARTNERS

Archuleta County	www.archuletacounty.org	(970) 264-8300
Town of Pagosa Springs	www.pagosasprings.co.gov	(970) 264-4151
Pagosa Springs Community Development Corporation	www.pagosaspringscdc.org	(970) 264-2360
Pagosa Springs Area Chamber of Commerce	www.pagosachamber.com	(970) 264-2360
The Pagosa Springs SUN	www.pagosahun.com	(970) 264-2100
Southwest Colorado SBDC	www.sbdccfortlewis.org	(970) 247-7009
Region 9	www.scan.org	(970) 247-9621
Office of Economic Development and International Trade	www.choosecolorado.com	(303) 892-3840



Daniel L. Fiedler

- Attorney at Law -

**Estate Planning,
Wills, Trusts, Probate,
Elder Law, Real Estate
and Corporate Law**

970-507-8528

*190 Talisman Drive, Suite D-6
next to Restoration Church,
behind City Market*



Colorado Office of Economic Development and International Trade Business incentives offered

The Colorado Office of Economic Development and International Trade offers a variety of incentives to businesses expanding into the State and several rural business programs. Those most relevant to Archuleta County are provided below and can be explored further at choosecolorado.com.

Enterprise Zone Tax Credits: Tax incentives to encourage businesses to locate and expand in designated economically distressed areas of the state. There are 10 different credits and the majority of Archuleta County is an Enterprise Zone.

Advanced Industry Tax Credit: Provides assistance to Colorado companies operating in seven advanced industries the opportunity to receive capital from investors.

Collaborative Infrastructure Funding: Funding to accelerate commercialization and innovation of advanced industry products and services by building capacity and workforce for the advanced industries ecosystem.

Colorado Creative Districts: Access to grant funding, tailored technical assistance, networking and training programs and access to advocacy tools to support the growth and infrastructure of the state's creative economy.

Colorado FIRST and Existing Industry (CFEI) Job Training Program: Grants are for companies that are relocating to or expanding in Colorado and provide funds only to net new hires. Existing grants focus on providing assistance to established companies in order to remain competitive within their industry, adapt to new technology and prevent layoffs.

Colorado Wood Utilization and Marketing Program: Committed to improving the quality of life for forest products producers, consumers and forest users, and is the leading statewide authority on wood products and biomass utilization for businesses, communities, state and local governments, and natural resource organizations.

Commercial Historic Preservation Tax Credit: Jointly administered with History Colorado for owners of designated commercial properties who do a certified rehabilitation of their property.

Early-Stage Capital and Retention Grant: Funding to support companies using technologies developed in proof of concept grants and other early stage start-ups that have created viable products that meet a market need and that can be created or manufactured in Colorado and exported globally.

Export Accelerator Program: This is a financial assistance program for aspiring and current Colorado exporters. The grant program supports eligible small and medium-sized businesses through funds to offset international business development and marketing costs.

Job Growth Incentive Tax Credit: A performance-based program for businesses pursuing job creation projects that are competing with at least one other state and where the incentive is a major factor in the decision.

Location Neutral Employment (LONE) Program: The performance-based Location Neutral Employment incentive provides a standard Job Growth Incentive Tax Credit for urban/rural job creation with an additional Strategic Fund cash incentive for each remote rural job created in an eligible rural county.

Proof of Concept Grant: Funding to identify and pull technologies from research institutions where they were discovered and connect them to the private sector where they can be developed into products for commercialization.

Sales and Use Tax Refunds: Colorado provides industry-specific tax relief from the Colorado Sales and Use tax to promote economic development.

Strategic Fund Incentive: A performance-based program designed to encourage recruitment, retention and economic growth through Colorado that have created and maintained permanent net new jobs for one year.

Rural Jump Start: A program for eligible new businesses and new hires that relocate to Jump-Start Zones. Archuleta County is a Rural Jump Start County.

Space to Create: This program is the first state-driven initiative in the nation to develop affordable housing and workspaces for artists and art organizations. Designed to position Colorado as the leader in artist-led community transformation in rural communities.

State Trade Expansion Program: Financial assistance for aspiring and current Colorado exporters entering into a new international market. This program supports small and medium-sized businesses through grant funds to offset international business development and marketing costs.

Strategic Fund Initiative: Supports eligible rural companies, communities and nonprofit initiatives in new business development such as incubators.

Transferable Tax Credit program: Allows companies that make major capital investments to transfer certain tax credits that are earned in the course of making that investment.

Business Support Programs

Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE): SCAPE creates more high growth and job creating companies in Southwest Colorado by providing education, mentoring and access to funding for startups and early stage companies. www.goscape.org

Southwest Small Business Development Center provides free business counseling, technical assistance, trainings, business plan development www.sbdcfortlewis.org/

Colorado Procurement Technical Assistance Center (PTAC): Prepares businesses for federal and state contracts. www.coloradoptac.org/

Manufacturer's Edge: Statewide manufacturing assistance center through onsite technical assistance through coaching, training, and consulting. www.manufacturersedge.com/



An alternative to success

San Juan Mountain School aims to provide a different option for students

By **Chris Mannara**

Every student has different criteria when it comes to being successful in an educational environment; some students have external and internal factors impacting their ability to learn.

The recently formed San Juan Mountain School (SJMS) attempts to create some middle ground for at-risk students and cultivate their success.

Pagosa Springs High School (PSHS) Principal Sean O'Donnell explained that the idea for an alternative high school has been discussed for some time.

"We didn't feel like we were meeting the needs of all of our students," he said. "Being mindful that not all students fit in a traditional high school."

SJMS will meet the needs of alternative learners while also providing a rigorous and flexible option for students to meet graduation requirements and enter the workforce or go to college, O'Donnell explained.

He also noted that SJMS is a standalone school, explaining that it will not be a PSHS program but rather its own high school.

"We felt like that there was a strong need for an option that was somewhere between 28 credits with five English, one upper-level math, foreign language and so on and so forth," SJMS Development Director and Principal Stewart Bellina said. "We felt that was a high bar."

There are other options, such as online schooling or homeschooling, but those options were too far on the other end of the spectrum, Bellina explained.

"We thought there was a lot of need for something in the middle. Something for students who are struggling to graduate from Pagosa Springs High School but still need daily contact with teachers and direct instruction," she said.

This project has been in the making for several years in conjunction with O'Donnell, according to Bellina.

The project began to gain momentum in the fall of 2019, she

explained, adding that the Archuleta School District Board of Education voted to go through with the project at a meeting in January of 2020.

In a board meeting in March, the school board approved SJMS to create the principal position for the new school, and at the April board meeting, Bellina was hired for the position.

SJMS will be located in a modular building on a campus to the northeast of the current PSHS site, she added.

For its students, SJMS will feature a different set of graduation requirements, an emphasis on education and field trips to build a sense of community and to work on social and emotional issues for students, she explained.

“A big thing is going to be more flexibility to get students where they need to be in terms of graduating with their class,” she said. “Some flexibility with scheduling that the high school doesn’t allow such as internships off campus that last more than what a bell between an hour and twenty minutes would allow.”

The population of students that SJMS will be serving is students who might need some extra support to graduate, she described.

Students at SJMS will have a blended curriculum with as much in-person instruction as possible, she explained.

“We feel like that’s what’s going to separate us from a full online school is having small group instruction,” she said. “I think there will be a lot of smaller class instruction by the highly qualified teachers that we will have.”

Whatever the teachers cannot provide will be given to the students through an online learning platform, she added later.

“I cannot imagine doing anything else for a career,” Bellina said. “I am thrilled to offer them even more flexibility and a smoother path to graduation. I am honored, really honored, to be selected and I feel very lucky to be able to do what I love.”

Bellina also praised Archuleta School District in a follow-up email for their dedication to the education and well-being to students in the community.

“I believe small town values and the strong community spirit of Pagosa Springs helped this idea become a reality,” she added.



Education Options

Private and Homeschool

While Archuleta School District offers excellent educational opportunities, some people relocating to Pagosa wish to enroll their children in a private school, online or blended school, or would like to homeschool their children. Pagosa Springs offers many private educational options, online and blended options, and homeschooling groups.

Pagosa Family School: Pagosa Family School is a state-funded educational outreach program offered to all homeschool, private school and Archuleta School District students. PFS offers Spanish, art, drumline, choir, and an exploratory class consisting of science, music and drama. Please visit Pagosa Family School on Facebook, visit the school district website at MyPagosaSchools.com or contact the Shared School Liaison at (970) 264-2228.

Pagosa Valor Academy: Pagosa Valor Academy is a University Model School for kindergarten through 11th grades. It combines the best traits of home education with the best traits of public school education. It is a family-oriented school with the core purpose of teaching kids from a biblical perspective while preparing college-ready young adults. Learn more at pagosavaloracademy.org.

Our Savior Lutheran School: This early childhood school offers preschool through eighth grade in which every discipline is taught from the Christian worldview. All classes are taught using a Classical Christian Curriculum, which includes such classes as Latin, cursive, traditional math (no common core), phonics-based English, science, art and music. The school is located on three acres, complete with six classrooms, a gymnasium and two playground areas. Information is located at oslpagosa.org.

Online and blended options: Online schooling options, many of which are tuition-free public schools, are gaining popularity.

GOAL High School is a free public charter school and a Microsoft Showcase School. With more than 10 years in operation, GOAL serves ages 14-21. GOAL offers a blended learning format with online courses and student drop-in centers. Visit online at goalac.org.

A sampling of other popular tuition-free public online schools available in Pagosa include Southwest Colorado eSchool (southwestcoloradoeschool.org), K-12 schools (k12.com/colorado-online-schools), and Colorado Connections Academy (connectionsacademy.com/colorado-online-school).

Pagosa also has a robust and diverse homeschooling community. Homeschooling families of all educational philosophies are invited to stay connected through Pagosa Homeschool Connection’s Facebook page. In addition, three homeschooling groups meet weekly throughout the school year. Classical Conversations of Pagosa Springs group (classicalconversations.com) follows a classical home-education model with weekly community days. Friday Co-Op offers academic classes and field trips for preschool through high school as participation dictates. Adventures à la Carte group gets together every week for social and enrichment activities such as hikes, sledding and other field trips. Families who are considering homeschooling for the first time or moving into Colorado are encouraged to review homeschooling laws in Colorado, available through HSLDA (hsllda.org) and the Colorado Department of Education.

For more information on these groups or for advice on additional homeschooling resources, contact Pagosa Homeschool Connection leaders at pagosahomeschoolconnection@gmail.com.



Pagosa Springs SUN photo/Chris Mannara

Building a future:

Building trades classes crafts options for students

By Chris Mannara

As students go through the ranks of high school, and graduation is soon staring them in the face, many have choices to make.

For some, that may mean going off to a college or university to further their education, but for others, they may want to dive head-first into the workforce waters.

At Pagosa Springs High School, an effort was made to incorporate more classes that were aimed at students whose goal is to do more hands-on work in the form of building trades classes.

Building trades teacher Torry Hessman explained that these classes were created in part because of the demands of the local industry. “We couldn’t find young, skilled labor,” he explained.

If the local school system is able to “grow its own” skilled laborers, that might help with some of the issues that local contractors were facing with finding young workers, Hessman added.

The Pagosa Area Builders Committee, now known as Build Pagosa, went to Archuleta School District to see what could be done about this issue, he described further.

This movement led to not only building trades classes being implemented at Pagosa Springs High School, but other classes such as culinary arts as well.

For Hessman, these classes are important because it gives the kids an opportunity to live and work in Pagosa Springs while making a decent living wage.

“The summer work program allows these kids to kind of test the waters,” he said.

It also gives the employers a chance to watch these kids grow and develop into skilled workers and lets them see who they would like to hire when they graduate, Hessman added.

For kids who are new to these classes, some intimidation is felt, but once the students get confidence, they realize they have the skill set to use the tools and it makes all the difference, Hessman noted.

The kids who took part in the summer work program saw the fruits of their labor, according to Hessman, with some earning promotions and being asked to come back and work again next summer.



Skills USA teaches many lessons

By Becky Guilliams and Jesse Morehouse

VICA (Vocational Industrial Clubs of America) was formed in 1965. Its purpose was to motivate students at high school and collegiate levels to understand and value opportunities present in America's skilled workforce.

In 2004, VICA became Skills USA. In 2006, the Pagosa Springs High School Skills USA chapter was founded, and it continues to grow each year. Now, Skills USA includes more than 312,000 students nationally.

The organization conducts state, national and global competitions at which Pagosa Springs High School students regularly compete.

At Pagosa Springs High School, students have access to subjects such as crime scene investigation (CSI), auto technology, auto refinishing, welding, motorcycle mechanics, firefighting, computer programming, digital photography and web design.

Pagosa Springs High School funds the students' attendance for regional and state competitions, while students who qualify for national competitions must raise their own funds to attend.

There are over 88 different competitions available to students.

Skills members volunteer at the 9Health Fair for setup and takedown of the event, as well as helping out with the local antique auto show. This provides students and community members a chance to get to know each other outside of the high school setting while raising money for incidental costs at events.

Searching for real estate?
Check the classifieds!



To subscribe to anytime digital access go to
PagosaSun.com/eedition

The Pagosa Springs **SUN**



Public schools offer multitude of reasons for living in Pagosa

Archuleta School District

For families with children who are interested in moving to Pagosa, there are a multitude of reasons, many of them found in our schools.

Archuleta School District's strategic framework, which emphasizes whole student education, exemplifies what we believe is important. We believe in order for our students to be successful in life, they need to develop more than just their academic abilities. They also need to develop personal, professional, entrepreneurial and civic competencies.

In order for them to accomplish these, we provide many atypical opportunities for our students. In addition to an outstanding academic program, our schools offer many co-curricular activities for students of all ages.

The district was created in 1950 and consists of four campuses: Pagosa Springs Elementary School (kindergarten through fourth grades); Pagosa Springs Middle School (fifth through eighth grades), Pagosa Springs High School (ninth through 12th grades) and San Juan Mountain School (ninth through 12th grades). In addition,

Pagosa Peaks Open School is a district-authorized charter school serving K-7 in school year 2020-2021.

The motto at Pagosa Springs Elementary School is "Care Reigns Here" and the staff believes that creating respectful and caring relationships is the foundation for learning. From this foundation, kids engage in learning a rigorous curriculum. We focus on strategic and purposeful lessons.

Pagosa Springs Middle School takes great pride in offering a dynamic, well-rounded educational experience. Our mission is to empower students to navigate the future through learning and problem-solving. Our highly trained and caring staff engages students in relevant and dynamic ways to meet and exceed the Colorado Academic Standards. We embrace our community values and spectacular location in our academic pursuits and often venture outside the classroom to learn and explore. Student health and wellness is a top priority at Pagosa Springs Middle School. As a three-time Healthy School Champion, we have been recognized for our well-developed, systemic approach to embedding best practices at all grade levels.

Additionally, our middle school develops a strong positive school culture through a daily advisory program. Through this program, staff and student build a strong rapport and purposefully make those human connections that provide the foundation for our educational program. Students engage in team building, fun activities and develop socially while having an advisory teacher to guide them through the middle school years.

Pagosa Springs High School has implemented changes to the master schedule in order to meet student needs. An advisory period is aimed at establishing strong meaningful relationships between students and teachers. Research shows if students feel like they belong and have strong relationships, their achievement in academics is greatly improved. The high school also uses the advisory period to improve school spirit, develop character and help students plan for their lives after graduation. In addition, PSHS looks to post-secondary objectives and has strengthened academic advanced placement (AP) offerings and career technical education. PSHS has interesting and popular courses in building trades, culinary arts and firefighting among others.

In the fall of 2016, Archuleta School District, in partnership with a variety of home and private school groups, began Pagosa Family School. This unique opportunity provides elective classes such as Spanish, art, drumline, choir, and an exploratory class consisting of science, music and drama to homeschool and private-school students during the regular school day as well as extra-curricular offerings. This program provides a rich opportunity for students to embody the motto of “Learning Together.”

On the playing field, Pagosa Springs is a 3A school, and is consistently competitive at the state level in a number of team sports. The Future Business Leaders of America, Skills USA, Speech and Debate, and FFA organizations consistently produce top finishers in state competition and multiple Destination Imagination teams have qualified for Global Finals.

Pagosa Springs High School also takes great pride in the arts. The high school offers a wide variety of music programs including traditional band and choir as well as guitar and the Americana Project, which is a beginning song writing course. Students can also enroll in a drama class in addition to after-school drama productions.

Head Start and Seeds of Learning work hand in hand with the district through the Colorado Preschool Program, which also offers assistance to at-risk preschool students. The district provides bus services to the majority of the district’s students.

For more on our schools, visit our website at mypagosaschools.com.

EDUCATIONAL CONTACT NUMBERS

Archuleta School District 50 JT
(970) 264-2228
www.MyPagosaSchools.com

Child Care Resource and Referral Program
(970) 247-0760
www.ecclaplata.org

GOAL High School
(877) PRO-GOAL
www.goalac.org

Our Savior Lutheran School (PreK-8)
(970) 731-3512
www.oslcpagosa.org

Pagosa Family School (K-8)
(970) 264-2228
www.MyPagosaSchools.com

Pagosa Peak Open School (K-7)
(970) 317-2151
www.pagosapeakopenschool.org

Pagosa Springs Elementary School (K-4)
(970) 264-2229
www.MyPagosaSchools.com

Pagosa Springs Middle School (5-8)
(970) 264-2794
www.MyPagosaSchools.com

Pagosa Springs High School (9-12)
(970) 264-2231
www.MyPagosaSchools.com

San Juan Mountain School (9-12)
(970) 264-2231, ext. 9247
www.MyPagosaSchools.com

Mardel Gallegos Center (Head Start)
(970) 264-2484
www.tchs4c.org

Pagosa Valor Academy (K-11)
970-264-4782
www.pagosavaloracademy.org

Community Connections, Inc.
(970) 259-2464
www.communityconnectionsco.org

San Juan Board of Cooperative Educational Services (BOCES)
(970) 247-3261
www.sjboces.org

Ruby M. Sisson Memorial Library
(970) 264-2209
www.pagosalibrary.org

Seeds of Learning Early Care and Education Center
(970) 264-5513
www.growingseeds.org

Wings Early Childhood Center
admin@wingsearlychildhood.org
www.wingsearlychildhood.org



Photo courtesy Archuleta School District

Pagosa Family School

Educational enrichment courses for Archuleta County home-school, private school and public school kids

By Jane Parker

Archuleta School District's Pagosa Family School (PFS) offers a dynamic educational environment connecting homeschool, private school and public school families as they learn together in enrichment courses.

PFS responds to the educational and social needs of the students, and our courses reflect their needs. PFS is able to offer tuition-free, high-quality classes taught by experienced teachers. Courses have included art, choir, general music, drumline, Spanish, physical education, exploratory science, aquatics, sewing and drama.

Pagosa Family School has also incorporated a focus on service-learning projects to connect the youth to their community and the larger world around them. Service projects have encouraged students to think outside of themselves and to ask how they can

help others. The two service-learning projects that PFS students have participated in thus far are the Bee Habitats and Little Dresses for Africa.

The Bee Habitat service project included building the habitats, filling them with mason and leafcutter bees and then gifting them to the community and placing them along the Riverwalk to support the plants and flowers along the Riverwalk.

For another project, students studied African culture integrated in their classes, heard a presentation on humanitarian relief work, and sewed dresses for the nonprofit Little Dresses for Africa. Both of these projects have encouraged students to give back to communities — both near and far.

Pagosa Family School students are doing their part to give back to the environment and to others as they offer small gestures with a big

impact.

Beyond providing educational opportunities and service projects for students in our district, Principal Jane Parker wrote of another benefit: “Pagosa Family School has also helped promote a positive growing relationship between the various educational communities in Pagosa and has been successful as a result of that positive collaboration.”

“I have a passion for building community relationships — my heart is all about building and supporting community, and I have the privilege of doing so in my role as principal with PFS,” said Parker.

One teacher, who also has her own children enrolled, commented, “I love the students at family school. Seeing students interact in conversations while doing art projects or playing on the playground makes me feel like we have become a family. My own girls love the content and warm atmosphere provided by the other teachers. They are becoming better singers, Spanish speakers and artists. But most of all, they are becoming more confident by gaining new skills in a fun environment.”

Another wrote, “My daughter loves her Spanish class through Pagosa Family School! She comes home speaking Spanish afterwards. I think it is wonderful that she has been given this opportunity in our small town.”

“I am SO grateful for the extra educational opportunities that Pagosa Family School has provided for my children!” another wrote. “They are learning so much, and love PFS (so much so, that they’re bummed if they have to stay home sick because they ‘don’t want to miss Family School!’ My kids are talking to each other in Spanish all the time (and this is their 1st year taking any Spanish ever, and the year hasn’t even ended yet!), and teaching me Spanish too! My son is always excited about the new techniques he’s learning in Art class, and [my] daughter is singing all the songs she learns in Choir at home. It’s definitely enriched, not only their lives, but mine as well! And, at no extra cost to me! (As otherwise, I don’t know if they’d be able to take advantage of this opportunity). We are truly blessed by the PFS, [its] staff and teachings. ... I can only imagine the way it’s blessing the community in the way of the students and families it’s touching.”

Each spring, the program surveys families to determine future course offerings for electives.

Parker wrote, “We had big dreams of being able to build our program by adding a wider variety of courses to allow more students in Archuleta County to be involved in the program. This being done, we are now able to offer many electives that may not be offered in the mainstream classroom or homeschooling program, thus adding extra opportunities for all students in Archuleta County.”



GOAL High School

Enrollment IS NOW OPEN

GOAL High School offers career pathways for students through a blended learning model which includes both online and face-to-face instruction. GOAL's career pathways include: nursing, law enforcement, construction trades, fire science, information technology or whatever they, the students, desire! GOAL High School offers free public education which leads to an accredited high school diploma and free college which leads to exciting careers! Enrollment is now open - call or visit us today!



Microsoft SHOWCASE SCHOOLS

Colorado's Premiere Blended/Online High School
WWW.GOALAC.ORG 1-877-776-4625



Continuing Education

Pueblo Community College Southwest

Learning technical skills, achieving a higher level of education and earning an associate degree and/or technical training certificate is a very real possibility while living in Pagosa Springs.

What once was a smattering of vocational, technical and online studies has now been gathered under the umbrella of Pueblo Community College (PCC) Southwest.

Based in Pueblo, Colo., PCC has been offering community outreach education and training programs in the area for more than 30 years.

PCC Southwest, a comprehensive two-year college, has two locations: The Southwest Campus is located in Mancos, just one mile west of the Mesa Verde National Park turnoff, and the Durango site is

located on the campus of Durango High School.

PCC Southwest operates its locations with the aid of a regional advisory board with representatives from local counties, including Archuleta, Dolores, La Plata and Montezuma. The diverse regional representation assists PCC in highlighting the needs of local communities, such as workforce demands and education interests.

Courses can be taken on campus or online and all classes are accredited by the Higher Learning Commission.

Efforts are also being made to broaden the accessibility of classes.

To find out more about classes online or on campus, visit the college website at www.pueblocc.edu/Southwest/.

Fort Lewis College and Adams State University

Pagosa Springs is situated between the sites of two higher learning establishments: Fort Lewis College in Durango and Adams State University in Alamosa.

Fort Lewis College

Serving the Four Corners for over 100 years, Fort Lewis College (FLC) is Colorado's crossroads of education and adventure, where a uniquely beautiful mountain campus inspires an active and friendly community, and transformative learning experiences foster entrepreneurship, leadership, creativity and life-long learning.

Smaller classes (15:1 ratio of students to faculty with 98 percent of classes smaller than 50 students) is a hallmark for FLC.

There is a diversity of studies offered, with specially accredited programs in business, chemistry, engineering-physics and music. With over 50 student organizations, including NCAA Division II sports (in the Rocky Mountain Athletic Conference), Fort Lewis College prides itself in not only community activities, but national and international activities through their Study Abroad and Village Aid Project programs. Fort Lewis College also offers internships, service learning, and rigorous undergraduate research opportunities.

Durango marries the educational requirements with the accessibility of the natural playground in which it is located.

Located 60 miles west of Pagosa Springs in Durango, travel to FLC

from Pagosa Springs is just an hour.

Curiosity is our compass at Fort Lewis College. Learn more at www.fortlewis.edu.

Adams State University

Adams State University (ASU) is located in Alamosa, approximately 90 miles east of Pagosa Springs.

ASU is a comprehensive institution offering bachelor degrees in over 60 areas of study, in addition to 11 master's-level programs and one doctoral program.

ASU is distinguished by caring professors and a diverse, yet close-knit community. The average class size is 18.

ASU was Colorado's first four-year higher education institution to be federally designated a Hispanic Serving Institution, with 35 percent of undergraduate students identifying as Hispanic.

With about one-third of the student body participating in athletics, the Adams State Grizzlies compete in the NCAA Division II and the Rocky Mountain Athletic Conference. Adams State has over 40 student clubs and organizations.

An intimate campus with tree-lined walkways, state-of-the-art classrooms and laboratories, supportive programs and a vibrant student life await ASU students.

For more information about ASU, visit www.adams.edu.



Photo courtesy Jeff Laydon/Pagosa Photography

Early Childhood Education

Seeds of Learning

Seeds of Learning, a NAEYC-accredited early care and education center 501(c)(3) organization in Archuleta County, is a quality early childhood education facility serving preschool children ages 2.5 to 5 years old. The center encompasses early education, child care, parenting classes and staff in-services.

The center piloted and currently provides the Incredible Years Program, which brings children, their parents and their teachers together in a proven prevention strategy that has been shown to reduce child behavior problems, promote positive discipline and improve school performance.

They are also contracted by the Archuleta School District to implement the Colorado Preschool Program, which serves children in need of language development and helps reduce the risk of school failure by providing support through early childhood education.

Seeds of Learning provides a hot lunch every day, along with breakfast and afternoon snack. Tuition is offered on a sliding scale.

Seeds of Learning is open Monday through Friday, 7:30 a.m. to 5:30 p.m. and is open year round. The center is located close to the downtown area and provides an educational, nurturing environment for children and parents.

More information can be obtained by visiting the website at www.growingseeds.org.

Tri-County Head Start

Tri-County Head Start has provided quality early childhood education programs at nine locations throughout Southwestern Colorado for

over 40 years. Participation in the Mardel Gallegos Center Head Start program in Pagosa Springs is no cost to eligible families. Free or low-cost extended day services are also available.

Each year, over 50 enrolled children from ages 3-5 in Archuleta County benefit from daily activities helping them grow mentally, emotionally, physically and socially. Head Start program services also include health screenings and assessments, disability services and family involvement.

Visit the Head Start website at www.tchs4c.org for more information or to apply.

Wings Early Childhood Center

Wings Early Childhood Center in Archuleta County is targeted to open in Summer 2020 for 40 toddlers. The center's mission is to deliver high-quality, affordable early care and education to children in Archuleta County regardless of family income or structure.

Tuition will be offered on a sliding scale and information regarding tuition-assistance programs such as the Colorado Child Care Assistance Program (CCCAP) will be provided.

Developmentally-appropriate programs and activities (child-directed, teacher-guided) for toddlers (ages 1-3 years) and preschoolers (ages 3-5 years) will be offered Monday through Friday, year-round. The facility is centrally located at 74 Back Swing Ct.

For current information and updates regarding Wings, please visit the Archuleta County Education Center's (ACEC) website: theacec.com.

Private Schools and Day Care

There are private organizations that offer early childhood learning and day care services. A list of providers can be obtained by contacting Archuleta County Human Services at 264-2182 or Seeds of Learning.



Health after service: Local health care options for veterans

By Chris Mannara

For our nation's heroes, health care and similar resources can often be difficult to locate, Archuleta County Veterans Service Officer Raymond Taylor outlined ways veterans can take care of their health locally and regionally.

"We have what's called the VA [veteran's affairs] health care system for veterans. Veterans are eligible and they have to enroll in it," Taylor said, adding that this program is income-based. "Our controlling hospital is the VA medical center in Albuquerque."

There are clinics in Farmington and Durango that are outpatient clinics, he described further.

"You have to enroll through Albuquerque, and I help people enroll. Some folks have enrolled directly from here that have never been in it. Some people have been somewhere else and have to transfer their enrollment from there to here," he said.

The U.S. Department of Veteran's Affairs' MISSION Act aims to give veterans greater access to health care in VA facilities, expands benefits for caregivers and improves the VA's ability to recruit and retain the best medical providers.

Taylor explained that, as part of the MISSION Act, veterans

have to be enrolled in the VA health care system in order to use this program.

Pagosa Medical Group and Pagosa Medical Center can treat veterans locally so veterans don't have to go to Farmington or Durango, he explained.

Veterans that are enrolled in the VA health care system can see their primary care doctor and receive referrals through the MISSION Act and use local services, he explained.

"You have to be referred by the VA and then it's basically a vendor that's approved by the VA and then they get their treatment through the vendor," he said.

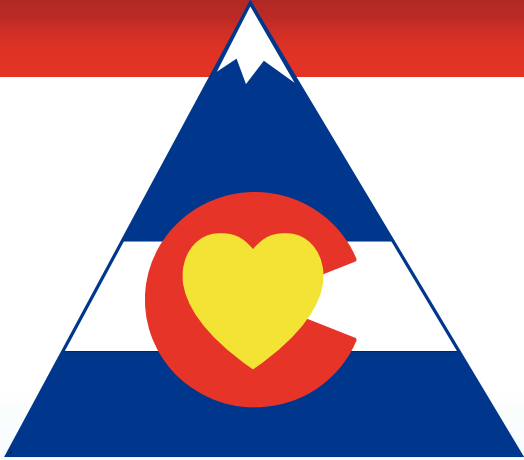
For retired veterans, Taylor also highlighted TRICARE, which is through the U.S. Department of Defense.

"TRICARE is a little bit different," he said. "You can go to a local clinic, and if they take TRICARE, then you get treatment and not have to worry about the VA either."

Local veterans should look into these programs to see if they qualify, Taylor added.

Veterans with questions on health care are recommended to call Taylor at Veterans Services at (970) 264-4013.

URGENT CARE



PAGOSA
Urgent Care

One-Call Phone System

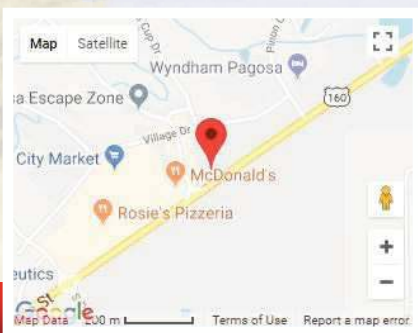
970-372-0456

Text, Call, or Just Walk In!

Monday - Friday 8am - 5pm

Saturday 9am - 6pm

- + MINIMAL WAIT TIMES**
- + X-RAYS**
- + IN-HOUSE LAB**
- + AFFORDABLE SERVICES**
- + ULTRASOUND**
- + SURGEON ON DUTY**



Committed to providing the

BEST

health care in our community



970-372-0456

27B Talisman Drive #3
Pagosa Springs, CO 81147
(next to Colorado Roadhouse)

Accepts all major insurance
including Medicaid
and cash options

info@pagosamedicalgroup.org
PagosaMedicalGroup.org

A dream realized: Center for Cancer and Blood Disorders

By Angela Wirth

The Center for Cancer and Blood Disorders at Pagosa Springs Medical Center (PSMC) is a dream realized for the medical center and our community as a whole. After dedicated strategic planning, the center opened its doors on Feb. 5, 2018, and it is exceeding expectations representing a high quality rural cancer center.

Considering rural oncology is tremendously underserved, with 70 percent of the counties in the U.S. having no direct access to cancer care, PSMC's cancer center is a crucial achievement for the Pagosa Springs area.

We have a unique population that previously had limited access to cancer care. For example, veterans in Pagosa Springs previously had to travel to Albuquerque to receive treatments. Now, residents of Pagosa Springs and the surrounding area have access to medical oncology services at the Center for Cancer and Blood Disorders at PSMC.

The center has most modern diagnostic capabilities and an infusion center consisting of experienced infusion nurses and support staff that offer modern medical cancer therapies including chemotherapy, hormonal therapy, immunotherapy, along with support-

ive treatments for blood and auto-immune disorders. The center offers the latest treatments for patients, with individual treatment plans, at a level of experience not often available in rural areas, and PSMC's cancer center team collaborates with other institutions, including major cancer centers, as needed or as appropriate to best address patient needs.

Nationwide, the increase in new cancer rates statistically outpaces the increase of new oncologists who treat cancer. The Center for Cancer and Blood Disorders has found new ways to tackle that issue by means of a true collaborative effort within PSMC by using primary care and advanced practitioners more effectively in order to provide quality care, not only to cancer patients, but to patients with non-cancerous blood disorders. This effective collaboration is a desire to create a model for rural oncology for a county with limited resources — and the center is succeeding.

The cancer team works together to develop an integrated treatment plan specific to each patient. They provide patients with a personalized, coordinated health plan with access to advanced technologies, groundbreaking oncological and hematological treatments, and compassionate medical care.

Professional Angel Caregivers



- ❖ Assisting with all activities of daily living
- ❖ Helping seniors stay safe and independent at home
- ❖ Proudly serving Honored Veterans
- ❖ Serving the Four Corners area for over 9 years

Call for a free in-home assessment
970-264-5991

Connecting you with BETTER HEARING.

If hearing loss is holding you back from enjoying the company of family and friends or doing the things you once loved, it's time to take back control with today's discreet and comfortable digital hearing aid solutions.



Free Hearing Screenings

Ears 2 U
Hearing Aid Center
970-731-4554

190 Talisman Dr. C-3
Pagosa Springs CO
coloradohearingaid.com

Locally owned and operated

Scott Erickson
Hearing Instrument
Specialist

33 years of
industry experience
Celebrating 15 years
in Pagosa Springs



Pagosa Springs Medical Center

GIVING *you*
THE CARE YOU DESERVE

URGENT WALK-INS MON-SAT | PRIMARY CARE APPTS MON-FRI
ORTHOPEDIC & GENERAL SURGERY | BEHAVIORAL HEALTH
GASTROENTEROLOGY | CANCER CARE & INFUSION THERAPY
PRENATAL | WOMEN'S HEALTH | RADIOLOGY | NEUROLOGY
CARDIOLOGY | EAR, NOSE & THROAT | TELEMEDICINE | LAB
INPATIENT | 24/7 EMERGENCY ROOM | EMS/AMBULANCE



**IN THE
MOUNTAINS YOU LOVE**

PAGOSA SPRINGS
Medical Center

The Care You Deserve, In The Mountains You Love.
970.731.3700 | 95 S. Pagosa Blvd | pagosaspringsmedicalcenter.org | 

Alternative Treatments Plentiful in Pagosa

Throughout the centuries, people of all cultures have come to regard the hot mineral waters in Pagosa Springs as having healing properties.

Whether they were used to soothe sore muscles, to deal with breathing issues or just for simple relaxation, the hot mineral baths have played a key part in the development of Pagosa Springs.

Pagosa is also home to the famous Dr. Mary Fisher — our own “Dr. Quinn Medicine Woman” — who, back in the late 1800s, graduated medical school as a doctor of homeopathy and surgery. She brought her healing skills, tenacity and tenderness to Pagosa Springs at the turn of the century, becoming a legend and the namesake for the Dr. Mary Fisher Medical Foundation, a nonprofit that exists to assist, benefit and support the district that oversees the local hospital.

Perhaps because of the healing waters, the thought that Pagosa is founded on a vortex, or just because of the natural assets of the flowing rivers, cascading waterfalls or glorious mountains, those providing many forms of healing have been drawn to our community.

Pagosa abounds in talented therapists qualified in a variety of massage techniques. Traditional massage, cranio-sacral, Swedish, deep tissue, sports, neuromuscular, axial tonal alignment, kinesiology, energy work and reflexology are but some of the modalities practiced by trained therapists. Therapists work out of several spas in the community, stand-alone businesses, out of their homes and, with their massage tables, will travel to your home. Massage therapy is definitely one of the industries that is prevalent in Pagosa — good for the therapist and for those who need and want this body work.

A comprehensive aquatic wellness program with therapeutic water exercises is offered for adults with chronic health conditions or healthy individuals who just wish to improve their fitness level.

Traditional medical practitioners in the area focus on and offer preventative and wellness programs to help individuals achieve a



Photo courtesy The Springs Resort

healthy, active lifestyle.

Pagosa also has its share of qualified chiropractors. There are a variety of chiropractic treatments available, serving a wide range of needs. With the active lifestyles in our community, sports medicine treatments, using traditional adjustment methods and non-force techniques are also widely available. Whether a resident of Pagosa or someone interested in opening a practice, there is certainly room to explore this industry.

If you are looking to improve your life through conscious and inner awareness, Pagosa is home to a number of well-trained therapists, including hypnotherapy practitioners. Several practitioners who had very successful businesses in the “big city” have chosen to move to a smaller community, and have made Pagosa their home, now sharing their expertise with the community by setting up shop here in the mountains. Some therapists still travel, but make Pagosa their home base. Whether experiencing a life change, a choice of a place to raise your family, downsizing or even semi to full retirement, Pagosa welcomes alternative and experiential therapists.

With the resurgence in natural or holistic products in recent years, Pagosa Springs is also home to a variety of businesses producing natural-based products. Some of the businesses operate from store-

fronts, offering spices, tinctures, oils, teas, soaps and many other selections. Other businesses are home-based and Internet-driven. Body and facial care products, soaps and cleaning products are produced locally, but marketed globally. As the market for holistic and natural products increases, talented practitioners are finding our community conducive to producing and marketing these products right here in Pagosa Springs. Pagosa, with one of its eyes on the holistic, is a perfect place for businesses of this nature to set down roots and grow.

Our community is a wellspring of traditional and alternative solutions to health care. With lodging and conference facilities, mineral hot springs in town and the great outdoors as our backyard, Pagosa Springs is an attractive site for wellness seminars educating the outside world to the benefits of alternative methods of treatments and holistic products. There is still room for the “alternative” community to come together and better promote our area to the outside world.

The Chamber of Commerce would be happy to assist businesses interested in expanding this alternative arena. Pagosa exemplifies a healthy way of life through its active lifestyle and open-mindedness to alternative contributions to health care.

HEALTH CARE NUMBERS TO KNOW

Pagosa Springs Medical Center	(970) 731-3700	pagosaspringsmedicalcenter.org
Pagosa Primary Care Clinic	(970) 731-3700	pagosaspringsmedicalcenter.org
Alpine Medical and Specialty Practices	(970) 507-3030	alpinepagosa.com
Pagosa Medical Group	(970) 372-0456	www.pagosamedicalgroup.com
Archuleta Integrated Health	(970) 264-2104	axishealthsystem.org
Axis Health System	(970) 403-0180	axishealthsystem.org
Alcoholics Anonymous	(888) 333-9649	aadistrict18.org
San Juan Basin Public Health	(970) 264-2409	sjbpublichealth.org
Hospice of Mercy	(970) 731-9190	mercydurango.org
Southwest Safehouse	(970) 259-5443	voacolorado.org
Mercy Regional Medical Center	(970) 247-4311	mercydurango.org
Durango VA Medical Clinic	(970) 247-2214	albuquerque.va.gov/locations/DurangoClinic.asp
Pagosa Springs Medical Center EMS	(970) 731-5811	pagosaspringsmedicalcenter.org
Pine Ridge Extended Care Center	(970) 731-4330	
Archuleta County Department of Human Services	(970) 264-2182	archuletacounty.org

ELDER CARE SOURCES

Pine Ridge Extended Care Center	(970) 731-4330	
Hospice of Mercy	(970) 731-9190	mercydurango.org
Pagosa Springs Senior Center	(970) 264-2167	psseniors.org
Housing Solutions for the Southwest	(970) 259-1086	swhousingsolutions.com
San Juan Basin Area Agency on Aging	(970) 264-0501	sjbaaa.org
Archuleta County Department of Human Services	(970) 264-2182	archuletacounty.org
BeeHive Homes	(970) 444-5515	beehivehomes.com



Pagosa Springs SUN photos/Chris Mannara

Water Works facility offers insight to historic Pagosa Springs

By Chris Mannara

Pagosa Springs is a historic place to visit, from the famous hot springs to the beautiful vintage buildings around town, one landmark that might be overlooked is the historic Water Works site.

Located near U.S. 160 and 1st Street, the site was the original fresh water system that served the town, Planning Director James Dickhoff explained.

“The facility contains three settling tanks, water tanks, that you can’t see from the exterior,” he said.

The tanks are empty with the only part of the facility in use being the stone building the museum occupies, Dickhoff explained.

The site also includes an older stone arch bridge known as the Rumbaugh Creek bridge.

The Pagosa Springs History Museum is located partially in the Water Works building, he described.

“In the old Water Works building, the stone building, there was an old water wheel in there that powered the pump to pump the water from that site up to the reservoir on Reservoir Hill which then gravity fed the water throughout town,” he said.

That facility was in operation until the early 1960s, Dickhoff explained. The site sat idle until the mid-1970s when the museum moved in.

The town recently applied for grant funding from the State Historical Fund for restoration projects, he explained.

The first phase of restoration for the Water Works facility and Rumbaugh Creek bridge has taken place, with the design phase of the second phase of restoration on the Rumbaugh Creek bridge currently underway.

After receiving grant funding, the town’s Historic Preservation Board sought community input on what the future of the site might be, Dickhoff explained.

“There’s a lot of stuff that’s going to happen here,” he said. “It will be a lot more evident when our Riverwalk trail system interfaces with this site.”

From public meetings, Dickhoff noted that no one was opposed to the museum staying on that site.

Other ideas that came from the public input process involved leaving the site “as primitive as it is right now” or putting a roof or second story on some of the tanks, he described.



EXCEPTIONAL CONSTRUCTION CUSTOMER CONFIDENCE



CONTACT TIM TODAY TO DISCUSS A START DATE FOR YOUR NEW HOME!

(970) 731-7071 • TIM@TIMBROWNCUSTOMHOMES.COM



GOT PLANS?

Customize one of our floor plans, or we can build from yours.

GUARANTEED PRICE

Upfront, guaranteed price. In writing. No kidding.

COMPLETION DATES

Dependable five to eight month completion time -- start to finish.

OPTIONS & EXTRAS

We listen to you and work within your budget to create your perfect home.

Explore our custom homes at

WWW.TIMBROWNCUSTOMHOMES.COM

ARCHULETA COUNTY DEMOGRAPHIC & INCOME PROFILE

Summary	2000	2010	2019
Population	9,898	12,084	14,029
Households	3,980	5,267	5,670
Families	2,872	3,561	
Average Household Size	2.47	2.27	2.63
Owner-Occupied Housing Units	3,057	3,947	4,023 (2016)
Renter-Occupied Housing Units	923	1,320	1,359 (2016)
Median Age	40.7	48.4	50.6

POPULATION & POPULATION GROWTH

	2019	2000	1990
State of Colorado	5,758,736	4,301,261	3,294,394
State of Colorado: 104,093.57 Sq. Miles			
Population Density (People per Sq. Mile):	55.3	41.5	31.8
Median Age (Years):	33.7 (projected)	34.3	
Average Household Size (People):	2.25	2.53	
Archuleta County			
Archuleta County: 1355.48 Sq. Miles			
Archuleta County Population	14,029	9,898	5,345
Population Density (People per Sq. Mile):	10.3	7.3	3.9
Median Age (Years):	50.6	40.8	
Average Household Size (People)	2.63	2.5	2.7
Per Capita Income (PCI):	31,035	21,683	19,156
Median Household Income:	50,753	43,259	
Cost of Living Index	95.9		

Sources: <http://www.census.gov/>
<http://quickfacts.census.gov/>

www.city-data.com/county/Archuleta_County-CO.html

www.townofpagosasprings.com/colorado.gov
cdola.colorado.gov

ARCHULETA COUNTY EDUCATIONAL ATTAINMENT (2018)

Population 25 years & over	9,797
Less than 9th grade	3.3%
9th to 12 grade, no diploma	4.7%
High school graduate (includes equivalency)	21.5%
Some college, no degree	23.7%
Associate degree	7.9%
Bachelor's degree	25.7%
Graduate or professional degree	13.3%
High school graduate or higher age 25+	92.0%
Bachelor's degree or higher age 25+	38.9%

EMPLOYMENT BY INDUSTRY (2018)

Agriculture, forestry, fishing, hunting, mining	4.2%
Construction	12.0%
Manufacturing	4.3%
Wholesale Trade	0.7%
Retail trade	15.5%
Transportation and warehousing, utilities	4.2%
Information	1.1%
Finance, insurance, real estate, rental, leasing	5.6%
Professional, scientific, management, administrative, waste management services	10.5%
Educational, health care, social assistance	18.6%
Arts, entertainment, recreation, accommodation and food services	10.9%
Other Services, except public administration	6.4%
Public administration	6.1%
Unemployment — County (February 2020)	3.7%

A NEW WAY TO EXPERIENCE REAL ESTATE.

Are you ready to buy or sell?

Call Kim Moore today
(970) 946-5619



CRS, GRI, Broker Associate
kimamoorerealestate@gmail.com

Premier Agent
EXIT Realty Top Agent
24 years in real estate sales



YourPagosaHome.com



The Tile & Carpet Store

SHOWROOM ♦ WAREHOUSE

tile & natural stone

waterproof flooring ♦ hardwood flooring

carpet (custom orders & in-stock)

area rugs

stacked stone panels ♦ in-floor heating

Schluter products & setting materials

Call us at (970) 731-5282

204 Bastille Drive

thetileandcarpetstorepagosa.com





**#HUMANS
OVER HOUSES**

embrace life.

NextHome

ROCKY MOUNTAIN
REALTY & RENTALS

56 TALISMAN DRIVE • STE 2 • PAGOSA SPRINGS, COLORADO
WWW.NEXTHOMERM.COM

PHOTO BY JEFFRY HAAS

970.507.8655
970.731.5515
nextthomermr.com



BUY, SELL or RENT
in Pagosa Springs
with NextHome

Each office is independently owned and operated

Brighten up with a beautiful new look and the best warranty out there.



custom shades
shutters
draperies & more

motorization &
home automation



Style and service for every budget.®

www.budgetblinds.com

970.731.5700

Visit our beautiful
showroom at
191 Talisman Dr., #101

Call now for your free consultation at home!

We're your local neighborhood experts and we're backed by North America's #1 provider of custom window coverings. We do it all for you — design, measure and install — because we think everyone, at every budget, deserves style, service, and the peace-of-mind of the best warranty in the business.

©2019 Budget Blinds, LLC. All Rights Reserved. Budget Blinds is a trademark of Budget Blinds, LLC and a Home Franchise Concepts Brand. Each franchise independently owned and operated.

DOORS & MORE



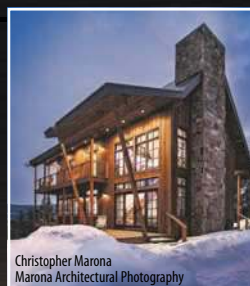
Doors
Windows
Trim
Hardware

Visit our
showroom in
the Cloman
Industrial Park

970-731-9949

DoorsAndMoreCo@gmail.com
510 Cloman Boulevard

Reflections in Wood



Christopher Marona
Marona Architectural Photography

- Custom Luxury Homes
- Traditional Framing or Log Construction
- All Phases of New Construction and Remodels
- 100% Satisfaction from our Homeowners

"Builders with Altitude"

Ken Gayhart

970-946-7775

hartlandranch@centurytel.net

Cullen Dalton

970-946-4937

culldalton@gmail.com

Loan Products

Home Loans
 (Purchase | Refinance | Construction | Improvement)
 Second Mortgages · Auto Loans

Deposit Products

Checking Accounts · Savings Accounts · CDs
 Money Market Accounts · Commercial Checking Accounts

Electronic Banking Services

Mobile Banking App · Mobile Deposit
 Online Bill Pay · Online Banking
 MasterCard Debit Card · Person to Person Payments



970-731-4701
 80 County Road 600
 Pagosa Springs, CO

www.rgsla.com

NMLS# 421822



FREE



Buy or List with Lee and Move for Free*

*within 100 mile radius, contact Lee Riley for details


JANN C. PITCHER
 REAL ESTATE
 2261 Eagle Drive

Call Lee Riley
 cell (970) 946-3856
LeeRiley@ISellPagosa.com
ISellPagosa.com

CRS, GRI, 2011 & 2014 Realtor of the Year

PAGOSA PEAK Custom Fireplaces LLC



Full Service
 Stoves & Fireplaces: Wood · Gas · Pellet · Primo Grills

CUSTOM OUTDOOR KITCHENS



970-264-2006

1065 W. HWY 160 · Pagosa Springs, CO 81147
www.PagosaFireplaces.com · email: pagosapeaksf@gmail.com

2020 FAIR MARKET RENT DOCUMENTATION

FY 2020 Colorado FMR Metropolitan Area Summary

Metropolitan Area Name	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Boulder	\$1,273	\$1,412	\$1,717	\$2,381	\$2,686
Colorado Springs	\$743	\$897	\$1,141	\$1,646	\$2,003
Denver-Aurora-Lakewood	\$1,114	\$1,260	\$1,566	\$2,163	\$2,488
Fort Collins	\$906	\$1,014	\$1,244	\$1,795	\$2,184
Grand Junction	\$713	\$786	\$1,035	\$1,493	\$1,817
Greeley	\$709	\$845	\$1,046	\$1,509	\$1,833
Pueblo	\$632	\$636	\$838	\$1,140	\$1,321
Teller County	\$727	\$847	\$1,116	\$1,610	\$1,858

FY 2019 Colorado FMR Local Area Summary

Locality Name	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Alamosa County	\$606	\$609	\$749	\$984	\$1,162
Archuleta County	\$693	\$698	\$919	\$1,171	\$1,605
La Plata County	\$824	\$864	\$983	\$1,418	\$1,522
Montezuma County	\$594	\$598	\$787	\$1,039	\$1,311
Ouray County	\$755	\$880	\$1,159	\$1,444	\$1,798
Rio Grande County	\$572	\$576	\$714	\$975	\$995
San Miguel County	\$884	\$1,030	\$1,357	\$1,877	\$2,105

Source: www.huduser.org

Beautiful Design.
MADE SIMPLE.



Beautiful. Made Affordable.™



**CARPET
HARDWOOD
WINDOW COVERINGS
VINYL FLOORING
TILE & STONE
AREA RUGS**

**INSTALLATION
FREE ESTIMATES**

**VILLAGE INTERIORS
CARPET ONE FLOOR & HOME**

*Family owned and operated since 1976.
We're the oldest flooring store in Pagosa Springs.*

970.731.2711
22 Trinity Lane
VillageInteriorsCarpetOne.com



WE ARE HERE FOR YOU

With the rapidly changing landscape, we are adapting our business practices to provide safe, legal real estate services. From virtual walk-throughs to social-distancing-approved showings, we are committed to maintaining tailored service to meet your needs. Please call if we can help.

#WELOOKBETTERINPERSON

JANNCPITCHER.COM | 970.731.4065



SAME NAME, SAME BANK, SAME SERVICE SINCE 1978.

Bank of Colorado is a family owned, community focused bank that puts people first. Local decision making, made by local lenders who understand our community. Stop into a branch today and experience what community banking can do for you



SARAH TAYLOR
Mortgage
Loan Officer
NMLS #404748



PENNIE DECLARK
Branch
President
NMLS #1025992



BETHANY BEITH
Consumer
Loan Officer
NMLS #1703105

PAGOSA SPRINGS 205 Country Center Dr.
970.731.4166 • bankofcolorado.com



TURN YOUR *dream house*
into your **DREAM HOME**



GET STARTED NOW!
tinyurl.com/applynow-gb

- Start application/pre-approval
- Calculate payments easily
- Securely scan & upload docs
- See your progress
- Get updates as you go



MY LOCAL KNOWLEDGE OF LENDING
IN A RURAL MOUNTAIN TOWN INSURES
SMOOTH ON SCHEDULE CLOSINGS.



OUR NATIONAL BRAND
OFFERS COMPETITIVE RATES!



24/7 LOAN APP TECHNOLOGY
MEANS YOUR LOAN, YOUR WAY,
EVEN ON THE WEEKENDS.



Contact me today!

Georgette Baumgardner

LOAN OFFICER | NMLS #1704354

(970) 632-4641

g.baumgardner@academymortgage.com
www.academymortgage.com/georgettebaumgardner
46 Eaton Drive, Suite 4, Pagosa Springs, CO 81147
Corp NMLS #3113 | Equal Housing Lender | MAC521-1470203
Pre-approval is not a commitment to lend.



**GOOD GRAZING,
NICE VIEWS & PRIVACY**

Unique Horse Property for Sale in Pagosa Country



\$749,000

- 3BR, 2-1/2 Ba, 2600sq.ft. custom-built home
- 10 grassy acres, fenced & cross-fenced
- 4-stall barn w/2nd floor hobby room
- 10 minutes to up- & downtown Pagosa Springs



Photos & info at
www.GoodGrazing.net

To schedule a showing,
call owner at 970-799-4598

*2985 Meadows Drive
in beautiful Pagosa Springs*



Price: \$587,000

For Sale by Owner
Agent Protected

**Completely furnished 1800 sq. ft. home on 5.1 acres
Prow front with all windows & beautiful mountain views**

- 2 BR, 2 bath + large den/BR • Jacuzzi tub in Master Bath
- Den/loft with mountain views • All walk-in closets
- Ceiling fans • Central vacuum

Attached 2-1/2 car garage w/loft
44' D x 30' W- RV garage w/dump

- Dripper system & sprinkler system • John Deere Riding Mower
- Decking on 2 sides of home • On deck: hot tub, grill, patio furn.
- City water • Septic system • Rec Center

Call (970) 946-7624 or (970) 946-3110

TRANSPORTATION

	Telephone	Website URL
Airports / International		
Albuquerque International Sunport (ABQ)	(505) 244-7700	http://www.abqsunport.com
Denver International Airport (DIA)	(800) 247-2336	http://flydenver.com
Airports / Regional		
San Luis Valley Regional Airport (SLV)	(719) 589-1138	http://www.sanluisvalleyairport.org
Durango/La Plata County Airport (DGO)	(970) 382-6051	http://www.flydurango.com
Four Corners Regional Airport (FMN)	(505) 599-1394	http://www.fmtn.org/172/Airport
Airports / Local		
Archuleta County Airport at Stevens Field	(970) 731-3060	http://www.archuletacounty.org/45/airport
Car / Truck Rental		
Pagosa Auto Rents	(970) 585-9181	http://www.pagosaautorents.com
U-Haul Neighborhood Dealer	(970) 264-5958	http://www.uhaul.com
U-Haul Neighborhood Dealer	(970) 731-2404	http://www.uhaul.com
U-Haul Neighborhood Dealer	(970) 507-3008	http://www.uhaul.com
Shipping / Delivery		
FedEx — Exodus Shipping	(970) 731-1555	https://local.fedex.com/en-us/co/pagosa-springs/00ke8/
Kangaroo Express	(970) 247-8191	http://www.kangaroo-express.com
The UPS Store	(970) 731-8771	http://pagosasprings-co-5807.theupsstorelocal.com
United States Postal Service	(970) 264-5440	http://www.usps.com
Transportation		
Mountain Express Public Transport	(970) 264-2250	http://www.archuletacounty.org
Pagosa Cab	(970) 398-0123	
Wilderness Journeys	(970) 731-4081	http://www.wildernessjourneypagosa.com

The Real Estate Market is HOT!

BUYING OR SELLING

I'll get you where you want to be!



3700 B COUNTY ROAD 600
\$1,089,500
3 BD, 4 BA • MLS 769270



581 LOMA LINDA DRIVE
\$599,500
2 BD, 3 BA • MLS 769268



162 BLUE JAY CIRCLE
\$359,000
3 BD, 3 BA • MLS 767897



228 SADDLE CIRCLE
\$279,000
3 BD, 2 BA • MLS 769677

LET'S CONNECT!



TEAM PAGOSA
REALTY GROUP



Debbie Loewen
970-946-3480

debbie@teampagosa.com
Broker Associate



Hardworking • Knowledgeable • Efficient • Trustworthy • Friendly • Serving Pagosans for 25 years

2839 Cornerstone Drive, Unit 4N

OWNPAGOSA.com

970-731-8599

EMPLOYMENT RESOURCES

Colorado Workforce

www.yourworkforcecenter.com, Virtual Workforce Center
connectingcolorado.com, Job Search
(970) 247-0308

Colorado Division of Vocational Rehabilitation (Durango)

www.colorado.gov/dvr
(970) 247-3161

Community Connections

communityconnectionsco.org
(970) 259-2464

Pagosa Springs Area Chamber of Commerce

pagosachamber.com
(970) 264-2360

The Pagosa Springs SUN

www.pagosahun.com
(970) 264-2100

School to Work Alliance Program

www.sjboces.org
(970) 247-3261

Southwest Colorado Small Business Development Center

www.sbdcfortlewis.org
(970) 247-7009

Southwest Center for Independence

www.swindependence.org
(970) 259-1672

GOVERNMENT

Archuleta County Commissioners

Ron Maez, Chair (R) (970) 264-8300
Steve Wadley (R) (970) 264-8300
Alvin Schaaf (R) (970) 264-8300

Pagosa Springs Mayor

Don Volger ddvolger@gmail.com

Pagosa Springs Town Council

Madeline Bergon mbergon@pagosasprings.co.gov
Mat deGraaf mdegraaf@pagosasprings.co.gov
Matt Deguise mdeguisse@pagosasprings.co.gov
Nicole DeMarco ndemarco@pagosasprings.co.gov
Shari Pierce spierce@pagosasprings.co.gov
Rory Burnett rburnett@pagosasprings.co.gov

State Representative

District 59: Barbara McLachlan (D) (303) 866-2914

State Senate

District 6: Don Coram (R) (303) 866-4884

Federal

U.S. House of Representatives
District 3: Scott Tipton (R) (970) 259-1490

U.S. Senate

Michael Bennet (D) (970) 259-1710
Cory Gardner (R) (970) 259-1231



WATER

We carefully design and build drilled wells and complete water systems for least cost per gallon over 20 years.

- drilled wells
- gallery wells
- well pumping systems
- water treatment
- well testing & system analysis



Visit our 65-page website full of information
JusticeWater.com
Call 970-731-1200
or email info@JusticeWater.com

SERVING COLORADO SINCE 1985



GENERAL CIVIL ENGINEERING
RESIDENTIAL PLANNING,
SEPTIC SYSTEMS, FOUNDATIONS
& GRADING PLANS
CONSTRUCTION MANAGEMENT
MATERIALS TESTING
ENVIRONMENTAL & CONSERVATION
COST EFFECTIVE, SUSTAINABLE DESIGN

117 NAVAJO DRIVE, SUITE S
(BEHIND BOSS HOOG'S RESTAURANT)
PAGOSA SPRINGS, CO 81147
(970) 946-0305
alphapagosa@gmail.com

To subscribe to
anytime digital access
go to
PagosaSun.com/eedition



Edition



The Pagosa Springs **SUN**

*Planning
to visit
Pagosa
Springs?*



You could live here!



EVERY **30** SECONDS
A RE/MAX
AGENT
HELPS
SOMEONE FIND
THEIR PERFECT PLACE

**Call Now So We Can Help You
Find That Perfect Place!**

RE/MAX EAGLE'S NEST

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED

970-731-0500
RemaxEaglesNest.com

390 Boulder Drive, Suite 100
Pagosa Springs, CO

HOME • CONDO • RANCH
LAND • OFFICE • COMMERCIAL

Interior Dreams

One Store. Lots of Options.



From floor to ceiling, Interior Dreams is your stop for decorating your home in Pagosa Springs.



Interior Dreams carries today's leading brands for flooring, furniture, window coverings, mattresses and more — all at prices that won't break the bank and will leave you feeling great.



Whether you're new to Pagosa Springs or remodeling your current home, make sure you stop by Interior Dreams today.

Interior Dreams

interiordreamspagosa.com
(970) 731-4101 • 301 N. PAGOSA BLVD.

HOUSEHOLDS BY INCOME	2000		2014		2018	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	648	16.2%	518	9.7%		8.2%
\$15,000 - \$24,999	563	14.1%	689	12.9%		13.1%
\$25,000 - \$34,999	573	14.4%	652	12.2%		9.2%
\$35,000 - \$49,999	839	21.0%	903	16.9%		19.0%
\$50,000 - \$74,999	729	18.3%	988	18.5%		19.7%
\$75,000 - \$99,999	306	7.7%	620	11.6%		12.2%
\$100,000 - \$149,999	165	4.1%	657	12.3%		11.9%
\$150,000 - \$199,999	63	1.6%	118	2.2%		2.6%
\$200,000+	103	2.6%	187	3.5%		4.2%
Median Household Income		\$38,333		\$48,186		\$50,753
Average Household Income		\$53,743		\$70,257		\$69,659

POPULATION BY AGE	2010		2014		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	519	4.3%	616	5.1%	579	4.5%
5 - 9	874	7.2%	613	5.1%	628	4.9%
10 - 14	1,124	9.3%	573	4.7%	681	5.3%
15 - 19	1,562	12.9%	680	5.6%	554	4.3%
20 - 24	996	8.2%	607	5.0%	669	5.2%
25 - 34	867	7.1%	1,086	9.0%	1,267	9.8%
35 - 44	820	6.8%	1,295	10.7%	1,292	10.0%
45 - 54	1,297	10.7%	1,738	14.3%	1,517	11.7%
55 - 64	2,248	18.5%	2,507	20.7%	2,553	19.8%
65 - 74	1,118	9.2%	1,552	12.8%	2,255	17.4%
75 - 84	570	4.7%	636	5.2%	720	5.6%
85+	141	1.2%	229	1.9%	193	1.5%
Total	12,136		12,132		12,908	



Land Leveling • Driveways
 Foundations • Underground Utilities
 Roads • Grading • Ponds • Clean Up
 Dozer Work • Road Maintenance

NEXT GEN EXCAVATION

Call today to schedule your job!

Michael Preuit
 Cell: 970-946-7303
 Office: 970-264-0795

18 years local experience
 Insured
 Pagosa Springs

Searching for real estate?
 Check the classifieds!



To subscribe to anytime digital access go to
PagosaSun.com/eedition

The Pagosa Springs **SUN**



Photo courtesy Michael Pierce Photography

Getting here from there

Stevens Field Airport

Archuleta County's Stevens Field, located just 3 miles west of downtown Pagosa Springs, is one of the most scenic airports around.

In addition to beauty, the airport boasts a fully lit asphalt runway that is 100 feet wide and 8,100 feet long. That runway has aircraft weight capacities of 70,000 pounds for dual-wheel gear and 59,000 pounds for single-wheel gear. Flight safety at the high-altitude, general aviation airport is reinforced with a Precision Approach Path Indicator system.

The airport has seen a great deal of improvement over the years. In 2006, workers widened and resurfaced Runway 10/19 and built a new fixed-base operations building at midfield to provide fuel and services to local and visiting aircraft. In 2008, a new 3,000-foot parallel taxiway was constructed. In 2013, Archuleta County acquired additional snow removal equipment solely to be used at the airport. Alongside the other improvements, new hangars have appeared, an Automated Weather Observation System (AWOS) has been installed, and the airport identifier became KPSO.

In keeping with its commitment to Archuleta County and Stevens Field, the Federal Aviation Administration also completed and published a GPS instrument approach for pilot use during nighttime and low-visibility landings.

In 2015, nearly \$6 million was spent to ex-

tend the parallel taxiway and complete other associated projects, further increasing the efficiency of aircraft movement and safety.

Those improvements have not only increased safety, but have also helped solidify the airport's status as an economic driver for the community. According to an Economic Impact Study completed by the airport's advisory committee, for every dollar Archuleta County invests in the airport, the county receives a return of \$10.86.

The airport property also boasts a private, on-site maintenance shop in one of the hangars.

For more information on the airport, visit www.archuletacounty.org/45/Airport. For specific airport management questions or concerns, call the airport manager at (970) 731-3060.

The AWOS system is available on frequency 127.175, or by phone at (970) 731-0365.

And once you've landed, Pagosa Springs has car rental agencies and transportation companies to help you get around.

Fixed-Base Operator

For aviation services or to visit Avjet Corporation, the fixed-base operator, travel 3 miles west of town, then approximately 1 mile northwest on Piedra Road (CR 600). Turn right (northeast) on Cloman Boulevard and proceed to 61 Aviation Court.

The FBO offers a number of amenities, including restrooms, telephone, shower

facilities, a flight planning room, pilot snooze room, Internet, vending machines, concierge and catering services, coffee, a lounge area, heated hangar and more. Avjet also provides fuel, Avgas and Jet-A rated fuel.

For more information about these and other airport services, call Avjet at (970) 731-2127.

La Plata County Airport

The Durango-La Plata County Airport offers daily service with American Airlines and United Airlines. The airport offers a full range of services within the terminal to make your visit comfortable. The airport has short- and long-term parking, full rental car services and shuttle/taxis.

The airport is located 60 miles from Pagosa Springs at the intersection of Airport Road and County Road 309A, approximately 1 mile from County Road 309.

For more information about flights and ancillary services, visit www.flydurango.com.

Mileage from Pagosa

Durango, Colo.	61 miles
Cortez, Colo.	104 miles
Denver, Colo.	277 miles
Colorado Springs, Colo.	242 miles
Farmington, N.M.	101 miles
Santa Fe, N.M.	160 miles
Albuquerque, N.M.	212 miles
Phoenix, Ariz.	514 miles
Oklahoma City, Okla.	699 miles
Dallas, Texas	813 miles



Volunteer opportunities

In addition to the wondrous beauty, plentiful wildlife and an active outdoor lifestyle that you will enjoy in Pagosa Springs, there are tremendous opportunities for enriching your life by volunteering in the community. No matter what your level of involvement has been in the past, you will find wonderful ways to share your interests, talents and abilities.

Pagosa Springs has traditional civic clubs, churches and organizations that you will find in almost every community. There are two Rotary clubs that are very active. The churches and nonprofit community have a wide variety of projects and activities year-round. Loaves and Fishes provides a free hot meal every Thursday with different organizations adopting a week of service. Habitat for Humanity builds and renovates homes using both local and national volunteers.

There are also multiple organizations supporting Pagosa's youth. Big Brothers Big Sisters provides mentors for boys and girls who need an active role model. 4-H, Girl Scouts and Scouts BSA help keep our youth involved in positive activities, including the Archuleta County Fair.

For our veterans or active military, there are Veterans For Veterans and the American Legion Post 108.

The Democratic Central Committee and the Republican Women meet regularly and are involved in community affairs.

We also have many volunteer opportunities unique to our area.

If you like outdoor activities, you can volunteer with clubs like the San Juan Outdoor Club, the Pagosa Nordic Club, the Gray Wolves Ski Club or the Back Country Horsemen. If you have a love of history, you can be a guide with the Chimney Rock Interpretive Association for Chimney Rock National Monument or volunteer with the Pagosa Springs History Museum (San Juan Historical Society). If you love animals, you can be a volunteer at the Humane Society Shelter or Thrift Store, LASSO horse rescue or other organizations.

In addition to paid professional staff, the Pagosa Fire Protection District relies heavily on volunteer firefighters. The San Juan Mounted Patrol assists with numerous community events and emergencies, as does the Sheriff's Volunteer Patrol.

To help people who need assistance in our backcountry or with emergencies, we have the Upper San Juan Search and Rescue, the Mounted Search and the Incident Management Group.

If the arts are your passion, we have Pagosa Springs Arts Council, Friends of the Library, Curtains Up Pagosa, the Thingamajig Theatre Company, Pagosa Community Choir and the Pagosa Springs Community Band. There is a garden club, quilting club, archaeology club and homemakers club. The Audubon Society has an active presence.

You can find out more about organizations that interest you at PagosaSUN.com, or by calling the Chamber of Commerce. Volunteering can enrich your life, allow you to share your talents and pursue your passions!

COLORADO'S FINEST DISPENSARIES



800+ Reviews
on Google & Leafly!



Friendly, Knowledgeable Bud-Tenders
Best Variety of Products in the Four Corners
High Quality, Potent Flower & Great Prices

15% OFF Flower
When You Present This Ad

*Non-combinable with any other offers or sales.

PAGOSA SPRINGS - DAILY 8AM - 9PM
270 E. Pagosa St. | 970.264.4420

DURANGO - DAILY 8AM - 10PM
730 S. Camino Del Rio | 970.247.2420

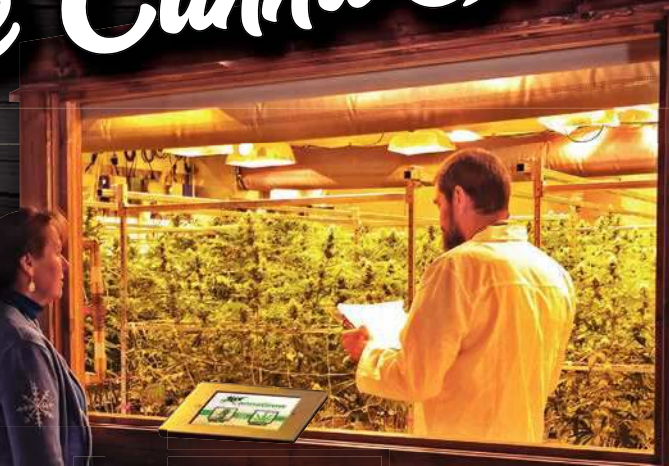
WWW.THEGREENHOUSECOLORADO.COM

Interactive

Live CannaGrow



**Come See How Cannabis Grows at
the ONLY Interactive CannaGrow
in the state of Colorado.**



**Pagosa
Therapeutics**

(970) 731-4420

www.PagosaTherapeutics.com

235 Bastille Dr.

Pagosa Springs, CO 81147

*Open
Daily!*

**FROM
8 AM
TO
7 PM**

**15% OFF
FLOWER**



Photo courtesy Pagosa Skaters Coalition For Concrete

The Parks of Pagosa

The employees of the Pagosa Springs Parks and Recreation Department take great personal pride in their stewardship of the town's facilities and amenities.

The parks of Pagosa Springs run the gamut from the wild and natural pine forest on Reservoir Hill to the well-manicured fields of Yamaguchi Park. What follows is a list of each park and a description of what it has to offer.

Reservoir Hill

The most prominent physical feature of the downtown area, Reservoir Hill towers over the south bank of the San Juan River and is distinguished by the large green water tank visible from U.S. 160.

The park is accessible from three trailheads — located across the highway from the River Center, behind the Healing Waters Spa and next to the U.S. Post Office — and offers miles of hiking and biking trails ranging from gentle and peaceful to steep and technical.

A large meadow right next to the water tank is the home to two of Pagosa's largest musical events: The Folk 'N Bluegrass event takes place in early June and the Four Corners Folk Festival over Labor Day weekend. A large, wooden gazebo in the festival meadow is available to rent for special occasions such as weddings or reunions.

Located one-fourth of a mile east of the gazebo is an overlook that allows one to overlook the town and see stunning views.

Reservoir Hill is also home to one of the best disc golf courses in the region, featuring 18 baskets, 18 regular tee boxes and 18 alternative tee boxes for those experts looking for a bit more challenging game.

There are restrooms available on the hill.

Centennial Park

Centennial Park stretches along the river behind the Archuleta County courthouse, and includes several tables for enjoying a nice family picnic while watching the activities in the river and the hot springs beyond. A pedestrian bridge provides a continuous connection for the Riverwalk that winds through the wetlands behind Town Hall and the Ross Aragon Community Center. A pedestrian bridge at the other end of the park connects to The Springs Resort and Spa.

Town Park

On the southeast corner of the U.S. 160/Hot Springs Boulevard intersection, Town Park connects to Centennial Park via the Riverwalk and contains a wind harp, bathrooms, a drinking fountain, picnic tables, barbecue grills, a Pirate ship-themed playground, climbing boulders, two special-event 200-amp electrical services, a performance space with stage and a white-water feature in the adjacent river.

The park and the athletic field across Hermosa Street host several

events throughout the year, including the Fourth of July Park 2 Park Arts and Crafts Fair, ColorFest and the Mountain Chile Cha Cha.

Yamaguchi Park

Located on South 5th Street between Pagosa Springs High School and the river, Yamaguchi Park is home to a favorite hangout for local kids — the Pagosa Skate Park. The Skaters Coalition for Concrete, a local grassroots organization formed over a decade ago, raised funds and added a full-sized bowl to the 4,500-square-foot concrete terrain at the park.

The park was designed to appeal to skaters of all ability levels and includes several plaza elements and a bowl feature.

The park is open from dawn to dusk throughout the year, provided the skating surface is free of ice and snow in the winter months.

Another amenity of Yamaguchi Park is the kayak/raft launching facility and two whitewater features, complemented by the paved Riverwalk to facilitate viewing activities on the river.

A pump track was installed in 2017 south of the skate park for bicycle use and in 2018, an outdoor basketball court was installed.

A heated year-round restroom, drinking fountain, picnic tables, barbecue grills and picnic shelter allow for family gatherings, while a state-of-the-art playground, climbing boulder, and beautiful soccer and softball fields give plenty of room for the kids to play. A special-events and performance venue with electrical service is also available.

Mary Fisher Park

Along the south bank of the San Juan River directly across from Town Park, and connected to it by another pedestrian bridge, Mary Fisher Park contains several picnic tables, as well as a changing screen for kayakers and inner tubers to use before hitting another one of the new whitewater river features.

River Center Park

Nestled behind the River Center shops on the east end of town (from U.S. 160 go behind the River Center buildings), the River Center Park contains two small fishing ponds with a handicap-accessible pier and access to the river for launching rafts and kayaks. The park also offers a playground climbing structure for kids.

South Pagosa Park

A true neighborhood park located on the south side of town on Apache Street between 7th and 8th streets, South Pagosa Park has bathrooms, a drinking fountain, picnic tables, barbecue grills, a picnic shelter, horseshoe pits, a playground and four pickleball courts. An ice rink is available during the winter months. The park is well used by local families.



PAGOSA SPRINGS
COLORADO

Downtown Recreation Map

TH Trail Head	Restroom	Popular Fishing Area	Hot Springs Facility
P Parking	Picnic Area	Rafting, Tubing & Kayaking	Geothermal Facility & Greenhouse
Visitor Center	Playground	Wave Features	Ross Aragón Community Center
Road or Highway	Library	Mountain Biking	Park
Graded Path	Museum	Disc Golf Course	River/Pond
Unpaved Trail	Post Office	Climbing Rock	Snowshoeing & Nordic Skiing
Pedestrian Bridge	School	Wind Harp	Ice Skating
	Forest Service	Sports Complex & Skate Park	Sledding

MAP BY TOR ANDERSON / TRUENORTHDESIGNWORKS.COM



Photo courtesy Elise Soniat/Source Of Light Imagery

Pagosa Springs: The Best of Both Worlds

Are you worried that relocating to Pagosa Springs and the surrounding community in the heart of the beautiful San Juan Mountains might leave you without the basics and the luxuries you've come to rely on?

Let those worries fade away: Pagosa Country offers the best of both worlds — a wonderful, small-town environment and shopping and dining opportunities that will satisfy your needs and cravings.

There's not much you'll want or need that you can't get in Pagosa.

A wide variety of businesses, from small to large, serve up goods from hardware to luxury lighting, from clothing (everyday and fancy) to sporting equipment, from gear for the horse owner to motorized off-road vehicles.

Looking for furniture, either utilitarian or high-end? You can find it in Pagosa. Appliances? Electronic goods? You'll find them here.

What about dining? There's plenty in Pagosa to satisfy even the

most discriminating palate. Pagosa has about as many eating establishments per capita as any town you can think of, with the options spanning the spectrum in terms of styles of cuisine and

Lodging Just Like Home



Mountain Landing
Suites & RV Park

In beautiful Pagosa Springs, Colorado

**Immaculate 1 & 2 Bedroom Suites
and Honeymoon Suite**

For More Information: Visit Our Website
www.MountainLanding.net
mtnlanding@pagosa.net or Call 970-731-5345

Nightly, Weekly & Monthly Rates



New RV Park open May through October

Beautiful 36 Sites • Wooded Setting • Close to Town

Hookups • 50 amp • Water • Sewer



Comprehensive Turn-key Installation Options Available in Pagosa Springs and Surrounding Areas!

- ➔ **Become empowered & independent with a year-round greenhouse**
- ➔ **Relax with a worry-free shape that withstands hail, strong winds & snow**
- ➔ **Enjoy reliable protection from unpredictable threats**
- ➔ **Feel good using sustainable, energy-efficient solar power**

1868 B Majestic Drive, Pagosa Springs • 800-753-9333 • GrowingSpaces.com

price.

Want a down-home breakfast? No problem. Looking for a muffin or croissant, specialty coffees and espresso drinks? We have those.

When dinner calls, you need only to determine what kind of cuisine you're in the mood to sample: continental, American, French, Thai, Chinese, Italian, barbecue, steaks and chops, Mexican, seafood, breweries with classic pub fare, burgers and fries, a menu with plenty of options for the kids. You name it, you've got it. In all price ranges.

A night out, with a meal at a favorite restaurant, is one of Pagosa's great pleasures. Take advantage of it whenever you can.

In need of some entertainment? Fear not, you can find it in Pagosa. Local bars and pubs regularly feature music and, on any given night, one can choose from jazz, rock, blues and others. Art galleries provide art lovers with opportunities to indulge their passion. Or, how about a rodeo? A play? We have those, too, and other organizations hold events year-round that can keep anyone busy and having fun.

Pagosa is small, yes. But Pagosa packs a lot onto its small frame. That's part of the joy of living and working here — you are in the heart of an environment that appeals to even the most discerning outdoor enthusiast, but you have the dining, shopping and cultural amenities you need to indulge your whims. It's a great place to be!

Searching for real estate?
Check the classifieds!



To subscribe to anytime digital access go to PagosaSun.com/eedition

The Pagosa Springs **SUN**



Photo courtesy Pagosa Nordic Club

Local Groups Share the Outdoors

Pagosa Springs and the outdoors go hand-in-hand; in fact, being able to enjoy the outdoors year-round is one of the benefits of living in this mountain paradise. There are a number of groups that are passionate about their sport and are willing to share their enthusiasm.

The San Juan Outdoor Club is devoted to providing outdoor activities such as backpacking, hiking, canoeing, cross-country skiing, fishing, cycling, etc. The club also performs community services. The club's primary goal is to get outdoors and have fun together. The organization is open to families and individuals. For more information on member application and fees, visit their website at sanjuanoutdoorclub.org.

The Gray Wolves Ski Club is more than just a senior ski club; it's a group of skiers and outdoor enthusiasts who are interested in socializing, downhill skiing, cross-country skiing, hiking, golf, etc. The club started in 1984 to promote skiing, other outdoor sports and fellowship through organized activities for people 50 years of age or older.

Regular ski days are held during the winter months to promote fellowship, with discounts for members. The Gray Wolves hold various functions throughout the year, such as potlucks and gatherings. For more information, visit their website at graywolfskiclub.com.

The Pagosa Nordic Club strives to enhance winter recreational opportunities by maintaining and grooming winter trails for cross-country and skate skiing and snowshoeing enjoyment for all ability levels. Throughout the winter months, the club holds free moonrise/sunset ski socials at various groomed trails. You can find out more about this

group at pagosanordic.com.

The Wolf Creek Trailblazers Snowmobile Club grooms forest service trails for use by snowmobilers, cross-country skiers and snowshoers. The purpose of the club is to have a great time riding snowmobiles while operating an active trail-grooming effort.

The Pagosa Trail Riders is an ATV club with members who love to ride the trails and roads of southwest Colorado. Along with promoting education of responsible ATV/OHV use, they work with the forest service, BLM and other user groups to maintain trails for everyone's outdoor pleasure. Visit their website at pagosatrailriders.com.

The Pagosa Area Trails Council is an all-volunteer organization dedicated to planning, building and maintaining trails and trail-related facilities around Pagosa Springs. They also work with the Southwest Youth Corps and other organizations to accomplish their tasks of trail maintenance and improvement of trail use and accessibility.

The Weminuche Audubon Society programs provide opportunities for visitors and residents to explore our local environment through bird walks, nature and science presentations, and collaborations with other outdoor and nature-based organizations. They have ongoing monitoring projects, monthly meetings and field trips. Visit their website at weminucheaudubon.org.

There are numerous organizations that tend to our natural playground for the enjoyment of residents and visitors alike. Visit the Pagosa Springs Chamber website for more information about these organizations and other outdoor groups.

Senior Living in Pagosa

“To support seniors in living healthy, vibrant and independent lives” is the purpose of the Pagosa Springs Senior Center.

The Senior Center has an array of activities and services for the young at heart, along with supportive services for those in need of more assistance. The center schedules various outings and games for fellowship and fun.

The center offers delicious lunches, including a fabulous salad bar, Monday through Friday. Weekly menus are printed in The Pagosa Springs SUN newspaper. Seniors interested in dining at the center can make reservations by calling 264-2167. Home-delivered meals are available to qualifying home-bound individuals.

Flu shot clinics are offered in the fall as well as free screenings through the San Juan Basin Health Department twice a month, free blood pressure checks weekly, and a wellness clinic once a month.

The center also collaborates with Mountain Express to provide bus transportation for attending lunches, going to the post office, pharmacy, grocery store and other necessary errands. Arranging transportation can be completed by contacting Mountain Express at 264-2250.

Additionally, the San Juan Basin Area Agency on Aging offers a wide range of supportive informational and referral services. Services include Medicare counseling, legal assistance and Alzheimer's support programs, to name a few. Their telephone number is 264-0502.

For more information about the Pagosa Springs Senior Center and the San Juan Basin Area Agency on Aging, visit their offices, located in the Ross Aragon Community Center at 451 Hot Springs Blvd. Call 264-2167, or go online to www.psseniors.org. Staying active and engaged in Pagosa Springs is easy with organizations like the Senior Center.



Let us help you create a livable paradise with

ENDLESS ENJOYMENT

Spas • Accessories • Filters • Covers • Chemistry • Saunas
Sales • Service and Routine Maintenance

We happily service what we sell, and ... even what we don't!

bullfrog
spas

DIMENSION ONE SPAS



GRABER

Cool in the summer, warm in the winter

Cellular shades are energy efficient. A honeycomb design creates an air pocket between the window glass and the interior of your room, providing an extra layer of insulation, conserving energy year round.

Big Green Egg
The Ultimate Cooking Experience

homespuncomforts.com • (970) 946-4673
301 North Pagosa Boulevard Suite B-6

homespun Comforts
Hearth, Home, Spa & Window



Relocating your animals

Moving to a new town with your pets can be an exciting adventure with many new discoveries. It can also be a bit stressful for you and your pets leaving behind the familiar. For peace of mind, plan ahead for your pet's safety during the move. There are many Internet sources of good information on how to safely move your pets, as well as great tips on how to help your dogs or cats acclimate to their new home.

Before you move, make sure that your pets are healthy and up to date on their vaccinations. If you are moving from out of state with dogs or cats, Colorado requires that you have a Certificate of Veterinarian Inspection (CVI) that is no more than 30 days old. If your cat or dog is three months or older, they must also have had a rabies vaccination within the preceding 12 months. For livestock and other animal requirements, visit the Colorado Department of Agriculture website (colorado.gov/ag).

Part of moving involves gathering all your important personal documents. Make sure you do the same for your pets. Have all of their health and vaccination records on hand so that when you choose a local veterinarian you can provide your new vet with your pets' medical histories.

Losing a pet can be nerve-wracking. The Humane Society of Pagosa Springs (HSPS) operates the only animal shelter in the area, located at 465 Cloman Blvd. The shelter is open seven days a week. A call to the animal shelter at (970) 731-4771 should be one of your first steps in finding a lost pet. HSPS is also an administrator for the Lost/Found Pets Pagosa Springs Colorado Area Facebook page. This Facebook page is visited regularly by a lot of community members and has helped reunite many lost pets with the owners over the past several years.

The HSPS website (humanesociety.biz) hosts detailed information on what to do if you and your pet become separated. Check the

website's "Lost and Found" page for a list of useful suggestions. The website also has information on adoptions, low-cost spay/neuter voucher programs and other community services.

To aid in finding a lost pet, make sure that your pet always wears a secure collar with a sturdy identification tag attached. The ID tag should contain your name and contact information, including information on rabies vaccination. If you are moving, make sure the tag has your current cell phone number. Secondly, have a microchip inserted in your pet. This aids identification if your pet's collar is lost or removed. The HSPS animal shelter scans every incoming pet for a microchip. Make sure you have registered your pet's chip with the manufacturer, and update your microchip contact information with your new address and relevant phone numbers right before you move. If your pet does not have a microchip or a collar ID tag, the HSPS shelter can provide both at a reasonable cost.

Pagosa Springs and Archuleta County do not require licensing for dogs or cats at this time. You are, however, required to have a current rabies vaccination for your pets. While the Town of Pagosa Springs does have a leash law, Archuleta County does not. You are required to have your dog under control at all times, whether by leash or verbal command. If you want to exercise and play with your dog in a safe, controlled environment there is a fenced community-accessible dog park at HSPS animal shelter.

If you are purchasing property in Pagosa Country, make sure you check for additional pet regulations or restrictions in the covenants of your property owners association. Keep in mind, too, that regardless of where you live, some homeowner insurance policies have certain dog breed exclusions, so check your insurance policy for pet restrictions.

Pets are important members of our community, and Pagosa Springs is one of the most animal-friendly places that you will find in all of Colorado.



Photo courtesy Mark Meier

Living with wildlife

If you have a camera and are inclined to trek through the extensive wilderness that composes the greater portion of Pagosa Country, be prepared for the chance to snap the shot of a lifetime.

In a region that ranges from 6,000 to 13,000 feet in elevation, the 1.8-million-acre San Juan National Forest not only hosts a complex diversity of climate zones, ecological niches and microenvironments, but also is home to a vast array of wildlife that call these diverse habitats home. As the country climbs in elevation from the south and east to the mountains north and west, that diversity becomes apparent as high-desert plateau gently transitions into alpine forest, then dramatically ascends beyond the tree line to alpine tundra. While many species of wildlife prefer to inhabit a specific ecological zone, others travel throughout Pagosa Country, seeking resources and habitat wherever they can find them.

Coyotes, foxes, cougars and black bears may roam the region at almost any elevation and are a common sight (and sometimes a nuisance) for residents. A special, but not uncommon, sight is the symbol of our country — the American Bald Eagle — soaring majestically above meadows, lakes or rivers at all elevations. Snapping a photo of one of these birds perched atop a ponderosa pine is a rare treat.

In the lower reaches, short-horned lizards, eastern fence lizards, western rattlesnakes and ringtail cats share sandy sage flats, arid rocky slopes, deep canyons and sandstone mesas with jackrabbits, prairie dogs, elk and mule deer. Piñon jays, turkey vultures, red-tailed hawks and golden eagles commonly grace the sun-drenched skies above the high-desert plateau.

In the high country, observers may see bighorn sheep, snowshoe hares, ptarmigan or a rare Canada lynx. Although normally a denizen of high-country meadows, willow flats, forests and lakes north of Pagosa Springs, it is not unusual for the Shiras moose to be seen at most elevations. The largest member of the deer family, these solitary individuals occasionally wander the streets and outskirts of town.

While the encroachment of civilization on some of the region's wil-

derness has decreased the numbers of several species in the area, many other species are thriving and even increasing in numbers, including foxes and coyotes, mule deer, bears, magpies, crows and ravens, golden and bald eagles, wild turkeys and vultures. While mountain lions are normally solitary and secretive, reported sightings have become frequent, particularly between the hours of 10 p.m. and 4 a.m. Residents are cautioned not to feed local wildlife, especially as prey species can attract lions into residential areas. Food should never be left out to attract bears.

In the spring and early summer, infrequent hikers and wildlife watchers will invariably stumble upon a newborn fawn or elk calf. Baby birds, rabbits, foxes and squirrels may appear quite approachable, yet mother is almost certainly nearby. As long as a potential predator lurks about, she'll not return to feed or cuddle her young. Therefore, it is always best to back away and leave little ones as they're found. Survival in the wild is challenging enough without avoidable human interference.

In a bountiful area as rich and diverse as Pagosa Country, vigilant observers will enjoy an array of wildlife matched by few places on earth. The adventurous outdoors person traveling the canyons, mesas and forests early or late, moving in silence and employing a pair of good field glasses, is almost guaranteed to be rewarded with the sight of wildlife in their natural habitat — and the experience of a lifetime.

Please note that wildlife should not be harassed, captured, domesticated or fed. Intentional or inadvertent feeding is the major cause of most wildlife problems. Under Colorado law, intentionally feeding big game animals is illegal. The prohibition applies to deer, elk, pronghorn, mountain goats, bighorn sheep, mountain lions and bears.

For more information about the best hiking trails for wildlife watching in the San Juan National Forest and surrounding wilderness areas, visit the U.S. Forest Service website at www.fs.usda.gov/sanjuan/ or stop by the Pagosa Ranger Station at 180 Pagosa St.

For information about Colorado's wildlife and hunting and fishing licenses, go to Colorado Parks and Wildlife's website at cpw.state.co.us.



Home to Outdoor Enthusiasts

Pagosa Springs has the privilege of enjoying four distinct seasons, each one playing host to myriad activities. Participating in outdoor activities is like being a kid in a candy store, with appealing options no matter the season. Groups like the San Juan Outdoor Club and Gray Wolves offer activities all year long in a group setting. Face a challenging hike up Pagosa Peak or head out on a hut-to-hut excursion with like-minded enthusiasts and capitalize on the over 3 million acres of national forest and wilderness areas surrounding Pagosa.

When the days begin to warm up, resident activities exemplify the phrase “spring fever.” Walking around town or taking a quick trip up Reservoir Hill on your lunch hour gets everyone in the mood for summer. As the snow begins to melt and the river rises, kayak and rafting enthusiasts hit the river. The San Juan River boasts several developed water features downtown. There is also improved fishing access and ongoing habitat improvements along the river through town. Fish are plentiful in Pagosa waters, with species including catfish, bass, pike and a variety of trout. Hikes in the lower elevations, perhaps around the Piedra River Trail, are a great way to break in the season and relish the beauty of the first signs of spring. Usually by April cyclists abound, enjoying moderate rides together to get in shape for the season. Spring also brings out birding enthusiasts who tag and identify which species have returned to beautiful Pagosa.

Summer brings out the athlete in us all with warm days, cool nights and typically excellent weather conditions. Summer is perfect for just about every sport, especially hiking, mountain and road biking, and running. Summer also means motorcycle rides, offroading and camping in gorgeous locations. Pagosa Springs boasts a wonderful 27-hole golf course, two 18-hole disc golf courses located on Reservoir Hill and at Cloman Community Park and one nine-hole disc golf course in Aspen Springs. Boaters enjoy cruising on Navajo Lake, which spans the Colorado and New Mexico border. Horse enthusiasts head to the Western Heritage Event Center to compete in team roping and rodeo events.

Many of the activities of summer continue into the fall. Athletes get

to enjoy the stunning hues of changing leaves as they add another layer of clothing in the evenings. The temperate weather mixed with the gorgeous colors is just another incentive to get out and enjoy the outdoors.

Winter is just as active as the other seasons. For the alpine skier, Wolf Creek Ski Area is just 24 miles away and is known for its radical powder days. The volunteer Nordic Club has developed and grooms an extensive system of trails for classic and skate skiing. Snowed-over hiking trails become excellent snowshoeing trails in the winter. If you feel the need for speed, the Wolf Creek Trailblazers snowmobile club is out and about enjoying the hundreds of miles in the backcountry. Consider ice skating or checking out the plethora of sledding hills in the area.

Pagosa has outdoor activities to enjoy all year long! It is no wonder that so many people choose to live in this stunning mountain town overflowing with natural wonders for individuals of all ages and abilities. Explore on your own or join up with one of the many organizations that will happily show you the ropes and introduce you to the wonders of Pagosa’s outdoors.

Piedra Automotive

Auto Service & Repair for All Makes & Models

Oil Change Service • Computer Diagnosis
Tires & Alignment • Scheduled Maintenance
Custom Exhaust Work • Front End & Suspension Work
Foreign Car Specialist • RV Service
Motor Vehicle & Motorcycle Transport

24-7
TOWING & EMERGENCY
ROADSIDE ASSISTANCE
OFF-ROAD CAPABLE
CALL (970) 731-3335

Nationwide
24/24 Parts & Labor Warranty

OVER 40 YEARS EXPERIENCE • LOCALLY OWNED & OPERATED

(970) 731-3335 • 505 Piedra Rd. • www.PiedraCar.com

Customer Waiting Room & Free Shuttle Service in Pagosa

Mountain Home Sound & Security 
 SECURITY PROFESSIONALS *custom installations*

Protection for what matters most in uncertain times.



We have proudly served Pagosa Springs and the surrounding area since 2002.

- Area's top security provider
- Professional installation
- Systems designed for your lifestyle and needs
- Security systems installed starting at \$399
- Full service and support

HOME & BUSINESS ALARMS
 SECURITY CAMERAS
 SMART HOME AUTOMATION
 BUSINESS TO BUSINESS
 PHONE SYSTEMS
 FIRE SYSTEMS & MORE

(970) 731-3701
 301 N. Pagosa Blvd. Unit B3
www.securitypagosa.com
mtnhpagosa@gmail.com

Protecting You & Your Loved Ones
 With Quality Insurance Coverage



Home • Auto • Life • IRAs • Business • & more

Farmers Insurance & Financial Services

Call
Agent Jody Brown
 46 Eaton Drive, Suite #7
 Pagosa Springs, CO 81147
(970) 731-5258



jbrown@farmersagent.com
facebook.com/jodybrownagency/
farmersagent.com/jbrown



Securities offered through Farmers Financial Solutions, LLC Member FINRA & SPIC

LPEA
 La Plata Electric Association, Inc.
 A Touchstone Energy® Cooperative 

We're more than just an electric company.

LPEA is your cooperative power provider - owned by you! Call us, or visit our website, to take advantage of our:

- rebate programs and youth scholarships
- opt-in rate programs - learn which rate model saves you the most money
- board and committee meetings - online and open to the public
- energy efficiency and electric safety tips
- bill pay options
- live outage map and resources
- careers - we may be hiring!

(970) 247-5786 www.lpea.coop



Searching for real estate?
 Check the classifieds!



eEdition

To subscribe to anytime digital access go to
PagosaSun.com/eedition

The Pagosa Springs SUN





RELIGIOUS RESOURCES

Ahavat Adonai Messianic Jewish Congregation	(970) 946-5262
Amazing Grace Community Church	(970) 444-2111
Arboles Baptist Church	(970) 883-3630
Baha'i Community of Archuleta County	(970) 903-7721
Calvary Chapel Pagosa	(970) 507-0123
Centerpoint Church - SBC	(970) 731-2205
Church of Christ - Lewis Street	(970) 264-2552
Church of Christ - Community Center	(970) 264-4236
Church of Jesus Christ of Latter-Day Saints	(970) 731-2623
Community United Methodist Church	(970) 264-5508
CrossRoad Christian Fellowship	(970) 731-4384
Open Door Church	(970) 731-5767
Grace in Pagosa	(970) 731-6200
Immaculate Heart of Mary Catholic Church	(970) 731-5744
Kingdom Hall of Jehovah's Witness	(970) 731-5826
New Thought Center for Inspirational Living	(505) 604-5031
Our Savior Lutheran Church - LCMS	(970) 731-4668
Pagosa Baptist Church	(970) 946-5166
Pagosa Bible Church	(970) 731-3120
Pagosa Unitarian Universalist Fellowship	(970) 731-7900
Pope John Paul II Catholic Church	(970) 731-5744
Restoration Fellowship	(970) 731-2937
Saint Patrick's Episcopal Church	(970) 731-5801
Seventh Day Adventist Church	(970) 731-1005
Tara Mandala Buddhist Retreat Center	(970) 731-3711
Trinity Anglican Church - Orthodox Anglican	(970) 585-4124

Voter & Vehicle Registration

Motor vehicles

In making your transition from another state to Colorado or from another Colorado county, we would like to help in making the registration of your vehicle as easy as possible.

Colorado law requires you to register your vehicles, trailers, motor homes, heavy equipment, etc. within 60 days of becoming a Colorado resident. Unfortunately, the law does not allow you to keep your out-of-state plates until they expire.

If you are currently a Colorado resident and are just moving here, you may call the Archuleta County Clerk's office and they will help you change your registration address so you will receive a renewal notice from Archuleta County when your plates expire. You can also utilize our online services to make any changes at www.mymdv.colorado.gov.

Some of the most obvious reasons that, by law, constitute becoming a resident are: obtaining a Colorado driver's license, registering to vote, enrolling children into school or becoming employed. If you are retired and consider this your legal place of residence and intend to file your federal income tax with a Pagosa Springs address as your legal address, you need Colorado plates.

To obtain Colorado license plates, you will need:

1. A current registration or title from the state you are coming from.
2. Proof of Insurance.
3. A vehicle identification verification. This is done Monday through Friday 8 a.m.-11 a.m. It will cost \$20 cash or check. Parking is located behind the courthouse. You can also go to the Sheriff's Office on Tuesday or Thursday, but you must call them to schedule at (970) 264-8430.
4. An acceptable form of ID.

Vehicle registration in Colorado is based on the year, weight and taxable value of the vehicle, when new. The taxable value is then depreciated according to the age of the vehicle. The office is located at 449 San Juan St., in the east side of the courthouse.

The nearest place to obtain a Colorado driver's license is Durango, approximately 60 miles west of Pagosa Springs. The DMV is located at 329 S. Camino del Rio. You may contact their office at (970) 247-4591.

Please visit www.archuletacounty.org for more information. For any questions you may have, call (970) 264-8350.

Voter registration

You may register to vote or change your address online by visiting govotecolorado.com or sos.state.co.us and following the directions for Election & Voting. Should you have questions, please call (970) 264-8331 or (970) 264-8350.

Every story. Every photo.
Every ad.



To subscribe to anytime digital access go to
PagosaSun.com/eedition

The Pagosa Springs **SUN**



Courtesy Geothermal Greenhouse Partnership

Geothermal Greenhouse Partnership

Growing food and community with local energy

Geothermal Greenhouse Partnership (GGP) is an educational botanic park in Pagosa Springs' Centennial Park. The idea to use the town's geothermal resource for a direct-use demonstration site sprouted in 2009. Today, three dome greenhouses are operated by skilled local volunteers and heated with geothermal water in the cold weather months.

The Education Greenhouse began operations in late 2017. Archuleta County's youth enjoy horticultural activities and GGP's volunteers nurture a garden for community benefit in the Education Dome. Presently, classes occupy the Ed Dome on Mondays. The Ed Dome is open to the public on Tuesdays and Saturdays and GGP plans to be open more hours in the near future.

The Community Garden Dome began operations in 2019. Community groups grow food in the shared space for the benefit of their communities. A professional horticulturist coordinates participating community groups and activities. The Community Garden and Education Domes employ soil-based growing in raised beds.

The water-conservative Innovation Dome also opened in 2019. An integrated aquaponic system grows plants and fish in a soilless

controlled environment agriculture greenhouse. While the bio-secure Innovation Dome serves as a demonstration and teaching facility, it also provides a revenue stream for the long-term sustainability of the GGP and will be open to the public at pre-scheduled times.

GGP's domes, walkways and amphitheater on the San Juan River are busy gathering places. GGP's Breakfast with Balloons highlights Pagosa's annual ColorFest celebration in September.

Wise use of Colorado's water and a celebration of the biodiversity of the San Juan River Walk are key themes in the group's educational pursuits.

GGP's mission is "to educate the community in sustainable agricultural practices by producing food year-round using local renewable energy." Demonstrating the value of the community's geothermal resource remains a GGP priority.

GGP operates through a professional board of directors, numerous volunteers, strategic committees and enthusiastic membership base.

Visit pagosagreen.org for more information, to contact the GGP, and to volunteer. We'll see you on the Riverwalk.



PagosaSUN.com
 ExplorePagosa.com
 facebook.com/pagosa.newspaper



News | Information | History | Arts & Entertainment
 Calendar of Events
 Things to Do | Places to Eat | Where to Shop | Places to Stay

Your source for Pagosa Springs
news and information
since 1909.

The Pagosa Springs **SUN**

Located at 457 Lewis Street, downtown Pagosa Springs

Mailing address: PO Box 9, Pagosa Springs, CO 81147

(970) 264-2100

The Pagosa Way Life Well Lived.

There is a place...where the sun shines over 300 days per year. Where year-round recreation is showcased by staggering views and shimmering rivers and lakes. And where a Colorado community offers a mountain lifestyle re-imagined. This is Pagosa Country. We live here. We play here. And we are passionate about sharing with you this place we call home.

Let Us Help You Find Your Way Home.

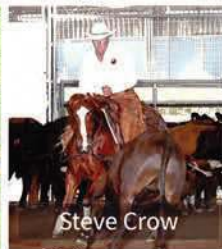
www.GallesProperties.com



Stan Zuege



Juli Morelock



Steve Crow



Diane Burnett



Phil McAdams



Brent Christians



Lindy Moore



Ed Keyes Jr.



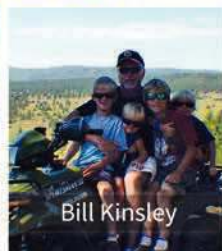
Layne Poma



JaNae Christians



Eddie Keyes



Bill Kinsley



Kim Brown



The Area's #1 Real Estate Company Since 2006

970.264.1250 | Info@GallesProperties.com

Downtown, 414 Pagosa Street | Uptown, City Market Center

Statistics based on volume sales per PSAAR MLS Data in cooperation with other Brokers.