



PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO 81147 www.PagosaSUN.com VOLUME 117 — NO. 8, THURSDAY, NOVEMBER 21, 2024

On to state



For the third straight year, the Pirate Unified bowling team is representing Pagosa Springs High School at the state tournament. The team is slated to compete on Friday in Lone Tree. For more information, see related article on page A13.

Photo courtesy Cyndi Figaro

It's unofficial: CDOT selects contractor for U.S. 160 reconstruction

By Garrett Fevinger
Staff Writer

The multimillion-dollar plan to reconstruct a 1-mile stretch of U.S. 160 in downtown Pagosa Springs is gaining momentum, with the Colorado Department of Transportation (CDOT) signaling Monday it is ready to select a contractor and begin preparing for the project's arrival next spring.

Addressing a group gathered inside one of the storefronts located along the proposed construction route — including town and county officials, business owners and com-

munity members — CDOT Communications Specialist Adair Christensen announced that W.W. Clyde and Company's bid was the lowest of three received for the project, which is expected to extend from 1st to 8th streets and carry years-long implications for businesses, tourists and locals in the area.

"CDOT does want to move forward with them being the project contractor," said Christensen, who added that the regionally based company has until Dec. 8 to officially accept the contract.

"So, it's not official yet, but the

■ See Reconstruction A8

PAWSD considers action against water conservancy district over proposed sale

By Josh Pike
Staff Writer

At a Nov. 14 work session and special meeting, the Pagosa Area Water and Sanitation District (PAWSD) Board of Directors expressed its displeasure with the San Juan Water Conservancy District's (SJWCD's) rejection of an offer to buy Running Iron Ranch.

The board also considered a variety of potential measures to take

against SJWCD, including a vote of no confidence in the district's leadership of the Dry Gulch reservoir project.

The SJWCD has been the leader of the reservoir project since the 2015 signing of a three-way agreement between SJWCD, PAWSD and the Colorado Water Conservation Board (CWCB) for management of the reservoir project.

The special meeting concluded with an argument between members

■ See PAWSD A8

Commissioners mull 2025 budget

By Clayton Chaney
Staff Writer

The regular Archuleta County Board of County Commissioners (BoCC) meetings scheduled for Dec. 3 has been moved to the following Tuesday, Dec. 10, due to the commissioners being out of town at the Colorado Counties Inc. conference taking place Dec. 2-4.

The BoCC unanimously approved Resolution 2024-84 during its regular meeting on Nov. 12, officially rescheduling the meeting.

Commissioner Veronica Medina indicated that a special meeting will still be held on Tuesday, Dec. 3, for the sole purpose of approving accounts payable for the past month.

The BoCC is expected to approve the 2025 county budget at the Dec. 10 meeting, as state statute requires the budget to be approved before Dec. 15.

Budget discussions

Over the past two weeks, the BoCC has been discussing budget proposals for 2025 with all of the county's depart-

ments. During a work session on Tuesday, Nov. 12, the BoCC met with department heads from the Planning Department, Building and Grounds, Colorado State University Extension, fair board, Human Resources, the assessor, treasurer, coroner and Information Services.

Planning Manager Owen O'Dell provided some insight to the Planning Department's budget, noting that more supplies are needed for staff.

He explained that he is proposing a 75 percent increase for supplies, adding that the department is over budget for 2024 by \$1,314.

O'Dell explained that is mostly due to the amount of signs needed for public postings.

Finance Director Chad Eaton explained that some of the funds are able to be rearranged within the department's budget so that the overall increase for the department would not exceed 2 percent.

Interim CSU Extension Director Terry Schaaf indicated the main change

■ See Budget A10



Pagosa Springs Community Development Corporation Executive Director Emily Lashbrooke, left, visits with Patrick Gibbons on the front step of his new home. Gibbons is currently under contract to purchase the home, one of several the organization hopes to sell in December.

SUN photo/Garrett Fevinger

Rain, snow could return for Thanksgiving

By Garrett Fevinger
Staff Writer

After a few more days of warm and clear conditions, more mountain snow could be on the way as Pagosa Country prepares for the Thanksgiving holiday — according to forecasts released by the National Weather Service (NWS).

The likelihood of rain and possibly snowfall is expected to increase beginning Sunday and continue through early next week, the forecast suggests, with temperatures gradually falling after a Friday high of nearly 57 degrees.

"Unsettled weather looks to be the rule for much of [next] week," the NWS reports, with "significant accumulating snow looking more and more likely" at higher elevations as November nears its end.

Atop Wolf Creek Pass, the ski area measured its summit snow depth to be 29 inches, with a midway depth of 27 inches, as of early Wednesday afternoon, according to its website. Year to date, the ski area reports 71 inches of snowfall have accumulated on the mountain — 5 inches of which have fallen in the last seven days.

Forecast at a glance

According to the NWS, Thursday's high in Pagosa Springs is forecast to be near 54 degrees with sunny skies and a calm wind. The low is forecast at 20 degrees with mostly clear skies.

For Friday, the high in town is forecast at nearly 57 degrees with sunny conditions and a low of 21 degrees with mostly clear night skies.

Saturday's high could reach nearly 56 degrees, with sunny conditions until clouds arrive in the evening, bringing a low of around 23 degrees.

For Sunday, there will be a chance of rain and snow showers after 11

■ See Weather A12

Master deed restrictions for workforce housing project approved

By Clayton Chaney
Staff Writer

During a regular meeting held by the Archuleta County Board of County Commissioners (BoCC) on Tuesday, Nov. 19, the board unanimously approved and adopted the affordable workforce housing project master deed restriction for phase one of the Pagosa Springs Community Development Corporation's (PSCDC's) workforce housing project.

The first phase features 10 homes being constructed in the Trails and

Chris Mountain II neighborhoods.

Earlier that day at a work session, PSCDC Executive Director Emily Lashbrooke briefed the BoCC on the master document, noting some of the main highlights of the deed restriction

"We put some real safety nets in place," Lashbrooke said, explaining that the Archuleta County Housing Authority (ACHA) will oversee the deed restriction, "but any major decision will have to come back in front of the BoCC."

She mentioned that part of the

deed restriction outlines that if the community goes into "financial distress" and the house can't be sold at the same area median income (AMI) level that it was purchased at, the BoCC has the right to waive deed restriction.

Lashbrooke also mentioned that two main reasons the deed restriction has to be in place is to supersede the original deed restriction the PSCDC assumed with acquiring the properties, "which had a 120 percent AMI tied to all of the lots donated to

■ See Restrictions A7

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Opinion



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OUR VIEW

The saga continues

Last Thursday's Pagosa Area Water and Sanitation District's (PAWSD's) work session and special meeting were the latest installments in the saga of determining if Running Iron Ranch should be sold, and we were left with a lot of thoughts.

It's apparent that both PAWSD and the San Juan Water Conservancy District (SJWCD) have board members who are passionate about the ownership of Running Iron Ranch and about the proposed reservoir. Unfortunately, they fall on different ends of the spectrum when it comes to if they believe the districts should maintain ownership and continue working to develop a reservoir or not.

And it seems that the passion shown by both sides is serving to pull the boards further and further apart on the issue instead of truly finding a way forward that can best serve everyone, which is incredibly unfortunate.

We're big believers in the idea that it's not just what an organization or board does that's important, but how they go about doing it.

Sitting through the work session and special meeting, we felt like some of the key things that remain ripe for discussion

between the boards — including fiduciary duty to the districts' citizens, climbing infrastructure costs and ensuring adequate future water supply in the face of a changing climate — were lost in the arguing.

There were several times during the work session and meeting where what was being said by both sides was impossible to discern because of the constant interruptions and talking over one another.

Other times, any points being made were undercut by inflammatory and disparaging comments, such as implying that one board should be more open to public comment because its board members are appointed and not elected.

We'll note it's been a while since there was an actual election held on the other, with recent elections canceled for lack of multiple candidates for the positions available and the sole candidate deemed elected without electors ever needing to vote.

But all of that is beside the point and, in our opinion, not how governing boards should conduct themselves.

What matters now — what should matter now — is determining the best path forward for everyone involved, knowing not everyone will be pleased with every aspect

of the outcome.

We're not sure what that path forward should be in terms of selling the ranch or holding onto it — state law allows matters related potential real estate negotiations to remain closed through the process, and we've obviously not been privy to the details.

But we do know what we'd like to see while that path is created.

We'd like to see both boards move forward in a professional manner, keeping in mind not only their own goals, concerns and stress points, but also those of the other board and the community. Both districts serve largely the same area.

And they need to do it respectfully. And with transparency. They need to keep open minds and ask questions with the intention of learning, not cutting each other down.

The community wants and needs to know our future water needs can be met and how.

We also need to know we can trust our local officials — elected or appointed — with making sound, informed decisions on something so important.

Randi Pierce

LEGACIES

By Shari Pierce

100 years ago

Taken from SUN files of
November 21, 1924

Another business change in Pagosa Springs took place Saturday when Mr. and Mrs. H.D. Shiles disposed of the furniture and fixtures of the Metropolitan hotel, which they had conducted since its opening, to Mr. and Mrs. H.J. Bostwick, who took possession the following day and are now in active management of this popular hostelry.

Every dollar kept in our town circulates for the benefit of the people of the community. A dollar that goes away from this community to purchase elsewhere goods that can be bought here weakens the resources of the community and gives other towns and cities the advantage that the purchasing power of a dollar possesses.

Benefits that citizens of Pagosa Springs enjoy in the way of good churches, good schools, good streets, and many other things that add to the comforts and pleasures of life are contributed in large measure by the merchants of Pagosa Springs.

When we spend our money outside of our own community we are supplying funds for the merchants with whom it is spent to contribute to the upbuilding of their own city to the neglect of Pagosa Springs.

75 years ago

Taken from SUN files of
November 18, 1949

Latest fashion conscious girl to succumb to the short hair cut is Miss Gay Gann, who did the job herself. After all, it does get tiresome sleeping every day during nap-time. Mrs. Gann would appreciate any ideas on how to curl hair one inch long. Note: To all readers between the ages of one and five, this article is entitled Latest Hair-Don't.

A pre-season glow of Christmas spirit momentarily pervaded last week's Civic Club business meeting, as Mrs. Margaret Fowler recalled to members the beauty of the Christmas lights in Pagosa Springs last year. Mrs. Fowler headed the committee for the Christmas Home Lighting Contest instigated for the first time last year, and as chairman received many pleased comments from townspeople and out-of-town visitors. Requests have been made that the program be repeated this year.

As was done last year, cash prizes will be awarded for outstanding lighting displays. So, though it is more than a month until Christmas, Pagosans are urged to dust off that extra string of lights, and check the bulbs, prune the little pine tree in the front yard and plan now to "Light Up Pagosa" with Christmas lights and Christmas spirit.

50 years ago

Taken from SUN files of
November 21, 1974

The use of, and demand for, food stamps has taken a terrific jump in Archuleta County the past three months. The first two weeks of November saw more than twice as many stamps sold as were sold the entire month of November in 1973.

Part of the buildup here, according to the welfare department personnel, is due to very slow processing of unemployment compensation claims. Many workers eligible for these benefits must wait as long as eight weeks for the first check. The average time for processing these claims is six weeks.

It was also pointed out that a large proportion of the food stamp users are workers laid off when San Juan Lumber shut down, or are workers from contract construction projects. There are, too, a few that are people who are too ill, or too aged to be gainfully employed.

Use of food stamps may be an indicator of the economy in most communities and probably is here. The number of unemployed at the present time is large.

25 years ago

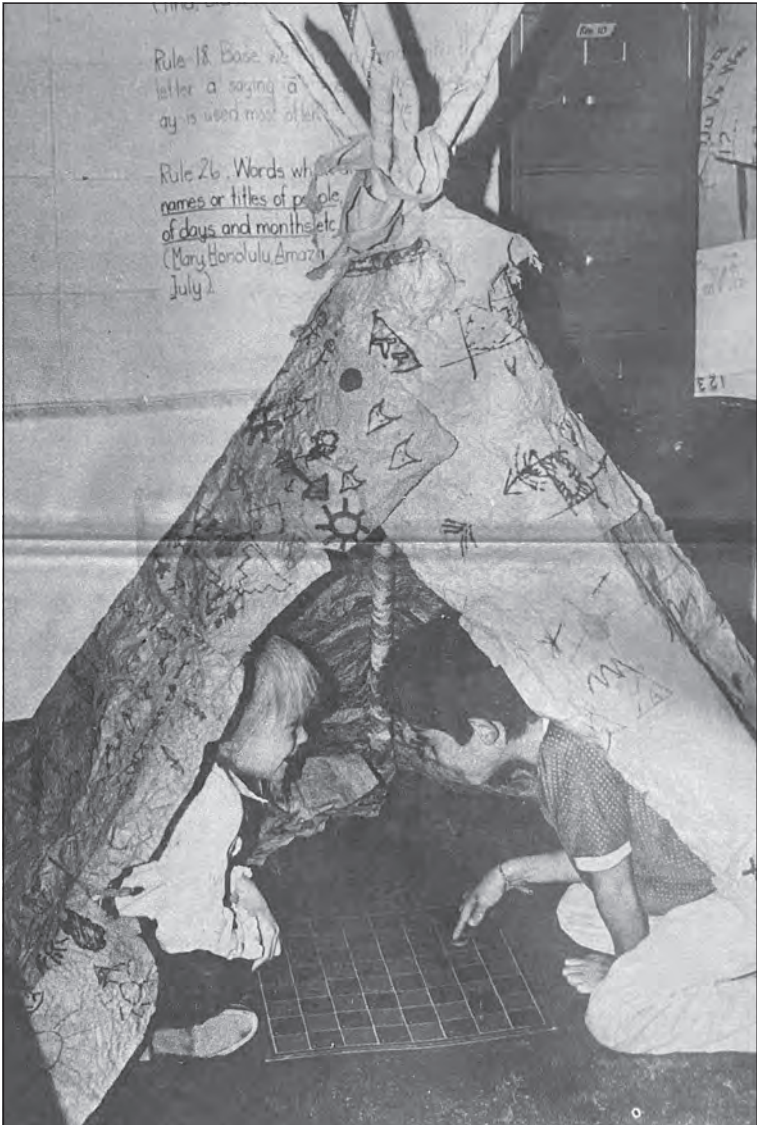
Taken from SUN files of
November 18, 1999

The most significant personnel change requested in the year 2000 budget is coming from Sheriff Tom Richards. Richards is asking for one new person as a dog catcher and three new people in the dispatch office.

Recognized by many as the nerve center of the county, the dispatch office handles radio and telephone communications among a variety of county agencies including the sheriff's office, town police, public safety activities at Fairfield Pagosa, fire protection, emergency medical services and 9-1-1.

In addition to the law enforcement functions of the sheriff's office, Richards oversees the jail, dispatch office and fire fighting in the county outside of the Pagosa Fire Protection District.

For 1999, the dispatch function had a budget of \$186,222 and employed seven dispatchers. For the year 2000 budget, Richards is asking for \$283,359. Most of the projected increase is for salaries and related expenses.



From the Nov. 19, 1992, Pagosa SUN — Elizabeth Hall and Roman Espinosa use a tepee replica made by Karen Brughelli's second grade students as the site for a checker match. The tepee and school-wide checker tournament were part of the American Education Week activities conducted this week at Pagosa Springs Elementary School.

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Date	High	Low	Precipitation		
			Depth	Type	Moisture
11/12	48	24	-	NA	NA
11/13	49	18	-	NA	NA
11/14	58	20	-	NA	NA
11/15	58	23	-	NA	NA
11/16	42	24	-	NA	NA
11/17	48	21	-	NA	NA
11/18	44	18	-	NA	NA

Pagosa Springs
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Letters

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

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

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

Grateful hearts

Dear Editor:

We write this letter with grateful hearts. Our Lord God of this country is in control, "the truth will set us free"! Almost 4 years has been a nightmare, witnessing our free country lose site of what God gifted us through our Forefathers.

Then, 2020-2024/Biden-Harris reined! America lost it's borders, reversed morals, socialism, not capitalism, our middle class became poor, crimes increased. Babies' cry, "help me live" can become, "No, you die", even to full term of mother's body nourishment! Or another Biblical---"It's a boy!" "It's a girl!" to anti-Biblical---No, you are anything you decide later, can undergo body mutilation, paid for with our taxes! Adding perversion, put boys in girl's locker, bath rooms, play physically against and harm girl athletes! We can't forget; lawfare--- warfare!

Slavery was reintroduced on women and children with billions of dollars of sex-trade industry. Illegals, gangs, cartels crossing in with deadly drugs- fentanyl, etc., slaughtering thousands of our children and families with billions of dollars of illegal drug industry. We saw a country without borders is a real mess! Foreigners like China flourished; multitudes of criminals, cartels, even some government officials flourished. Millions of Americans pinched pennies, bloated credit cards, returned items they really needed, at the grocery checkouts, limited their fuel, some

even losing their homes!

Then, there was open retaliation against Christians and Jews, their flags stomped, burned in our streets and universities; our Constitution and Supreme court defied; major wars across our globe, a shameful military with drawl. Our veterans, dying in our streets or committing suicide, while millions of unvetted illegals were welcomed with gift cards, cell phones, free transport to anywhere, elite hotels with room services. Sadly, many pitiful, illegal migrants were deceived by Biden-Harris lies, that blood is now on B&H! Harris and the left lied about a mentally declining, disabled Commander-in-Chief.

Pres. Trump and us supporters became Hitler, fascists, garbage to the Harris-left. Now, change arrives, God's Word rang out: "If my people who are called by my name, will humble themselves and pray and seek my face...I will forgive their sins and will heal their land." 2Chr.7:14

"...the Sovereign Lord will make righteousness and praise spring up before all nations." Isaiah 61:1 Christians, Catholics, the Lord God's believers stood up with massive prayers, fastings. Americans voted! Our Lord God always does things complete. We truly thank God for calling, sparing, electing Pres. Donald Trump, Vice-Pres J.D. Vance and the "Red" flood", The Senate, the House, all electoral states and popular votes!

To you sad unbelievable folks, duh, just grieve or leave. But, good news! Pres. Donald Trump's America, designed by our Lord God, is for all Americans. Now we all, our children, and grandchildren will live with freedom and more safety. DEI, woke, CRT, other evils are dead. News alert: Target Stores just posted new signs: "Merry Christmas!"

Praise Jesus, our Republic, "One Nation Under God," prevails and wins!

Jan and Tom Carnley

Shooting range

Dear Editor:

The battle is not over for Pagosa, yet. Apply your post-election frustration to this new issue. If approved, it will permanently alter the appearance and spirit of our town in a very negative way. This issue demands your immediate attention.

The County is set to approve the application for a commercially operated shooting range in a residential neighborhood. The Facility will be open 365 days/year, operating hours from dawn until dusk, no caliber limit on firearms will be enforced, sub- and fully automatic machine guns and handguns are welcome, and the operation will be entirely exempt from all County noise ordinances!

Haven't heard about this yet? This story has been skillfully and craftily kept away from public attention by the developers and county officials alike. They are hoping to get this approved without your attention because they know it will receive a tremendous amount of negative feedback from the public.

You can be assured that your neighborhood will be the next location of another shooting range. Pagosa Springs will be the latest community taken over by an empowered gun lobby with this new administration coming into the White House and with our newly elected County Commissioners turning their backs on their constituents, you and I, and all of us tax paying citizens. Don't let corporate greed and influence override your rights as a citizen of this beautiful community.

The Planning Commission is set to vote on this matter TODAY, Thursday, November 21 at 6pm in the County Administration Building, 398 Lewis Street. Please bring your opinion and let it be heard! The power is with the people. The people must stand together. Together our voice is powerful

and cannot be ignored.

You can also attend the meeting via Zoom at:

<https://us06web.zoom.us/j/81687662261?pwd=SUFFHeTnVnN2M4eU2RGhcVpVVDZz09meetingID:81687662261passcode:519661>

Our local county politicians are ready to give up your peace and quiet and sell your future happiness down the river because they not capable of fighting for your interests UNLESS YOU TELL THEM HOW TO THINK.

Trust me, the shooting range developers are hoping you won't have the courage or tenacity to attend the meeting.

They are trusting you are not motivated enough to protect yourself, your family, or your property values against such a takeover. Prove them wrong! This is your last chance to be heard before the constant rumble and rattle of gunfire drowns out your voice!

Don't Condemn Your Property Values. Don't Condemn Your Quality of Life. Don't Condemn The Future of Pagosa Springs! Be there or be square.

Jennifer Burck

Editor's note: The SUN has reported on this issue, including with articles that appeared on the front page on Oct. 3 and Oct. 31, and notices for the county's planning commission meetings on the topic appeared in the Public Notices section on Sept. 5, Sept. 19 and Oct. 3.

Sore loser

Dear Editor:

Like all Democrats, I am extremely disappointed with the results of the election and apprehensive about democracy in our great Nation. You can color me a sore loser.

However, most of the issues that I care the most about - civil rights, global warming, abortion, public lands, endangered species, compassionate treatment of immigrants, voting rights, free speech, Gaza, Ukraine, justice, separation of powers, Dreamers, fair taxation, health care, and many others will be under siege from the Trump/Vance administration. So, yes, I am "sore."

I am also sore about the fact that lies won this election. From migrants eating pets, to rampant crime, to non-citizen voting, to killing babies right after birth, to the supposed highest inflation rate in history, the torrent of lies was unprecedented. And yet, vot-

ers didn't seem to care that they were being lied to. I recall that the Ninth Commandment and the teachings of Jesus encourage us to be truthful. These mandates seem to be lost on Trump and Vance.

To the thousands of distraught Democrats in Archuleta County, I suggest three small rays of hope. The first is 2026. In 2026, all House seats and 33 Senate seats will be up. 20 of the Senate seats are held by Republicans and 13 are held by Democrats, including our own John Hickenlooper. So, what we need to do starting now is to work to make sure "Hick" is reelected, along with all the other current Democrats. We need to find strong candidates in every red state. Some, such as North Carolina, may be in play. Since we are stuck with the President for four years, this is our only hope for legislative relief. It is not impossible. In 2018, the Democrats flipped the House in response to Trump's failings.

The second ray of hope is progressive organizations like the ACLU, Sierra Club, UnidosUS, the Human Rights Campaign, Friends of the Earth, NAACP, Planned Parenthood, the Southern Poverty Law Center, and many others. These organizations will be monitoring the abuses of the new administration and taking rapid action, even legal action, to hold them responsible. They will need our support, both financially and as volunteers.

Finally, many progressive initiatives passed this year, even in red states. Abortion rights constitutional amendments were adopted in 7 states, including red Missouri and Montana. Even in Florida, 57% of voters wanted to protect abortion rights, although this failed to meet the arbitrary 60% threshold imposed by DeSantis. Paid sick leave initiatives passed in 3 red states, Alaska, Missouri, and Nebraska. Voters rejected school vouchers in two red states, Kentucky and Nebraska. The minimum wage was increased to \$15 in Alaska and Missouri. So, many red state voters like liberal programs. We need to build on this progress.

So, let's face the reality of the election head on and fight hard to keep up our Nation's ideals. It won't be easy, but it is imperative. Hope and democracy live!

John Porco

■ See Letters A4

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Letters

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All letters must:

- be 500 words or less
- include the actual first and last name of the author
- include the author's address and daytime phone number
- be received by The SUN by noon on Tuesday (deadline may move up due to a holiday)

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

Letters quoting other people must contain proper attribution.

There is no guarantee letters will be published.

Poetry, anonymous letters, letters that are libelous or in poor taste, or that attack a private citizen or business will not be published.

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

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

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Elwyn Leonard Meek

Farewell to a special man. Elwyn Leonard Meek was born on Flag Day, June 14, 1930, obtained his first driver's license on D-Day, and died a proud veteran on Veterans Day, November 11, 2024, at his residence in Pagosa Springs. He was preceded in death by his wife, Fanchon Brice Meek; his son, Brice Leonard Meek; parents Leonard H. Meek and Evelyn Mattie Adams Meek; his sister, Mary Frances Webster, her husband, Merle, and their son Mark.



Elwyn graduated from Pueblo Centennial High School in 1948. He then joined the Army Air Corps, where he underwent extensive aviation training at Randolph Field in Texas and Marsh Field in Washington before being sent to Okinawa for three years of occupation duty supporting Pacific and Korean Air Corps operations. He was always proud that his service began in the Army Air Corps but ended in the newly formed 20th U.S. Air Force.

Elwyn had a varied professional career as a business owner, a heavy machinery and boiler inspector, and an underwriter for several large commercial insurance carriers around the U.S. He authored several state boiler codes and served as Missouri state fire marshal. He used to laugh about inspecting a small business, public school system, manufacturing facility and possibly a nuclear reactor on any given day. His knowledge was vast and always informative.

Elwyn returned to his beloved Colorado in 2009 to reside in Pagosa Springs with his oldest daughter, Sandra Renee Meek Vanover; her husband, Michael; and son Russell. He is survived by two other daughters, Michelle Tinsley (William), of Liberty, Mo., and Lee McIntyre, of

Denver, Colo. Between them, he has five other grandchildren and 12 great grandchildren.

Elwyn was an extraordinarily cheerful, good man; a wonderful father; and a delightful friend to all who knew him. He was a tribute to a remarkable generation of heroes and will be profoundly missed by all.

A private family service will be scheduled at a later date. The family appreciates any memorials be made to a favorite charity in his name.

Charlotte Fay Miller

Aug. 23, 1928–Nov. 11, 2024

There aren't enough words to truly capture the remarkable life of Charlotte Fay Miller, who passed away peacefully at her home on Nov. 11, 2024, with her son and daughter by her side. Born on Aug. 23, 1928, in Kenosha, Wis., to Michael Kunza and Mary Ann Slivon, Charlotte's life was one full of love, adventure and deep connection.



As a young woman, Charlotte was the stronghold sister to her brother, Kenny Kunza, and sisters Dian Burrell and Mary Ann Martos from the beginning, especially during the challenging times while they lived in a small orphanage in the early 1930s. Her childhood experiences set the strong foundation to become the incredible lady she was.

She began her professional journey while still attending Los Alamos High School at the Zia Company in Los Alamos, N.M., where she worked from 1947 to 1969. It was there she met and found happiness and married her first husband, Steve C. Roth, with whom she had two children: Lesley Jerome (Jerry) and Debra Ann Hilsabeck (Debi). Charlotte was blessed to have two more children, Carla Jeanne Kennedy and Ricky Joe Miller, with her second husband, Carl E. Miller.

In 1969, Charlotte advanced her

career, moving back east and joining Bendix Corporation, where she played a vital role in the Apollo 12 and 13 space missions. She later transitioned to a fulfilling role with the U.S. government, working with great pride and dedication serving the Central Intelligence Agency (CIA) for decades.

During her time working for the CIA, Charlotte's love for travel flourished. Her work allowed her to live in various places around the world, but Germany became her favorite place to call home. She cherished her time in Venezuela, Costa Rica and Honduras, immersing herself in different cultures and capturing these moments through her photography. Her photo albums, filled with vibrant memories from her travels, brought her immense joy and were a highlight for anyone who was fortunate enough to hear her stories.

Charlotte's dream of settling in a small town she had once declared would become her home someday became a reality when she moved to Coeur d'Alene, Idaho, in the early 1990s with her eldest son, Jerry. There, they purchased their forever home and made it their own. Charlotte spent many years in the company of her beloved cats, shopping in her favorite places, playing Skip Bo and square dancing.

Though she officially "retired," Charlotte never truly slowed down. She spent eight years working at Silverwood Theme Park, where she loved greeting guests. Following that time, she worked 15 years with her Kohl's family, forging lasting friendships and creating countless cherished memories until her 94th birthday.

New Mexico always held a very special place in Charlotte's heart. Each September, she enjoyed visiting Santa Fe, Los Alamos and Pagosa Springs, Colo., for family time and Fiesta, relishing in old memories while creating new ones and reconnecting with lifelong friends. In September 2024, Charlotte made one last trip to New Mexico and Southwest Colorado, "fulfilling a long-held dream" with her beautiful family while mak-

ing that trip a monumental time of love for all to cherish and remember always.

A loving grandmother, she was called "Bobbi" by her grandchildren: Kristopher, Jerry Val, Kendra, Meagan, Jennifer, Kerry Joe, Erin and Bradley; and her great-grandchildren: Chloe Belle, Collin, Carlie Rose, Camryn, Brooklyn, Larkyn, Maryn, Bowen James, Finleigh, Barrett, Sterling, Ethan Joe and the newest blessing, Hallie Jo.

Charlotte was a constant source of love and had a special gift for remembering every birthday, anniversary and milestone. This legacy of love and care will live on through her family, especially her daughter Debi, who continues to carry on her thoughtful spirit. Charlotte's memory will forever live in the hearts of all who were fortunate enough to know her. While she will be deeply missed, we find comfort in knowing she has been joyfully welcomed into the arms of the Lord and is now resting in her eternal home.

A memorial service was held at 2 p.m. on Monday, Nov. 18, 2024, at English Funeral Home, 1133 N. 4th St. in Coeur d'Alene Idaho. In lieu of flowers, the family requests donations to Companions Animal Center in her honor.

Flowers for her celebration of life and burial with her family and friends may be sent to the Berardinelli Family Funeral Home, 1399 Luisa St., Santa Fe, N.M., on Nov. 23, 2024.

Services

Donald Jacobs

Please join us for a celebration of life honoring a beloved, long-time member of our Pagosa Springs community, Donald Jacobs.

Donald passed away July 13, 2024, and will be remembered in a special service at the Pagosa Springs Seventh-day Adventist Church, 40 Oren Road, on Saturday, Nov. 23, 2024, at 3 p.m. Call (970) 731-1005 for more information.

Refreshments will be served afterward.

Town announces Yamaguchi South River Improvement Project design presentation

By David Hilborn
Town of Pagosa Springs

Mark your calendars for Dec. 4 from 5:30 to 7 p.m. at the Ross Aragon Community Center, where the Town of Pagosa Springs will be hosting a project update and 60 percent design presentation for the Yamaguchi South River Improvement Project.

The presentation will give the public the opportunity to see the additional design detail for the project. We'll walk you through the plans to

improve recreation access, enhance aquatic habitats and make our river area even more enjoyable.

We want your feedback. Community input is important to ensure this project is a success.

Can't make the in-person event? A virtual open house on mypagosa.org will also be available from Dec. 2 to Dec. 9, where you can view the updated designs and drop your comments from home.

This project is a collaborative effort with the Upper San Juan Water-

shed Enhancement Partnership, a group that spearheaded the effort to create the Integrated Water Management Plan for the Upper San Juan River basin.

Its research has shown that climate change and changing water flows could have a big impact on aquatic life and recreation in the future. This project is designed to help protect our river and ensure it can be enjoyed for years to come.

Plans include a new river access point, wading and swimming holes,

improved rustic trail, and channel features like sandbars and pools. Not only will these upgrades make the river more fun for floating, fishing and lounging, but they'll also help the environment by creating diverse habitats for cold-water trout and other native fish.

So, whether you're an avid fisherman, a pastime boater or just love the river, come join us at the project design presentation and ask questions or share your thoughts. See you there.



Blessed little snowflakes

Dear Editor:

Into every life, a little rain must fall.... then winter brings us the beauty and calmness of those little snow flakes that begin to erase it all and with God's loving guidance, lives turn into better days.

Aren't we fortunate to live where those blessed little snow flakes fall all around us, reminding us that God is here. So, if you are experiencing hard

times or sad times, begin your day connecting with God for guidance and pursue your new day with confidence. Yes, always remember that God loves you, He will guide you to better days.

The season of thankfulness for this great country and freedoms it embraces is upon us to be followed by heartfelt love of God's greatest gift of all, his son, our savior Jesus Christ. Yes, each little snowflake reminds us to be still and know that God is near.

Blessings to all,

Patty Tillerson



Card of Thanks

Marine Corps birthday

Special thanks to the Fargersons and their staff at Boss Hogg's Restaurant and Saloon for once again providing a venue for the Marine Corps birthday celebration on Nov. 10. Extra special thanks to Eliza Riley and Lexi Barber for their outstanding service.

Pagosa Marine Corps Birthday Committee



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Business



SUN photo/Garrett Fevinger

From left, Pagosa Springs Community Development Corporation (PSCDC) board member Mont McAllister looks on as Multijurisdictional Housing Coordinator Jeff Sams and PSCDC Executive Director Emily Lashbrooke visit with Patrick Gibbons on Nov. 14 inside one of the workforce housing units currently under construction. Gibbons was one of the first to successfully qualify for the new program.

Workforce housing program aims for December sales

By Garrett Fevinger
Staff Writer

It was an unseasonably warm November day along Ranger Park Drive in Pagosa Springs, where perhaps the only thing brighter than the noon glare was the smile on Patrick Gibbons' face as he stepped inside his soon-to-be home.

After years of renting, Gibbons — a bartender and server who also works at a local fishing outfitter — is on the brink of owning his first home as one of the earliest applicants to successfully qualify for the workforce housing program led by the Pagosa Springs Community Development Corporation (PSCDC).

Accompanying him inside was Emily Lashbrooke, executive director of the PSCDC, who looked on as Gibbons peered into bedrooms and snapped photos for his family to show where, someday, a living room might go.

"That's why I do it," said Lashbrooke, smiling and reflecting on the arduous journey she and her staff had endured to reach this point — after all, she recalled, the program had already successfully weathered five potential derailments.

And there's still work to be done.

On the day of Gibbons' and Lashbrooke's visit, many of the eight homes the PSCDC hopes to sell in December still needed flooring, countertops and siding, in addition to electrical work and plumbing. In tow was a representative from the Colorado Department of Local Affairs, who forewarned Lashbrooke about an incoming email describing yet more items due to the state.

While Gibbons' home is under contract, other potential buyers hoping to join him are still trying to satisfy the program's requirements, which

include loan preapprovals, a homebuyer's class, as well as employment and income verifications.

"We are working with our buyers that are right at the finish line," Lashbrooke reported to the PSCDC board on Nov. 13. "We have six right now. We are planning to hold a lottery on Dec. 10 so that we can sell the six more homes, and we're really excited about that and so are our homebuyers."

PSCDC board member Brooks Lindner sought clarification about the status of the current build.

"So, with the two [homes] under contract and the six qualified [buyers], we're really only talking about a possible sale of eight homes at this point. Is that correct?"

"Yes," Lashbrooke affirmed, "eight homes by December."

She added, "What's left is the AMI [area median income] verification. That's essentially what we need to do to be able to get all the homes under contract. We have until Dec. 10 to get all of those completed."

That verification process came under further scrutiny during the Nov. 13 meeting, as Lashbrooke described the strict income parameters that cap eligibility for the program at no more than 100 percent of the area's median income.

According to Lashbrooke, eight applicants to the program fell short of qualifying because they earned \$1,000 a year too much — and, in some cases, less.

Instances like those have prompted a groundswell of support to increase the program's income threshold beyond the current 100 percent, Lashbrooke noted, describing talks with the Archuleta, Montezuma and La Plata county commissions.

"We are spearheading an effort to make a legislative change to [Propo-

sition] 123," she said, referring to the affordable housing initiative approved by Colorado voters in 2022 and subsequent legislation in 2023 that established the income cap.

"What we're seeking to do ... is implement a petition process to apply to go to a higher AMI," Lashbrooke said, noting similar appeals have already been filed for other Proposition 123 programs.

"I think this is going to be a slam dunk," she said. "Our handoff will be to [District 6 Sen.] Cleave Simpson, and he will run a bill in regular session in January. I believe this ... will open up that home ownership fund for all mountain towns to be able to petition for a higher AMI. That would get us out of the pickle that we're in currently."

Similar pivots have prompted the PSCDC to recalibrate its building aspirations for 2025, Lashbrooke suggested.

"Previously in the year, I talked to you about possibly building 15 homes in the next year," she told the PSCDC board on Nov. 13.

"We're going to leave that out in left field until we see where we shake out this year," she said, later adding, "I think due to the outcome of this year — and we need to wait and see what that is — we might revise the build that we proposed, meaning how many two-bedrooms and how many three-bedrooms."

Results from the Archuleta County Housing Needs Assessment survey, now available to both employers and employees in the county, will help shape those projections, according to the PSCDC.

"We really need to get community input here," Lashbrooke said. "We really need to hear from our community where the pinch points are, what we need, how many we need and how

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County unemployment rate up half a point in October

By Garrett Fevinger
Staff Writer

Archuleta County's unemployment rate rose one-half of a percentage point in October to 4.3 percent, according to a press release and report from the Colorado Department of Labor and Employment (CDLE) released Nov. 18.

That figure compares to a rate of 3.8 percent in September and a rate of 2.9 percent in October 2023, according to the report.

The county's unemployment rate was slightly higher than the state average, which rose to 4.1 percent in October despite the state's labor force increasing by 4,300, according to the CDLE's report.

In Archuleta County, the labor force increased slightly to 6,765, according to the report, up from 6,743 in September.

A map of the state included in the report shows Las Animas County with the highest unemployment rate at 6.5 percent, followed by Huerfano and

Fremont counties at 6.4 percent each.

Increases in the unemployment rate were seen across the southwest region, according to the report, with La Plata County at a rate of 3.8 percent, Hinsdale County at 4.0 percent, Mineral County at 4.8 percent and Conejos County at 4.1 percent.

At the state level, "the number of unemployed individuals grew by 3,900 to 134,700 from September to October," the press release states. "Colorado's seasonally adjusted unemployment rate increased one-tenth of a percentage point over the same time period to 4.1 percent. The national unemployment rate remained unchanged at 4.1 percent from September to October."

Employers in Colorado added 9,000 nonfarm payroll jobs from September to October for a total of 3,019,800 jobs, according to the survey of business establishments. Private-sector payroll jobs grew by 7,800, and government grew by 1,200 jobs.

Nonfarm payroll jobs measure the number of workers excluding farm-

ers.

For the private-industry sector, significant job gains over the month of October were observed in:

- Professional and business services at about 2,800;
- Leisure and hospitality at about 2,500; and
- Trade, transportation and utilities at about 1,100.

According to the CDLE report, there were no private-industry sectors with significant job losses during the month.

"Since October 2023," the press release states, "nonfarm payroll jobs have increased 59,500, with the private sector growing by 40,000 and government adding 19,500 jobs."

The largest private-sector jobs gains in October were found in:

- Education and health services at about 11,400;
- Leisure and hospitality at about 7,000;
- Professional and business services at about 6,400;
- Other services at about 6,200;

and

- Financial activities at about 5,400.

During that same period, the press release states, payroll jobs declined in:

- Information with about 3,800 fewer jobs; and
- Manufacturing with about 1,400 fewer.

The press release notes that Colorado's rate of job growth over the past year is 2.0 percent, above the U.S. rate of 1.4 percent.

"Over the year, the average work-week for all Colorado employees on private nonfarm payrolls decreased from 34.0 to 33.3 hours, while average hourly earnings grew from \$36.42 to \$38.30, two dollars and eighty-four cents more than the national average hourly earnings of \$35.46," the report states.

The November 2024 Colorado Employment Situation report will be released Dec. 20, according to the CDLE.

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Chamber board of director nominations open

By Mary Jo Coulehan
Pagosa Springs Area Chamber of Commerce

It is the time of year when the Chamber prepares to hold its annual election for three new board candidates.

Chamber member businesses who are interested in having a representative run for the Chamber board of directors are welcome to self-nominate.

Here is the process. On the homepage of the Chamber's website is a graphic with a link to the interest form. Please fill that form out and return it to director@pagosachamber.com. You have until Wednesday, Nov. 27, to return the interest form. Interested Chamber members need to have been a Chamber member in good standing for six months.

The Chamber board seeks to have

a wide range of business representation offering a variety of business opinions, skill sets, age ranges and voices throughout the county.

The Chamber board meets once a month. Other duties include volunteering at various Chamber functions such as the annual meeting, Business Happy Hour and events throughout the year.

We know you are busy running your businesses, so we appreciate the time board members can contribute.

The term length is three years. Every year, the Chamber puts forth a slate of six candidates for the membership to choose from. Of those six candidates, the top three are asked to sit on the board. That being said, other candidates have been asked to sit on the board to fill vacancies that might occur throughout the three-year period. Vacancies typically occur due to a board member not

being able to complete their three-year term.

If you would like to find out more about running for the Chamber board of directors, please contact Mary Jo at (970) 264-2360. Voting will take place throughout December and into the early part of January.

Small Business Saturday on Nov. 30

Small Business Saturday is an important date to shop local.

Not only do businesses offer great deals and giveaways to get you into the store, you are also supporting your neighbors and friends in their livelihood.

All throughout the year, our non-profit agencies receive tens of thousands of dollars in goods, gift cards and cash to keep their services going. How about thanking our stores and restaurants for their generosity?

Can you imagine what our community would be like if these businesses weren't so generous?

As we shop small, we also send the message that our community wants and supports small business. Why would someone move here and open a business if not supported by the locals?

Remember that you are supporting businesses that provide jobs. And people in these jobs more often provide you with a personal touch and better customer service than anything you get online.

If we don't support our local tax base, we are at risk of losing some of that tax base, and that in turn affects our infrastructure needs.

So, shop small. Say thank you. Make it a fun day with family and friends, and shop, eat and be merry in Pagosa Springs.

LPEA chosen for national study to understand and strengthen electric infrastructure in face of climate challenges

By Amanda Anderson
La Plata Electric Association

La Plata Electric Association (LPEA) is proud to announce that it has been selected to participate in a U.S. Department of Energy (DOE)-funded technical assistance study in partnership with the Colorado Energy Office (CEO) and Baringa, a global consulting firm.

The study, slated to begin in January 2025, is called the Grid Resilience and Climate Change Impact (GRACI) Analysis and will feature 11 utilities chosen from across the western United States.

Baringa will analyze how well-equipped these utilities are to respond to and withstand foreseeable climate threats and will provide crucial insights into the performance, investment strategies and future climate risks for the electric grid.

"We are excited to collaborate with Baringa, the DOE and other stakeholders in this important study," said Dan Harms, LPEA's executive vice

president of grid solutions and special projects. "This analysis will give us valuable insights to prepare for future challenges posed by extreme weather events and improve service reliability for our members."

LPEA was chosen to participate based on its commitment to improving resilience and its exposure to weather-related challenges, making it an ideal candidate for this groundbreaking study. Baringa's research will leverage public data sources as well as information provided by the chosen utilities.

The results of the study will ultimately help LPEA by:

- Analyzing historical and current performance: This will give LPEA a clearer understanding of how it has performed in response to past extreme weather events and similar challenges.

- Assessing investment strategies: This will include considerations on the potential impact of regulatory policies and of climate risk in future planning. LPEA can use this assess-

ment to look critically at its plans and determine now how best to optimize their future investments in grid resilience.

- Evaluating capital spend: This study will assess the effectiveness of capital spend on addressing climate risks and provide insight on ways to improve investment efficiency on the network.

- Exploring climate risk methodologies: Baringa will provide LPEA with insights and tools to better anticipate and mitigate future weather and climate risks through effective planning and infrastructure investments.

"A resilient power grid is essential to delivering reliable and affordable clean electricity to Coloradans as we electrify our cars, homes and businesses to meet our ambitious climate goals," said Will Toor, executive director of the CEO. "This study will not only help LPEA plan for stronger grid infrastructure, but will also offer valuable insights on how we can improve grid resilience and energy security

statewide in the face of increasing climate-related challenges."

As part of its participation, LPEA will engage in working sessions to share its resilience goals and concerns, provide its most recent grid and investment plans for review, and attend educational webinars on prioritizing resilience investments.

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Watch for our annual banquet in 2025!

Housing

■ Continued from A5

"We have two fiber-splicer trainers already working in Archuleta County," Lashbrooke said. "They'll be able to hold courses here in Pagosa starting in January."

Commercial driver's license class

The PSCDC plans to schedule a commercial driver's license, or CDL, class in the beginning of December, Lashbrooke noted, with several high school students interested in enrolling.

"We are in the process of connecting with the instructor to get that done," Lashbrooke said. "We're really trying to pull that together."

Insights offered during business forum

In her report, Lashbrooke notes about 30 people participated in the PSCDC's business forum in October, reporting that attendees offered insights and feedback over the course of six hours.

She explained her office is continuing to compile the complete results from that event, but that two issues seemed to strike a chord with the group.

"One of the questions was, 'What are you most worried about in 2025?'" Lashbrooke recalled. "It was over-

whelming the amount of responses that said the same thing, and our community and our business community is severely worried about this CDOT [Colorado Department of Transportation] project."

CDOT plans to reconstruct a stretch of U.S. 160 in downtown Pagosa Springs.

The other issue to emerge from the group, according to Lashbrooke, was a question of how to make early child care and education more affordable and available in Archuleta County.

She noted the Town of Pagosa Springs has set aside funds for that very thing, but has not yet designated how — or where — to spend them.

"The conversation became really dynamic and everybody got into it," Lashbrooke reported. "The outcome was, 'Pour [funds] into the two community centers that we have, but tie it to capacity-building.'"

PSCDC board president Sherry Waner welcomed that outcome, and shared some of the challenges her employees have faced when searching for local child care solutions.

"As an employer, I can tell you I have women who have had kids who cannot come back full-time because they do not have adequate child care," Waner said. "It's a real issue when ... it's a year-and-a-half wait, so I think

that was a very, very good outcome from that [forum]."

On March 21, the Pagosa Springs Town Council allocated a total of \$88,000 to local early childhood education organizations. The council has not yet adopted its 2025 budget.

History museum eyes 2025 reopening

After aberrant construction debris shuttered the Pagosa Springs History Museum in August 2023, Main Street Coordinator Kathleen McFadden reported on Nov. 13, that mitigation efforts are continuing to progress, with cleaning and abatement work completed in recent weeks and new flooring on the way.

"Historical preservation is an important part of our initiatives and we want to make sure we can keep moving forward there," McFadden said, adding the museum's board of directors is eyeing a reopening date of May 1, 2025.

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Commissioners approve first reading of updated model traffic code

By Clayton Chaney
Staff Writer

The Archuleta County Board of County Commissioners (BoCC) unanimously voted to accept the first reading of Ordinance 1-2024, adopting the 2024 model traffic code, during a regular meeting held on Tuesday, Nov. 12.

Archuleta County Sheriff Mike Le Roux briefed the board on the ordinance, explaining that the county is currently operating on the 2018 model traffic code, which was adopted in 2020.

“So, it’s time now to get us an upgrade to get us current,” Le Roux said.

The ordinance states, “The purpose of this Ordinance and the Code adopted herein is to provide a system of traffic regulations consistent with state law and generally conforming to similar regulations throughout the state and the nation.”

The 226-page model traffic code contains traffic regulations; equipment; size, weight and load; signals, signs and markings; rights of way; pedestrians; turning and stopping; driving, overtaking and passing; speed regulations; other offenses; motorcycles; off-highway vehicles; penalties and procedure; vehicles abandoned on public property; and school bus requirements.

The ordinance outlines permitted uses of off-highway vehicles such as an all-terrain vehicle (ATV), noting that it is unlawful to operate an off-highway vehicle on public streets, roads or highways within Archuleta County.

The exceptions include uses for

agricultural purposes, crossing roadways or under the discretion of a peace officer.

The ordinance also notes that a \$100 fine will be issued for unpermitted use of off-highway vehicles.

Commissioner Ronnie Maez asked for clarification in regard to the agricultural exemptions for operating an off-highway vehicle on county roads.

Le Roux stated, “Absolutely ranching operations are exempt,” adding that it is always subject to interpretation, noting specifically that simply having a pair of wire cutters on the ATV doesn’t necessarily classify as an agricultural use.

The ordinance states that the model traffic code applies to every street, alley, sidewalk area, park, public parking area and every other public way in all unincorporated parts of Archuleta County.

Additionally, the ordinance states, “All County Roads shall have a maximum speed of Twenty-five miles per hour unless posted otherwise.”

The ordinance, along with the 2024 model traffic code, can be viewed in its entirety online at the county’s website at <https://www.archuletacounty.org/AgendaCenter> under the Nov. 12 BoCC meeting agenda.

Three copies of the model traffic code are also available at the Archuleta County Clerk and Recorder’s Office and may be inspected during regular business hours.

ACSO evidence building

Also during the Nov. 12 meeting, the BoCC unanimously approved

to move forward with the construction of the evidence building for the Archuleta County Sheriff’s Office (ACSO), with total construction costs not to exceed \$90,000.

Earlier in the day at a work session held by the BoCC, the board heard from Building and Grounds Manager Daniel Matyniak and Road and Bridge Manager Mike Torres in regard to the project.

Le Roux was also in attendance and noted that the building was finished in 2022.

“It’s just a shell,” Torres said, explaining that the interior of the building is yet to be constructed.

“Not a whole lot of thought went into it when it was purchased,” Torres added, noting that took place before he was hired into his current role.

Torres explained that the county received bids of almost \$500,000 to complete the interior of the evidence building.

“So, me and Daniel took it upon ourselves to come up with a solution to the problem,” Torres said.

Torres explained that they were able to come up with plans that would cost approximately \$90,000 to bring the interior of the evidence building “up to the sheriff’s standards,” which will consist of insulating the walls, installing brick walls on the interior and running electricity to install a mini-split heating and cooling unit for climate control.

He also added that there will be isolated car bays for the sheriff’s office to use to inspect any vehicles it obtains.

Matyniak also mentioned that the ACSO has already purchased stor-

age lockers that will be placed in the building.

Commissioner Veronica Medina asked where the \$90,000 would come from to fund the project.

Matyniak explained that the ACSO has \$42,000 to contribute and that they are requesting an additional \$48,000 to be used from the Building and Grounds Department budget.

Matyniak mentioned that his department has been able to save money on multiple projects throughout this year, leaving him with some additional money in the budget.

“I’ve got a fair amount,” he said.

Commissioner Ronnie Maez asked Matyniak if funding this project would have any foreseeable impacts on any other county projects from now until the end of the year.

“I have more than enough in savings if something else does come up,” Matyniak stated, noting that amount to be approximately \$121,000.

“I don’t have a problem with it,” Maez said in regard to funding the project.

Matyniak commented on the importance of the evidence building, noting the ACSO currently has evidence stored in three different locations and that none of those are ideal.

Commissioner Warren Brown mentioned that he was appreciative of the collaboration between the county’s departments in finding ways to save the county money.

“Your cost savings over the last year by being creative, self-performing on these projects has saved the county a considerable amount of money,” Brown said.

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Restrictions

■ Continued from front
PSCDC.”

The other main reason for having the deed restriction is so that when the original buyer is ready to move out, they will have to contact the ACHA to get the maximum resale price, she explained.

Lashbrooke added that the homeowners can earn up to 5 percent annually on the home, or sell at the same AMI level the home was purchased for.

“That will keep that house affordable and in the market for 30 years,” she said.

Lashbrooke noted that these are beginner homes and that buyers would stay in the home for an average of 10 years before they are ready to move out.

The deed restriction also outlines the process of foreclosure situations and gives the BoCC the right to purchase a home at the remaining value, keeping the deed restriction in place rather than it being voided through a foreclosure process.

Lashbrooke explained that if a homeowner goes into a foreclosure situation, they must contact the ACHA, who will give notice to the BoCC.

County Attorney Todd Weaver explained that the county would then have 45 days to provide written notice to the bank of intent to purchase the property. If the county were to do so, it would then have an additional 60 days to close on the property.

“We did that because we don’t know what we don’t know,” Lashbrooke said. “This is a preventative measure to keep the deed restriction in place.”

She also noted that the ACHA will be in charge of making sure the deed restriction is transferred with every sale of the property.

Commissioner Veronica Medina asked what the main difference is between this master deed restriction and the original deed restriction being replaced.

Weaver explained that this is a much more detailed document, but the main difference is that it reduces the AMI restriction from 120 percent to 100 percent.

Weaver noted that the deed restriction goes for a 30-year term and still includes the restriction of the home not to be operated as a short-term rental.

Commissioner Warren Brown commented, “I’m tickled to see the [PSCDC] and our housing authority are working collectively to have this managed in an appropriate way.”

Commissioner Ronnie Maez asked for clarity in regard to the county’s option to purchase a home in a foreclosure situation, expressing concern for the allotted time the county would have to make a decision.

“We sit here and talk about things over and over,” Maez said.

Weaver explained that there are statutory limits on the amount of

time the county would have to make a decision and that the bank would move forward with the process regardless.

He explained that the county has 45 days to decide if it would like to pursue the option of purchasing the home, and then an additional 60 days to actually close on the property, giving the county a total of 105 days to work through the process.

During the regular meeting, Weaver offered some more clarity on the document, stating that the master deed restriction “assures that the properties stay as affordable workforce housing at 100 percent AMI or lower for a period of 30 years.”

He also noted there is a process outlined for the event of a homeowner passing away and the property being transferred to someone though a will who is not qualified to live in the home.

Additionally, Weaver mentioned that parameters are set for who is a qualified buyer, noting that employers in the county can also purchase a home specifically to provide housing for its employees.

Medina asked if the PSCDC knows what the process would be for relisting a home that the county purchases to prevent a foreclosure.

Lashbrooke explained that the PSCDC has defined that process, but that it cannot mandate the ACHA to

follow it, though she hopes that the ACHA would continue to keep continuity with the program.

PSCDC invoice

During a regular meeting held by the BoCC on Nov. 12, the board unanimously approved a payment of an invoice received from the PSCDC for the amount \$297,571 for the More Housing Now grant that is covering the cost of road repairs and electrical trenching in the Chris Mountain II and Trails neighborhood.

Earlier on that day, Development Director Pamela Flowers explained that the payment is for a contract with La Plata Electric Association to pull all electrical lines forward as planned and also includes survey work.

Flowers went on to explain that the county will be reimbursed 90 percent of that amount when the grant funds become available, leaving the county to pay just 10 percent, or approximately \$29,000 for the work.

“So, we should get most of that back,” Flowers said.

Light Plant Road payment

Also during the Nov. 12 meeting, the BoCC unanimously approved its consent agenda, which included a payment of \$81,451.57 to PAP LLC for the work done on Light Plant Road over the summer.

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Reconstruction

■ Continued from front

good news is, typically, most of our contracts move forward if we can produce the money," she said.

Christensen would not reveal details about the company's bid, but reported it is 11.5 percent over what CDOT had originally budgeted.

"CDOT is fronting the overages, and we do want to move forward with them as long as they can sign that contract and make it official," she said, requesting that local property and business owners refrain from contacting the company about private projects until after Dec. 8.

Additional details about the project's final budget are not likely to become available until mid-December, Christensen adds in a follow-up email to The SUN.

On Monday, questions surrounding the reconstruction's timeline and sequencing surfaced almost immediately, in addition to ones concerning the state's notice of local voices and input.

Specific answers to those questions are still forthcoming, according to CDOT.

"It's kind of all about money right now," Christensen said, noting the contractor and engineer would likely not meet until after the contract is made official next month.

"That usually is a meeting where a lot of these questions will start to be answered," added Tracy Trulove, one of the communications contractors hired for the project. "They'll have a pretty good idea of a general phasing of the entire project."

Rick Holter, chair of the Main Street Advisory Board whose Cone Zone Care Committee is partially tasked with creating public aware-

ness and planning for local impacts, questioned if an earlier pause in the bidding process delayed the project's proposed start.

"It did not delay the start date," Christensen replied. "The plan is hopefully to get [the contractor] starting work in spring 2025. So, as soon as the snow clears, we would like them to get in there."

In the meantime, Main Street board members indicated they will continue to pursue solutions to the foreseeable challenges ahead — from locating 188 alternate parking spaces to securing financial relief for businesses along the construction's path.

"As long as all things go well, we will have offset the loss of parking for this project," Main Street Advisory Board member Rosanna Dufour reported.

"We've already secured the parking lot to the west of the library, and the town is in the process of negotiating a lease with The Springs [Resort and Spa]," she said.

"Does that include employee parking, too?" a member of the audience asked. "Like for all of us that work down here?"

"We're hoping we can encourage business owners and employees to consider leaving a few minutes early and utilizing things like the library to keep prime parking for people that are coming to actually patronize the businesses," Dufour said.

To get from the library to commercial downtown, the Main Street Advisory Board's MET (Mountain Express Transit) Task Force is exploring the feasibility of a "Cone Zone Stop & Go Bus" that could shuttle riders back and forth through the construction zone, according to information

presented Monday.

"The [Pagosa Springs Community Development Corporation] and Main Street are investigating trying to find some grant funding that could possibly pay for a shuttle," Dufour said, adding that the group is eyeing a retired MET transport vehicle for the role.

Passenger shuttles and other vehicles can anticipate 10- to 15-minute delays while navigating through areas where crews are working, according to CDOT.

"It's going to be a serious issue through town," one attendee suggested, questioning how CDOT plans to tackle potential traffic snarls during the busy spring and summer months.

"Our program engineer mentioned it was written into the contract that we have to keep two-way traffic through downtown," Christensen responded. "I think it was a 10- to 15-minute wait time to switch the queue over."

Pressed further, she later added, "There will be a traffic-control plan."

For business owners worried that local shoppers and tourists will skip visiting downtown altogether, hope in the form of individualized consulting sessions, a low-interest loan program and potential grant opportunities are on the horizon, according to the Main Street board.

"We're still working on our business assistance program," Main Street Coordinator Kathleen McFadden said. "Now that we have a better idea of the timing for the contract for this project, we'll be able to set the schedule for how we're going to be rolling out this loan program."

That program, offering loan amounts between \$1,000 and

\$10,000, comes with a zero percent interest rate for the first six months and a 1 percent rate for the next six, according to information presented by the Main Street board. With a fixed prime rate after one year, the loan could be used for "essential costs like payroll, rent, and utilities."

"We understand, OK, a loan is still a loan, you have to pay it back some time," McFadden continued. "So, we're really working hard to try to find some funding [and] offer a grant program."


Later in the meeting, incoming Archuleta County Commissioner John Ranson asked if those grant funds would require a matching sponsor.

"More than likely we'll need matching funds, yes," McFadden replied.

McFadden praised the community turnout at Monday's meeting — there were about 45 in-person audience members and another dozen who tuned in online, according to one count — and afterward indicated that responses from business owners and other stakeholders were heard by the Main Street team.


"Business owners are adjusting, and last night many emphasized the need for grant support over low-cost loans," she wrote in an email to The SUN. "Cone Zone will continue working with our municipalities and exploring all avenues for grant funding. Our goal is not just to help our community survive, but to ensure it thrives throughout the reconstruction."

The next Cone Zone update is scheduled for Dec. 16, with location details to be announced. garrett@pagosasun.com



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PAWSD

■ Continued from front

of the PAWSD board and SJWCD president Candace Jones.

The work session began with discussion of SJWCD's history with the project and a potential vote of no confidence in the SJWCD as project leader for the reservoir project.

PAWSD board member Glenn Walsh opened the conversation by outlining the history of the three-way agreement, where PAWSD assumed responsibility for paying for the debt on the Running Iron Ranch while SJWCD was tasked with recruiting partners for the reservoir.

He continued that the SJWCD has not found any partners for the reservoir project and, at its most recent special meeting on Nov. 7, chose to reject the first potential partner for the project, a buyer for the property who Walsh claimed might be willing to build a "reasonably sized" reservoir on the property for public benefit.

At an Oct. 30 meeting, the PAWSD board voted to instruct the potential buyer to submit their offer to the SJWCD board for consideration.

Walsh added that PAWSD is currently considering this potential buyer's offer to purchase the prop-

erty, which would pay off the loans on the property, as well as a grant from CWCBC that would have to be repaid if the property is sold and the reservoir project is not continued.

Following PAWSD board member Bill Hudson highlighting that the 2015 agreement was partially driven by SJWCD's difficulties with potentially repaying the grant from the CWCBC, Walsh returned to the SJWCD rejecting the purchase offer, which he said was "not even really given a hearing."

He stated that the potential buyer, in their offer letter to the SJWCD, stated that they would be willing to discuss or negotiate the terms of the offer, but that the SJWCD did not discuss it with them and instead, following an executive session, chose to reject the offer.

Walsh added that the potential buyer was not told the time of the SJWCD special meeting and, when they joined the meeting on Zoom, were ejected from the meeting reportedly due to not having a recognizable phone number.

Walsh then highlighted the potential benefits of the offer, including the potential buyer's interest in building a reservoir, and interest in working with the state and hiring his own

grant writer to help move the project forward.

"And all you needed to do to begin to know that, that, at least, this is a person we can really deal with in a real win-win-win way is listen to him and not scoff at the offer," Walsh said. "And to me, this is the last straw. If you can't find a partner ... and then you simply dismiss and scoff at a very legitimate possibility, I feel, and not today perhaps, give it some time, but at some point I think this board should consider issuing a declaration of no confidence in San Juan as the project leader."

Hudson argued that, according to the three-way agreement, the SJWCD is required to consult with PAWSD on efforts to move the reservoir project forward and that it did not consult with PAWSD prior to rejecting the offer and being "disrespectful" to the potential buyer.

He added that, in his view, the SJWCD has violated the three-way agreement.

PAWSD board member Gene Tautges commented that PAWSD and the SJWCD have similar goals and desires to ensure that the community has sufficient water, but that PAWSD

■ See PAWSD A9

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The Pagosa Springs**SUN**

PAWSD

■ **Continued from A8**
cannot consider water for recreation, fishing and other uses in its goals.

Tautges noted that PAWSD has done work planning for future water supply in the community and that he does not “get” claims that PAWSD is not doing sufficient water planning.

He also pointed out the high cost of a potential reservoir and stated that building a dam and a pump station would likely cost \$200 million and create \$400 a month water bills for PAWSD customers.

Walsh reiterated his concerns about the SJWCD not finding partners and then rejecting the purchase offer without sufficient consideration.

Hudson added that he spoke to the potential buyer after the rejection and they are “waiting to see what happens,” have not withdrawn the offer and are willing to have the SJWCD “change its mind.”

Walsh commented that the PAWSD board would likely not need to move forward with any of the actions it was considering if the SJWCD changes its position.

He added that he was “flabbergasted” by the SJWCD’s rejection of the offer and that he would not be willing to consider the SJWCD as the leader of the reservoir project if it does not negotiate with the potential buyer.

PAWSD board president Jim Smith echoed Tautges’ argument that PAWSD has to focus on a narrow set of water uses.

Walsh noted that, despite PAWSD paying \$252,000 on the loans for Running Iron Ranch annually, it is not significantly reducing the principal on the loans due to accumulating interest.

The board then discussed what action it should take, with Walsh arguing that the board should wait to take action, potentially until the beginning of 2025, to see if the SJWCD reconsiders its position.

He added that the board would also likely need to gather further documentation prior to a vote of no confidence in the SJWCD as project leader.

No objections to this approach were raised by other board members.

The board then discussed if the PAWSD Running Iron Ranch subcommittee should be empowered to continue negotiations with the potential buyer and other water organizations to construct a reservoir even if the SJWCD is unwilling to participate.

Hudson commented that he has been opposed to the Dry Gulch reservoir since 2008, but that the potential buyer is willing to build the reservoir without PAWSD paying for it and that he is willing to work with the potential buyer to construct a reservoir.

“I am the biggest opponent since 2008 of this project and I will work with this guy because I believe that what he wants is ... water security for our community,” Hudson said. “And God bless him for that.”

Walsh added that he would also be willing to work on building a reservoir.

Tautges questioned if the SJWCD would be willing to consider the offer if the buyer committed to building a reservoir on the property.

Jones then attempted to enter a correction about the nature of the reservoir included in the proposal and to question why there was not a joint work session between PAWSD and the SJWCD, to which Walsh responded that the board was not entertaining comments and referenced the SJWCD refusing to hear a comment from Hudson at its Nov. 7 meeting.

Walsh reiterated his concerns about the SJWCD rejecting the offer, and Tautges added that he was “discouraged” or “appalled” about how the offer was rejected.

The board ended its discussion of whether or not to move forward on working with the potential buyer to build a reservoir by deciding to delay the discussion until a future meeting.

It then considered if it should make a declaration that it is selling the Running Iron Ranch, with Walsh commenting that the board is open to

accepting offers and selling the ranch, and expressing hope that the SJWCD would also open negotiations with a potential buyer of the property.

He added that, if the current offer is rejected by the SJWCD, then he would want to move forward with a declaration that PAWSD is selling the ranch.

Hudson commented that a declaration would mean that PAWSD is seeking the best offer for the district while he is currently focused on working with someone willing to build a reservoir.

Walsh and Hudson both stated that they would prefer to pursue the current offer, although they might change positions if the SJWCD does not reconsider its rejection of the offer.

The board moved on to discuss if it should disclose to potential funding agencies for the reservoir that PAWSD is pursuing selling the ranch.

Hudson commented that this item should potentially not be discussed as it would not contribute to the “positive energy” needed to “turn this thing around.”

However, Walsh commented that disclosing this position is necessary so that funding agencies will be informed about the potential sale.

Following a discussion of if the water rights currently held by the SJWCD could be sold or transferred, Walsh reiterated his position that, if the SJWCD does not reconsider its position, then funding agencies would need to be informed that PAWSD is selling the ranch to ensure that PAWSD keeps a positive relationship with them.

PAWSD board member Alex Boehmer commented on the high cost of the reservoir and his desire to prevent the PAWSD customers from paying for a reservoir, especially given the other costs of living in the area.

Tautges also commented that PAWSD does not need an additional reservoir.

Following a lengthy discussion of the drawbacks of building a reservoir at Running Iron Ranch, the discussion moved to the issue of if the PAWSD board should form a public outreach subcommittee regarding the sale.

Hudson commented that the SJWCD is performing public outreach about the sale.

He added that creating this subcommittee is not related to the present offer to buy the ranch, but is motivated by the PAWSD board being publicly criticized.

Hudson concluded that he would like to discuss how to create an outreach committee at the board’s December meeting to defend PAWSD’s positions.

Tautges commented that the district is prepared for additional growth and has plans in place to ensure that water is available to service this growth.

Walsh stated that public outreach should be “extremely fact-based” and should explain the district’s position.

The board then briefly discussed if it should act on any of its agenda items in a special meeting, with Boehmer advocating for giving the SJWCD time to reconsider its position.

Hudson moved to end the work session and open the special meeting, which passed unanimously.

After opening the special meeting, Hudson moved to table the special meeting agenda to the board’s December meeting, which passed unanimously.

The board then discussed if it should hear public comments at the meeting.

Hudson highlighted that he was not allowed to ask a question at the Nov. 7 SJWCD meeting, which he suggested was “very unpleasant.”

“There are people here who have come to the meeting and they may have comments and I wasn’t treated well, but I’d like to treat them well,” Hudson said, adding that would encourage Smith to open the meeting for public comments.

Boehmer commented that he would be willing to hold a joint meeting with the SJWCD if they discuss the offer to purchase the ranch with the potential buyer but that, until this

happens, a joint meeting would be “pointless.”

Walsh commented that PAWSD’s attorney was concerned that discussions about the ranch, especially discussions involving public comments, could lead to “mudslinging.”

He added that he would not want to hear public comments at the meeting, although he noted that the board would hear public comments at its next regular meeting where it might consider actions directed toward the SJWCD.

After commenting that the SJWCD only allows for public comment at the beginning of its meetings and does not allow further public input afterward, Walsh said, “I would like to leave this meeting where it is and not create any rancor and leave open the space for cooperation between the offeror and San Juan.”

Boehmer reiterated his confusion about why the SJWCD did not consider the purchase offer.

Hudson commented that the two members of the SJWCD board in the audience could tell the PAWSD board why it rejected the offer.

Smith then asked the board members if they wanted to speak to the PAWSD board.

Jones began her comments by noting that the PAWSD board had not allowed her to speak at a recent special meeting and noting that the SJWCD does not have discussions with public commenters at its meetings.

Walsh questioned why it does not do this, pointing out that the SJWCD board members are appointed not elected and asked, “Wouldn’t you feel more of an obligation to invite the public to question you when you don’t even have to submit yourself for an election?”

Jones replied that this is the board’s practice, which could potentially be reconsidered, but that this was not the topic the PAWSD board asked her to speak on.

She explained that she left the Oct. 30 PAWSD meeting with uncertainties about who the potential buyer the PAWSD board directed to send an offer to the SJWCD was.

Following a brief argument about whether Walsh made an effort to inform Jones about who the offer would be from, Jones continued, stating that she understood from the PAWSD meeting that the offer would include building a reservoir and that the SJWCD board did not read the offer as including reservoir construction.

She stated that the offer appeared to involve the creation of a private lake and that the board rejected the offer.

Following this, Jones added that the board confirmed that the offer involved a private lake with the potential buyer.

Tautges commented that, if the SJWCD board had discussed the offer with the buyer before rejecting it, it might have had further information.

Jones replied that the board also might have had more information if PAWSD had included the SJWCD in its negotiations.

She then discussed the water rights for the property, saying that the SJWCD is not allowed to sell its publicly owned water rights to a private developer “whose intention is most likely to ... put a few McMansions up there in front of their private lake.”

Jones commented that the SJWCD is not opposed to a private-sector collaborator on the reservoir, but that such negotiations would be complex and would take significant time, while the potential buyer “wants to close in six months.”

Walsh questioned how the district could learn the information it needs if it does not speak to the potential

buyer.

Jones commented that PAWSD’s position appears to be that “there should be no growth in this community.”

Tautges noted that is not PAWSD’s position.

Jones replied that Tautges stated that PAWSD would not consider expanding infrastructure unless properties come with water rights.

She added that this is an “important message” to the community.

Tautges commented that PAWSD does not have a marketing department and that, if groups want to join the PAWSD system, they should “pay their own way.”

Jones argued that additional water planning and discussion of how water needs will impact growth is needed in the community.

“What I’m hearing from you right now is that the partner you want is the PAWSD customer’s pocketbook,” Walsh said.

SJWCD board member Charles Riehm entered the conversation, stating that both boards want to do “the right thing.”

Riehm added that he spoke to the potential buyer following the Nov. 7 SJWCD meeting and the buyer acknowledged that him being ejected from the meeting was due to an error on his part.

Riehm and Walsh then disputed the SJWCD’s policy that attendees calling ■ **See PAWSD A10**

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Budget

■ **Continued from front**
in the 2025 budget is an increase in utility costs.

According to the proposed 2025 budget, CSU Extension is proposing an overall increase in expenditures of 8.4 percent from 2024, going from \$236,383 to \$256,148.

The fair board is showing an overall increase in expenditures of 103.3 percent compared to 2024, going from \$83,868 to \$170,530. The proposed 2025 budget shows the actual amount of expenditures for the fair board in 2023 at \$116,665.

Medina noted the fair expenditures budgeted are “quite a bit over” the desired 2 percent increase for all departments.

Human Resources Director Mitzi Brown explained there are not a “whole lot of changes” to her department’s budget, other than the request for a compensation study to be performed that will cost approximately \$20,000.

Brown noted that it’s “been a few years” since the department last had a compensation study done.

Medina stated that \$20,000 may be better used going toward department and position increases.

Commissioner Ronnie Maez commented that the compensation study could provide the county with useful information to justify wage increases.

The county assessor’s budget reflects an 8.4 percent increase in expenditures compared to 2024, going from \$942,457 to \$1,021,456. The actual amount of expenditures for 2023 is listed at \$772,306.

Assessor Johanna Tulley-Elliott mentioned there is a 14 percent increase in wages as overtime, rather than comp time.

Medina stated, “I’m glad to see you budgeted for overtime, because that is important.”

The county treasurer’s department shows a decrease of 4.1 percent in expenditures compared to 2024, going from \$700,568 to \$672,122.

Treasurer Elsa White indicated the budget decreased due to removing a software program currently being used and switching to using the cloud for storage.

The Building and Grounds Department reflects a 17 percent decrease in expenditures compared to 2024, going from \$1,136,708 to \$943,444. The actual amount for 2023 expenditures is listed at \$548,881.

County Coroner Brad Hunt explained that his main request is to move his position from part-time to full-time due to the increased work load.

The corner’s budget shows a proposed 62 percent increase in expenditures compared to 2024, going from \$141,347 to \$229,332. The actual expenditure amount for 2023 is listed at \$126,699.

Hunt informed the board that the county has had only one drug overdose case in 2024.

Information Technology Coordinator Gabe Cersonsky explained that he is proposing a new geographic information systems (GIS) position that will work in his office and with the development department.

The information services and GIS proposed 2025 budget reflects a 36.8 percent increase in expenditures compared to 2024, going from \$864,445 to \$1,182,644. The actual expenditure amount for 2023 is listed at \$681,506.

The county surveyor’s budget shows a decrease of 6 percent in proposed expenditures compared to 2024, going from \$5,648 to \$5,310.

The county attorney’s budget shows a proposed increase of 31.9 percent in expenditures compared to 2024, going from \$364,361 to \$480,769. The actual expenditure amount for 2023 is listed at \$354,370.

The county commissioners’ proposed 2025 expenditures reflects a 31.8 decrease compared to 2024, going from \$1,640,418 to \$1,118,438, while the actual expenditure amount for 2023 is listed at \$2,993,176.

During a work session held by the BoCC on Nov. 19, the board met with the remaining county departments to discuss department requests and budget proposals.

The Transportation Department is showing a decrease of 3.2 percent in administration expenditures compared to 2024, going from \$116,027 to \$112,308.

As for the Transportation Department’s expenditures being proposed for the Mountain Express Transit (MET) service, an increase in expenditures of 5 percent is being proposed, going from \$6,649,722 in 2024 to \$6,980,942 for 2025. The actual expenditure amount for the MET in 2023 is listed at \$395,496, which was prior to the construction of a transit facility.

The Weed and Pest Department’s proposed expenditures for 2025 show an increase of 21.9 percent com-

pared to 2024, going from \$315,977 to \$385,266.

Weed and Pest Supervisor Ethan Proud explained that he is proposing to purchase a new utility terrain vehicle.

Proud also mentioned that the Weed and Pest Department will be changing its fee schedule to match the state’s, raising the first offense charge from \$100 to \$500, with an additional charge of \$50 per day until the issue is fixed.

Total expenditures for the general fund for 2025 are listed at \$29,465,918, an increase of \$1,698,607, or 6.12 percent more compared to 2024.

“The General Government Fund (100) fund’s expenditures by function for Archuleta County, CO have seen significant changes over the past few years. In 2023, there was a 14% increase in expenditures, reaching \$12,719,519. This was followed by a larger increase of 49% in 2024, bringing the total to \$18,966,760. Looking ahead to the upcoming 2025 budget, there will be a more modest 6% increase, with expenditures reaching \$20,025,645,” the proposed 2025 budget states.

The Road and Bridge Department, which is part of the Public Works Division, is proposing a 7.01 percent increase in expenditures, or \$765,602 more than 2024. The total proposed expenditure amount for 2025 is listed at \$11,688,653.

The Solid Waste Fund shows a proposed 9.98 percent decrease in expenditures, or \$325,824 less than what was budgeted in 2024. The total amount of expenditures proposed for 2025 is listed at \$2,940,506.

The Department of Human Services is proposing a total expenditure cost of \$2,509,654 in 2025, which is a 66.78 percent decrease, or \$5,044,518 less, than 2024.

The Public Health Department is proposing total expenditures of \$1,185,202, which is a 13.65 percent decrease, or \$187,309 less than what was budgeted in 2024.

The Archuleta County Combined Dispatch Fund shows an increase of 5.55 percent in expenditures compared to 2024, which is an increase of \$78,710 bringing the total amount to \$1,495,724.

The county’s Conservation Trust Fund shows total proposed expenditures of \$160,600, which is an increase of \$600 compared to 2024.

The airport fund shows a proposed

increase of 100.2 percent in expenditures compared to 2024. That translates to an increase of \$510,490, bringing total expenditures for 2025 to \$1,019,984.

The county’s fleet fund shows an increase of 6.18 percent, or \$166,021 more than 2024, at a total of \$2,851,433 for 2025. The actual expenditure cost for 2023 is listed at \$3,529,363.

The 2025 proposed budget presentation, along with the entire proposed budget, is available for viewing online at the county’s website at <https://www.archuletacounty.org/212/Budgets>.

The proposed budgets available for public viewing were last updated as of Oct. 30.

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PAWSD

■ **Continued from A9**
into a meeting should identify themselves.

Tautges commented that Jones appeared to be insinuating that PAWSD has done a poor job of planning.

Jones questioned if PAWSD knows what water conditions will be like in 20 years given climate change.

Walsh responded that Jones had “gone too far” and that she was asking people to “make things up.”

JR Ford, representative from the Southwestern Water Conservation District (SWCD), then made a statement, stating that the organization would want to know how the boards plan on handling the water rights that the SWCD transferred to the SJWCD if a sale occurs.

He continued, noting that he was now speaking as a member of the public, to comment on how the boards are “dysfunctional” and how the SJWCD’s comments about being open-minded are “disingenuous” given the board rejecting a potential purchase offer without discussing it with the potential buyer.

He commented that the size of a potential reservoir is often inflated by board members having “pet projects” that enlarge the reservoir.

Jones stated that she wants to have that discussion.

“But, you know what, I don’t think

your board does,” he replied.

He commented that the community wants a reservoir sized for community needs and built when needed by the community and that the board rejecting the offer is “sad.”

He added that many of the concerns about a reservoir and water supply are overly speculative and prevent action being taken.

Jones stated that she does want to get work done on the project.

Smith moved that the board should adjourn the meeting.

Boehmer seconded the motion to adjourn the meeting.

Walsh stated that he had a comment related to public outreach.

He explained that the offer for purchasing the ranch was submitted to the SJWCD on a Friday and that, in the next issue of The SUN, a letter to the editor from “one of Candace’s good friends and ... fellow political activists where lo and behold she talks about offers that might be coming for private lakes with McMansions around them and I’m wondering how your private lake with McMansion got to your political confederate?”

Jones replied that she did not “prompt that letter” and that it was written prior to her knowing that the SJWCD would receive an offer for the property purchase.

“So, don’t sit here in a public meeting and accuse me outright of

planting a letter in The SUN because other people happen to care about water and follow some things that are going on,” Jones added. “It didn’t come from me, Glenn. That is the truth.”

Walsh questioned why Hudson is getting “insulting comments” when he writes a series of articles.

Jones replied that she does not read Hudson’s work or comment on it so she is “not responsible for that.”

“You shut him down, three words; you held the floor for 15 minutes,” Walsh said. “You’re very good at that, that’s fine. But why does he receive a series ... of insulting emails ... from a spouse of one of your board members relating the conversations that went on and why it was decided to reject the offer inside the executive session.”

Jones reiterated that she does not read Hudson’s work and that Walsh is welcome to ask the “person that wrote that” if he feels the comments are inappropriate.

Walsh asked if Jones is concerned about “behavior like that.”

She replied that she would not respond to something that she had not read.

The board then adjourned the meeting while Jones commented that it was “unfortunate” that the organizations cannot have a “civil conversation.”

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Outdoors



Photo courtesy Chuck Riehm

A panel of water professionals engages the audience in discussion of the changing reality of the San Juan River at the San Juan Water Conservancy Districts "This is Your Watershed" event Monday, Nov. 18. The panelists are, left to right: filmmaker Christi Bode, Shawn and Arleen Prochazka, Chris Pitcher, and Lindsey Kurt-Mason.



Photo courtesy Chuck Riehm

An estimated 250 people gather at the Pagosa Springs Center for the Arts Monday, Nov. 18, for an educational event about water in the Upper San Juan River Basin hosted by the San Juan Water Conservancy District. The crowd viewed and discussed two films. A third film will be released in early 2025.

Seasonal road and trail closures will begin soon

U.S. Forest Service

The San Juan National Forest will begin seasonal closures of forest system roads to wheeled motorized traffic, as well as motorized and some nonmotorized trails, on Dec. 1 based on snow conditions and seasonal wildlife closures. Closures could begin sooner if conditions warrant.

The Pagosa Ranger District recreation staff will close gates on roads and trails temporarily to prevent

damage to road surfaces and/or protect critical wildlife habitat.

These roads will open in the spring as conditions allow, generally around May 1.

Travelers should always be prepared for winter conditions and travel with shovels, tire chains and appropriate safety equipment necessary for winter conditions.

Even if snow levels are not deep, wheeled motorized use can damage road surfaces during freezing and

thawing periods. Seasonal road and trail closures also protect critical habitat for deer and elk in winter and early spring, when temperatures are cold, snow is deep and food is scarce. During these critical times, human disturbance can threaten the survival of deer and elk, especially pregnant females.

Please visit the San Juan National Forest motor vehicle use maps and Road Conditions webpage for up-to-date road closures and conditions across all districts. District motor ve-

hicle use maps also have an allowable access date table for roads.

The Pagosa Ranger District will be temporarily closing most forest system roads and trails on a staggered schedule beginning Dec. 1, with the majority closing by Dec. 15 and 22.

Visitors to the national forest should be prepared to encounter additional closed gates on roads and trails across the San Juan National Forest as winter conditions develop.

For additional information on road closures, please contact the Pagosa Ranger District office at (970) 264-2268.

For information on the San Juan National Forest, call (970) 247-4874 or visit the forest website.

November a top month for animal-caused crashes in Colorado in 2023

Colorado State Patrol

Colorado's state troopers investigated 256 crashes involving animals on roadways in the Colorado Rockies and Western Slope last year.

Seeing the reflection of two eyes from an animal on the road in front of you can send a wave of adrenaline and fear through even the most experienced drivers, so the Colorado State Patrol (CSP) would like to assist by providing some general recommendations to lower the chance of a critter collision.

Two of the most important things a motorist can do is to drive the speed limit and use your high beams when not around other motorists in rural areas or neighborhoods adjacent to open space areas. Increase your chances of seeing wildlife crossing up ahead or on the side of the road by staying alert. You can give yourself the time to adjust your speed or stop if no one is behind you.

"The worst choice you can make is to swerve outside your lane or slam on your brakes with vehicles behind you," explained Major David Rollins, District 4 commander for the CSP. "People can end up in serious crashes when they let their emotions take over to save Bambi or his friends."

Be prepared to make a tough decision when encountering animals. If you have time and no one behind you, you can sound your horn and slow down in a straight line, coming

to a stop. However, if there is little time and traffic behind you, the right choice is to drive through, keeping in the lane, but with a slight angle toward the butt of the animal only if by the white side lane line. Never swerve or jerk the wheel.

As a resource to visitors in the area, the CSP has updated its Super Cruising in Colorado web resource to help prepare visitors for the scenic byways and mountain roadways throughout the area.

Driving tips to avoid an animal-involved crash

- Slow down if you see animals nearby and always drive the speed limit.
- Stay alert and reduce distractions.
- Pay attention to "deer crossing" and other animal signs.
- Brake in a straight line, if you have time and no one behind you.
- When you see wildlife on the road or near the road, warn motorists be-

hind you by honking your horn and tapping your brakes.

- Don't swerve. If a crash with an animal is inevitable, maintain control of your vehicle and drive through before pulling over when it is safe to do so.

- Use high beams. Flicking your high beams on wildlife may cause the animal to scurry away.

- Be aware of peak season. Animal crashes happen most often during hunting and mating season, which runs from October through December.

- Watch for animals on the road between dusk and dawn.

- Watch for herds. If you see one deer or elk, there are probably more nearby.

- A collision is a crash, whether with an animate or inanimate object. If you do hit an animal while driving, make sure you and your passengers are okay. Call 911 if the animal is large and still there after you hit it, and follow the emergency dispatcher's instructions.

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Weather

■ **Continued from front**
a.m., with mostly cloudy conditions delivering a high of near 48 degrees. That night, the forecast calls for a low of around 28 degrees as the chance of showers persists.

For Monday, Nov. 25, the high is forecast at near 45 degrees with mostly cloudy conditions and a chance of freezing rain in the nighttime, with a low of around 25 degrees.

Tuesday, Nov. 26, brings yet more opportunities for showers, with partly sunny conditions offering a high near 46 degrees, according to the forecast.

River flows

According to the U.S. Geological

Survey, the San Juan River was flowing at a rate of 68.7 cubic feet per second (cfs) through Pagosa Springs as of noon on Wednesday.

Based on 89 years of water records, the median flow for the same date is 70 cfs, with a record high flow of 418 cfs in 1987. The lowest recorded flow for the date is 35 cfs in 1957.

As of 12:15 p.m. Wednesday, the Piedra River near Arboles was flowing at a rate of 91.9 cfs.

Based on 62 years of water records, the median flow for the same date is 113 cfs, with a recorded high of 600 cfs recorded in 1987. The record low was recorded in 2022 at 37.3 cfs.

garrett@pagosasun.com



Commet Wireless proposes to build a 155-foot 6-inch self-support lattice communications tower at the approx. vicinity of 1683 Kleckner Lane, Pagosa Springs, Archuleta County, CO 88147. Public comments regarding potential effects from this sale on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Court, Samantha Neary, s.neary@trileaf.com, 2121 W. Chandler Blvd., Ste. 108, Chandler, AZ 85224, (480) 850-0575. 11/21/24 CNS-3869509# Published November 21, 2024 in *The Pagosa Springs SUN* (250727)

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address: 109 Harman Park Dr, Pagosa Springs, CO 81147 Phone Number: (970) 264-8160 **Plaintiff:** ERVIN ANGST v.

Defendants: JAMES M. WARD; and ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION. Submitting Attorney: Duke Eggleston, #24965 Eggleston Kosnik LLC 160 E. 12th St., Ste 7 Durango, CO 81301 Phone Number: (970) 403-1580 E-mail: deggleston@e-klaw.com Case Number: 2024CV30061

SUMMONS BY PUBLICATION **PLAINTIFF ERVIN ANGST** **TO THE BELOW NAMED DEFENDANTS:** **JAMES M. WARD** and **ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION**

YOU ARE HEREBY SUMMONED and required to appear and defend against the claims of the complaint filed with the court in this action by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court. If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice. This is an action to quiet the title of the Plaintiff in and to the real property situate in Archuleta County, Colorado, more particularly described as follows:

Lot 27 of Block 10 in ASPEN SPRINGS SUBDIVISION NO. 3, according to the plat thereof filed for record July 6, 1971 as Reception No. 74567, being an Amendment of the plat of Aspen Springs Ranch Subdivision No. 3, dated for record on April 9, 1971 as Reception No. 74284. Respectfully Submitted this 12th day of November, 2024. Published in *The Pagosa Sun* First Publication: November 21, 2024 Last Publication: December 19, 2024 **Eggleston Kosnik LLC** /s/ Duke Eggleston Duke Eggleston, #24965 160 E. 12th St., Ste 7 Durango, CO 81301 (970) 403-1580

Published November 21, 28 and December 5, 12, & 19, 2024 *The Pagosa Springs SUN* (251023)

FOR BOARD OF COUNTY COMMISSIONERS HEARING ON December 10, 2024

MARTINEZ RANCH PARTNERSHIP LLLP has applied for a Subdivision Exemption in Sec. 28 Twn: 33 Rng: 2W, at X COUNTY RD 500, Pagosa Springs, CO (PLN24-177). The property is zoned AGRICULTURAL RANCHING (AR).

Comments regarding this case may be submitted to Archuleta County Development Services, Planning Department, P.O. Box 1507, Pagosa Springs, CO 81147-1507, telephone: (970) 264-1390 or to PLANNING@archuletacounty.org prior to the public hearing by the Archuleta County Board of County Commissioners on December 10, 2024, at 1:30 p.m. in the County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs and via Zoom Link. Published November 21 and December 5, 2024 in *The Pagosa Springs SUN* (251159)

FOR BOARD OF COUNTY COMMISSIONERS HEARING ON December 17, 2024

KEYAH GRANDE has applied for an OUTDOOR SHOOTING RANGE, BOARD CONDITIONAL USE PERMIT on the Parcel of SEC 5, TWN 34, RNG 3W, at 13211 W US Hwy 160, Pagosa Springs, CO (PLN24-126). The property is zoned AGRICULTURAL RANCHING (AR).

Comments regarding this case may be submitted to Archuleta County Development Services-Planning Department, P.O. Box 1507, Pagosa Springs, CO 81147-1507, telephone: (970) 264-1390 or to Planning@archuletacounty.org prior to the public hearing by the Archuleta County Planning Commission on December 17, 2024, at 1:30 p.m. in the County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs and via Zoom Link. Published November 21 and December 5, 2024 in *The Pagosa Springs SUN* (251033)

DISTRICT COURT, ARCHULETA COUNTY, STATE OF COLORADO

CIVIL ACTION NO. 2023CV30086 DIVISION NO. 1 INITIAL COMBINED NOTICE OF SHERIFFS' SALE OF REAL PROPERTY AND RIGHT TO CURE AND REDEEM

Plaintiff, Pagosa Lakes Property Owners Association v.

Defendant, AARON BOWMAN

SHERIFF SALE NUMBER 2024-02

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated May 3, 2024, and C.R.S. 38-38-101 et seq., by Pagosa Lakes Property Owners Association, the current holder of a lien recorded on August 25, 2021 at Rec. No. 22106393, in the records of the Clerk and Recorder of the County of Archuleta, State of Colorado. The judicial foreclosure is based on a default under the Declaration of Restrictions Pagosa, recorded on June 24, 1970 at Reception No. 73297 in the records of the Clerk and Recorder of the County of Archuleta, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Pagosa Lakes Property Owners Association. Description of property to be foreclosed: Regarding: Lot 301, Pagosa Highlands Estates according to the plat thereof recorded February 7, 1972 at Reception No. 75409, and as recorded in Book 156 Page 60, in the office of the Clerk and Recorder, Archuleta County, Colorado Also known as: 64 Durango Ct, Pagosa Springs, CO 81147

NOTICE OF SALE

You and each of you are hereby notified that a Sheriff's sale of the referenced property is to be conducted by the Archuleta County Sheriff's Office, Pagosa Springs, Colorado at 10:00 o'clock a.m., on the 6th day of January 2025, at 65 Harman Park Drive, Pagosa Springs, CO 81147; phone number (970) 264-8430. At which sale, the above described real property and improve-

ments thereon will be sold to the highest bidder for cash or certified funds, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of purchase, as provided by law. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale. **PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.** First Publication: November 7, 2024 Last Publication: December 5, 2024 Published In: *The Pagosa Springs SUN* The name, address and telephone number of each of the attorneys representing the holder of the evidence of the debt is as follows: ATTORNEY FOR THE PLAINTIFF: ORTEN CAVANAGH HOLMES & HUNT, LLC 1445 Market Street, Suite 350 Denver, CO 80202 DATED this 31 day of October 2024.

Mike LeRoux, Sheriff Archuleta County, Colorado Published November 7, 14, 21, 28 and December 5, 2024 in *The Pagosa Springs SUN* (250183)

NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: SONNY R. COWAN %AMY DAWN COWAN 926 W 7TH STREET LEAVENWORTH, KS 66048-3244

You and each of you are hereby notified that on the 8th day of November 2010, the then County Treasurer of Archuleta County, in the State of Colorado, sold at public tax lien sale to FRANK E WITHROW III the following described property situate in the County of Archuleta, State of Colorado, to-wit: **All of lot numbered One Hundred and Ninety five (195) in Aspen Springs Subdivision numbered Six (6) According to the amended plat of the said subdivision filed for record in the office of the County Clerk and Recorder of Archuleta County, Colorado, under reception No. 74689.** Account Number: R015615 Schedule Number: 589317101006 Tax Sale Certificate Number: 2010-01242

and said County Treasurer issued a certificate of purchase therefore to FRANK E WITHROW III. That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2009; That said property was taxed or specially assessed in the name(s) of SONNY R. COWAN for said year 2009; That said FRANK E WITHROW III on the 15th day of October 2024, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property; That a Treasurer's Deed will be issued for said property to FRANK E WITHROW III on the 26th day of March 2025, unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed. Witness my hand this 28th day of October 2024

Elsa P. White The Archuleta County Treasurer's department will be holding a live Public Auction for the property described above on March 12, 2025, at 10:00 a.m. at the Treasurer's Office 449 San Juan Street, Pagosa Springs, CO. If interested, please contact our office for details about the requirements to participate in this auction. Published November 14, 21 and 28, 2024 in *The Pagosa Springs SUN* (250044)

NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: CLAUDIA ASBURY 33 NORTH FOREST AVE ORLANDO, FL 32803 CLEVE ASBURY 33 NORTH FOREST AVE ORLANDO, FL 32803 JOHNSON, SANDRA ASBURY 33 NORTH FOREST AVE ORLANDO, FL 32803

You and each of you are hereby notified that on the 8th day of November 2010, the then County Treasurer of Archuleta County, in the State of Colorado, sold at public tax lien sale to FRANK E WITHROW III the following described property situate in the County of Archuleta, State of Colorado, to-wit:

All of lot numbered two hundred forty two (242) in Aspen Springs Subdivision numbered Six (6), According to the amended plat of the said subdivision filed for record in the office of the County Clerk and Recorder of Archuleta County, Colorado, under reception No. 74689. Account Number: R015684 Schedule Number: 589316306005 Tax Sale Certificate Number: 2010-01241

and said County Treasurer issued a certificate of purchase therefore to FRANK E WITHROW III. That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2009; That said property was taxed or specially assessed in the name(s) of JOHNSON, SANDRA ASBURY and CLAUDIA ASBURY and CLEVE ASBURY for said year 2009;

That said FRANK E WITHROW III on the 15th day of October 2024, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property; That a Treasurer's Deed will be issued for said property to FRANK E WITHROW III on the 26th day of March 2025, unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed. Witness my hand this 28th day of October 2024

The Archuleta County Treasurer's department will be holding a live Public Auction for the property described above on March 12, 2025, at 10:00 a.m. at the Treasurer's Office 449 San Juan Street, Pagosa Springs, CO. If interested, please contact our office for details about the requirements to participate in this auction. (970) 264-8325. Published November 14, 21 and 28, 2024 in *The Pagosa Springs SUN* (250059)

NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To

Thursday, Nov. 21

Archuleta County Board of Health meeting. 3 p.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St. For more information, visit <http://archuletacounty.org/agendacenter>.

Pagosa Springs Town Council meeting. 5 p.m., Town Hall, 551 Hot Springs Blvd. See town website for participation information: <https://pagosasprings.civicweb.net/portal/>.

Pagosa Springs Sanitation General Improvement District special

Whom It May Concern, and more especially to: MEADPROP UNITS LLC 1133 N. 18TH STREET GRAND JUNCTION, CO 81501 You and each of you are hereby notified that on the 8th day of November 2010, the then County Treasurer of Archuleta County, in the State of Colorado, sold at public tax lien sale to FRANK E WITHROW III the following described property situate in the County of Archuleta, State of Colorado, to-wit: **Lot 47, Lakewood Village, according to the plat thereof filed April 30, 1979, as Reception No. 94867, in the office of the Clerk and Recorder, Archuleta County, Colorado.** Account Number: R010312 Schedule Number: 569919434034 Tax Sale Certificate Number: 2010-01235

and said County Treasurer issued a certificate of purchase therefore to FRANK E WITHROW III. That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2009; That said property was taxed or specially assessed in the name(s) of MEADPROP UNITS LLC for said year 2009;

That said FRANK E WITHROW III on the 15th day of October 2024, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property;

That a Treasurer's Deed will be issued for said property to FRANK E WITHROW III on the 26th day of March 2025, unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed. Witness my hand this 28th day of October 2024

Elsa P. White The Archuleta County Treasurer's department will be holding a live Public Auction for the property described above on March 12, 2025, at 10:00 a.m. at the Treasurer's Office 449 San Juan Street, Pagosa Springs, CO. If interested, please contact our office for details about the requirements to participate in this auction. (970) 264-8325. Published November 14, 21 and 28, 2024 in *The Pagosa Springs SUN* (250064)

NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: ALLEN KUDERCA P O BOX 1704 PAGOSA SPRINGS, CO 81147 Carla K Kruger % Allen J Kuderca P O Box 1704 PAGOSA SPRINGS, CO 81147

You and each of you are hereby notified that on the 8th day of November 2010, the then County Treasurer of Archuleta County, in the State of Colorado, sold at public tax lien sale to FRANK E WITHROW III the following described property situate in the County of Archuleta, State of Colorado, to-wit: **Lot 595, Twincreek Village, according to the plat thereof filed November 5, 1973, as Reception No. 78738, in the office of the Clerk and Recorder, Archuleta County, Colorado.** Account Number: R004918 Schedule Number: 569907113065 Tax Sale Certificate Number: 2010-01233

and said County Treasurer issued a certificate of purchase therefore to FRANK E WITHROW III. That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2009; That said property was taxed or specially assessed in the name(s) of ALLEN KUDERCA and Carla K Kruger % Allen J Kuderca for said year 2009;

That said FRANK E WITHROW III on the 15th day of October 2024, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property;

That a Treasurer's Deed will be issued for said property to FRANK E WITHROW III on the 26th day of March 2025, unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed. Witness my hand this 28th day of October 2024

Elsa P. White The Archuleta County Treasurer's department will be holding a live Public Auction for the property described above on March 12, 2025, at 10:00 a.m. at the Treasurer's Office 449 San Juan Street, Pagosa Springs, CO. If interested, please contact our office for details about the requirements to participate in this auction. (970) 264-8325. Published November 14, 21 and 28, 2024 in *The Pagosa Springs SUN* (250070)

NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: DELDEV, INC 1133 N. 18TH STREET GRAND JUNCTION, CO 81501

You and each of you are hereby notified that on the 8th day of November 2010, the then County Treasurer of Archuleta County, in the State of Colorado, sold at public tax lien sale to FRANK E WITHROW III the following described property situate in the County of Archuleta, State of Colorado, to-wit: **Lot 385-386, Pagosa Trails, according to the plat thereof filed September 13, 1971, as reception No. 74885, in the office of the Clerk and Recorder, Archuleta County, Colorado.** Account Number: R004248 Schedule Number: 568524406024 Tax Sale Certificate Number: 2010-01230

and said County Treasurer issued a certificate of purchase therefore to FRANK E WITHROW III. That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2009; That said property was taxed or specially assessed in the name(s) of DELDEV, INC for said year 2009;

That said FRANK E WITHROW III on the 15th day of October 2024, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property; That a Treasurer's Deed will be issued for said property to FRANK E WITHROW III on the 26th day of March 2025, unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed. Witness my hand this 28th day of October 2024

Elsa P. White The Archuleta County Treasurer's department will be holding a live Public Auction for the property described above on March 12, 2025, at 10:00 a.m. at the Treasurer's Office 449 San Juan Street, Pagosa Springs, CO. If interested, please contact our office for details about the requirements to participate in this auction. (970) 264-8325. Published November 14, 21 and 28, 2024 in *The Pagosa Springs SUN* (250071)

meeting. 5 p.m., Town Hall, 551 Hot Springs Blvd. See town website for participation information: <https://pagosasprings.civicweb.net/portal/>.

Pagosa Area Water and Sanitation District work session and special meeting. 4 p.m., 100 Lyn Ave. To access via Zoom, use meeting ID 899 0333 8494 and passcode 545164. For more information, visit PAWSD.org.

Archuleta County Planning Commission meeting. 6 p.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St.

Pagosa Springs SUN. (250073)

NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: MELISSA R. MCPEAK P.O. BOX 2283 PAGOSA SPRINGS, CO 81147 You and each of you are hereby notified that on the 8th day of November 2010, the then County Treasurer of Archuleta County, in the State of Colorado, sold at public tax lien sale to FRANK E WITHROW III the following described property situate in the County of Archuleta, State of Colorado, to-wit: **ASPEN SPRINGS SUB 2 BIK 16 Lot 29, 3- 34-2W.** Account Number: R002989 Schedule Number: 569303102020 Tax Sale Certificate Number: 2010-01225

and said County Treasurer issued a certificate of purchase therefore to FRANK E WITHROW III. That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2009; That said property was taxed or specially assessed in the name(s) of MELISSA R. MCPEAK for said year 2009;

That said FRANK E WITHROW III on the 15th day of October 2024, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property; That a Treasurer's Deed will be issued for said property to FRANK E WITHROW III on the 26th day of March 2025, unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed. Witness my hand this 28th day of October 2024

The Archuleta County Treasurer's department will be holding a live Public Auction for the property described above on March 12, 2025, at 10:00 a.m. at the Treasurer's Office 449 San Juan Street, Pagosa Springs, CO. If interested, please contact our office for details about the requirements to participate in this auction. (970) 264-8325. Published November 14, 21 and 28, 2024 in *The Pagosa Springs SUN* (250075)

NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: CARL KRAUTER % CHRISTIE DAVIS 217 SIESTA COURT GRANBURY, TX 76048-4315 You and each of you are hereby notified that on the 8th day of November 2010, the then County Treasurer of Archuleta County, in the State of Colorado, sold at public tax lien sale to FRANK E WITHROW III the following described property situate in the County of Archuleta, State of Colorado, to-wit: **ASPEN SPRINGS SUBDIVISION UNIT 2, BLOCK 15, Lot # 46, ARCHULETA COUNTY, COLORADO** Account Number: R002745 Schedule Number: 569302202149 Tax Sale Certificate Number: 2010-01222

and said County Treasurer issued a certificate of purchase therefore to FRANK E WITHROW III. That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2009;

That said property was taxed or specially assessed in the name(s) of CARL KRAUTER for said year 2009; That said FRANK E WITHROW III on the 15th day of October 2024, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property; That a Treasurer's Deed will be issued for said property to FRANK E WITHROW III on the 26th day of March 2025, unless the same has been redeemed; Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed. Witness my hand this 28th day of October 2024

Elsa P. White The Archuleta County Treasurer's department will be holding a live Public Auction for the property described above on March 12, 2025, at 10:00 a.m. at the Treasurer's Office 449 San Juan Street, Pagosa Springs, CO. If interested, please contact our office for details about the requirements to participate in this auction. (970) 264-8325. Published November 14, 21 and 28, 2024 in *The Pagosa Springs SUN* (250077)

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

NOTICE TO CREDITORS Estate of Bonilyn Ethel Runyan, also known as Bonilyn E. Runyan or Bonnie Runyan, Deceased Case Number: 2024PR30065 All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Archuleta County, Colorado on or before April 9, 2025, or the claims may be forever barred. Chotachai Yapanaya 78 Fort Avenue Pagosa Springs, P.C. 81147 Case Number: 2024PR30065

Published November 7, 14 and 21, 2024 in *The Pagosa Springs SUN* (250022)

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

NOTICE TO CREDITORS Estate of Martin Granados Moreno, Deceased Case Number: 2024PR30049 All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Archuleta County, Colorado on or before March 14, 2025, or the claims may be forever barred. Maria Quezada c/o Klein Law Firm, P.C. 8310 S. Valley Highway, STE 300 Englewood, CO 80112 Published November 14, 21, and 28, 2024 in *The Pagosa Springs SUN* (250045)

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

NOTICE TO CREDITORS Estate of Russell L. Crowley, Deceased Case Number: 2024PR30061 All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Archuleta County, Colorado on or before March 7, 2025, or the claims may be forever barred. Kimberly R. Crowley-Kinoin, c/o Dufford Waldeck Law 744 Holtz Rd., #300 Grand Junction, CO 81506 Published November 7, 14, and 21, 2024 in *The Pagosa Springs SUN* (250013)

HUD Publisher's Notice



EQUAL HOUSING OPPORTUNITY

All real estate advertising in this newspaper is subject to the Fair Housing act which makes it illegal to advertise "any preference limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention, to make such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.

ORDINANCE NO. --2024

AN ORDINANCE FOR THE REGULATION OF TRAFFIC BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO ADOPTING BY REFERENCE THE 2024 EDITION OF THE "MODEL TRAFFIC CODE", REPEALING ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATION THEREOF.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO: **Section 1 - Adoption.** Pursuant to parts 1 and 2 of Article 16 of Title 31 and part 4 of Article 15 of Title 30, there is hereby adopted by reference the 2024 edition of the "Model Traffic Code" promulgated and published as such by the Colorado Department of Transportation, Traffic Safety and Engineering Services, 2829 W Howard Place, Denver, CO 80204. The subject matter of the Model Traffic Code relates primarily to comprehensive traffic control regulations for Archuleta County. The purpose of this Ordinance and the Code adopted herein is to provide a system of traffic regulations consistent with state law and generally conforming to similar regulations throughout the state and the nation. Three (3) copies of the Model Traffic Code adopted herein are now filed in the office of the Archuleta County Clerk and Recorder and may be inspected during regular business hours.

Section 2 - Deletions. The 2024 edition of the Model Traffic Code is adopted as if set out at length save and except the following articles and/or sections which are declared to be inapplicable to Archuleta County and are therefore expressly deleted: 1. Sections 106(4.5)(b)(i) and (ii), 613, 706, 707, 708, 1122 and 1814 are deleted in their entirety. **Section 3 - Additions or Modifications.** The said adopted Code is subject to the following additions or modifications:

1. In addition to the terms specified in Section 1204, it shall be unlawful for any Person to operate, Stand, Park, or Stop a Vehicle in any manner on any County Road or at any place in the unincorporated area of Archuleta County, where such movement or Parking of Vehicles has been restricted or prohibited, except when necessary to avoid conflict with other traffic, or in compliance with the directions of a Police Officer or Traffic Control Device. Parking prohibitions specified in this Ordinance are in addition to the restrictions specified in C.R.S. § 42-4-1204, and as otherwise specified by law. Temporary daytime parking will be allowed for the purpose of celebrations, parades, and special events. A Special Event Permit must be obtained from the Archuleta County Sheriff's office at no cost in order to park on any County Road overnight.
2. All references to "police" or "peace" officer shall mean the Archuleta County Sheriff, undersheriff, and all related deputy sheriffs.
3. All



Sports

FOOTBALL



SUN photo/Clayton Chaney

Seven Pirate football players received Intermountain League all-conference awards for the 2024 season. Pictured, left to right, are Colton Lucero (first team and running back of the year), Creede Dozier (first team), Seth Zeigler (first team), Jesus Serratos (honorable mention), Davian Coss (honorable mention) and Jaxten Schiel (honorable mention). Not pictured is Aven Cole, who received first-team and defensive lineman of the year awards, and coach Nathan Morales, who was named coach of the year.

UNIFIED BOWLING

Pirates earn third consecutive trip to state

By Randi Pierce
Staff Writer

The Pagosa Springs High School (PSHS) Pirate Unified bowling team is heading to state for the third consecutive year after picking up its second regional title.

The team took 11th out of 27 teams at last year's state championships, and placed 12th the year before that.

The Pirates advanced to state for the third time after finishing first at regionals on Nov. 15 with a total pinfall of 501 over five games.

They bested Bayfield's 400 and Eagle Valley's 407.

Cyndi Figaro, special talents teacher at PSHS, notes the team will be looking to top its regional pinfall total at the state meet, which is set for Friday, Nov. 22, at the Bowlero at Lone Tree beginning at 10:45 a.m.

"Our team has 4 athletes that have grown together since their freshman

year: Justus, Juriah, Samuel and Carson (all juniors now) have improved each year. Our unified partners have been a Senior Girl, this year's Partner is Honesty Sweet. Honesty has a great rapport with our special needs students. She is a great role model for them," Figaro wrote.

Twenty-eight teams (the top two to three teams from each of the state's 10 regions) will take part in the tournament, which the Colorado High School Activities Association (CHSAA) explains will be tournament play, where each team will bowl five three-player coed/modified Baker Games with the top-three teams being determined by total pinfall through those five games.

All teams will play in an open format; there will be no bracket. The top two scores (based on total pinfall)

will determine the state champion and runner up.

A Baker Game, CHSAA notes, "is when team members rotate between the three players with each participant rolling one ball before a teammate rolls the next. Regardless of a spare or strike, the next participant will always roll the next ball. This format gives equal playing time for each member, creating meaningful participation that is essential to the Unified Sports® model."

What is Unified bowling?

Unified bowling became a sanctioned sport under CHSAA in 2019, with play beginning during the 2020-2021 season. It is in partnership with Special Olympics Colorado.

Special Olympics Unified sports combine students with intellec-

tual disabilities and Unified partners without intellectual disabilities on bowling teams for training and competition.

The Archuleta School District Board of Education added Unified bowling as a sport at PSHS in the fall of 2021.

Correction

Last week's article "Lady Pirates go 1-1 at regionals to close season" incorrectly stated that Alamosa was the sole team from the Intermountain League to advance to the state tournament.

Bayfield and Centauri also attended the state tournament after upsetting their respective regional hosts.

No. 3 Village, who defeated the Lady Pirates, went on to win the championship.

The SUN regrets the error.



Triple Impact Student-Athlete of the Week Jesus Serratos Football



Favorite subject: Anatomy and physiology

Comments from coach Nathan Morales: "Jesus Serratos is an outstanding asset to our football team and a prime example of a Triple Impact player. As a senior leader, he brings both skill and mentorship to the field, setting a strong example for his teammates. Jesus's techni-

cal abilities are exceptional—his mastery of technique and dedication to the sport elevate the entire team's performance. His influence extends beyond just his own play; he inspires and uplifts those around him, embodying the values of commitment and teamwork. Jesus truly represents the best of what it means to be a leader in sports."



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Combined Parks and Recreation Board holds final meeting until next spring

By Clayton Chaney
Staff Writer

The Pagosa Springs Combined Parks and Recreation Advisory Board held its last regular meeting of the year on Nov. 7, in which Pagosa Springs Parks and Recreation Director Darren Lewis provided some 2025 budget highlights along with upcoming projects planned for next year.

Multiple projects have been approved by the board, the Pagosa Springs Town Council and the Archuleta County Board of County Commissioners that will use money from the town's Conservation Trust Fund and pending grant money.

Lewis explained that the town's Conservation Trust Fund usually has around \$40,000 to \$50,000 left over, but with everything planned for 2025, that amount will likely be much less.

"Because of some of the big projects occurring and cost coming out of capital fund, I really concentrated on what needs to be done next year, what's necessary," Lewis said.

Two of the projects the town and county have both approved funding for include a new bike skills park in Yamaguchi Park South and the purchasing of a property for the East End river park.

Both the town and county have committed \$25,000 for the bike skills park, which will be spearheaded by DUST2.

The town has committed \$50,000 and the county has committed \$30,000 to purchase the property at 1040 East U.S. 160 for the East End river park, which will provide public boater access.

The town is applying for a Great Outdoors Colorado grant for remaining funds needed to purchase that property.

Lewis also mentioned that \$14,000 has been budgeted out of the Conservation Trust Fund for a new vendor entrance at Yamaguchi Park.

"We need a little better access for vendors to drive in," he said, explaining the entrance will feature a concrete pad and mountable curb to make it easier for vendors to access the field.

Visitors and residents can also expect a new concrete cornhole set that will be installed near the bocce ball court, Lewis explained.

Other projects budgeted for the 2025 town's Conservation Trust Fund include new outdoor exercise equipment, engineered wood fiber mulch for parks, signage and maintenance.

"When it's all said and done, there's just gonna be a few thousand dollars left, if everything comes through for next year," Lewis said, adding that it "builds back up pretty quick," with approximately \$80,000 coming from the state annually.

Lewis also talked about the 1st Street pedestrian bridge project that

town council recently approved the design for.

The bridge will be installed north of the existing vehicle bridge with a 10- to 12-foot-wide concrete deck, Lewis explained, noting the hope is to have that completed by the end of 2025.

"That'll be a much safer crossing," Lewis said.

Yamaguchi South river improvement

The town has budgeted \$94,000 for the Yamaguchi South river improvement project that will focus on improving 1,700 feet downstream from the existing boat takeout where a new boat ramp will be proposed.

"The Yamaguchi South Improvements aim to enhance the ecological and recreational features of the Yamaguchi South area," the project overview states.

Lewis explained that part of the project also includes redesigning the irrigation for Yamaguchi Park that will bring water into an existing pond, allowing silt to settle, "and I'm not pumping this through the pump, like I'm currently doing, so it should be a much more efficient irrigation system."

He mentioned that it would be a 2026 budget item and, if approved, would have the old irrigation system shut down, making that area more "pedestrian friendly" by eliminating

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VOLLEYBALL



Photo courtesy Katie Lorenzen

A pair of Lady Pirate volleyball players were recently recognized by the Intermountain League for their work on the court during the fall season. Cadence Kerns, left, was named to the all-conference second team and Aspen Pitcher was named to the all-conference first team.

Is your vehicle ready for winter?

Colorado State Patrol

Winter weather is hitting every region of the state, and many drivers may feel a bit unprepared. With another round of weather on its way, it is essential that all drivers anticipate snow, wind and icy conditions across Colorado.

The Colorado State Patrol urges all drivers protect themselves and others on the road by being prepared for the winter weather.

Take time today before the next round hits to make sure your vehicle is properly equipped to endure the weather:

- Before your drive, monitor local weather alerts.
- Check website <https://www.cotrip.org/home> for information on road closures in the area.
- Clear your car of snow and ice before departing to your location. Do not leave snow on the roof or let any snow cover windows or mirrors.
- Make sure your vehicle's tires are all three-sixteenths of an inch of tread

depth.

- Check your windshield wipers and windshield wiper fluid. Replace your wipers and replenish your vehicle with windshield wiper fluid if needed.
- Check your battery and make sure it is functioning.
- Electric and hybrid vehicles should charge up as cold temperatures drain the battery.
- And, as a reminder to professional drivers, all commercial vehicles should be carrying chains.

In addition to ensuring their vehicle is in good condition, drivers should also bring extra clothing, snow boots, blankets, and food and water. Extreme conditions may require motorists to shelter in their vehicles for extended periods of time. It is also recommended that drivers carry a power bank charger for their phones.

Let's keep ourselves safe this winter by being prepared for the roadway. Taking time to prepare your vehicle can make a big difference.

vehicle access and providing a "safe refuge for pedestrians to be down there."

Lewis went on to explain that the new boat ramp would be at the end of 5th Street with a new parking area.

Ice rink

Toward the end of the meeting Lewis informed the board that the ice rink at South Pagosa Park won't be opening this season.

"It's just a lot to keep that area — especially when you don't have a roof and when every time it snows trying to clear that. ... It's a real pain," Lewis said.

clayton@pagosasun.com

Thanksgiving issue Thursday, November 28 Early Deadlines

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and Friday, November 29 in observance of Thanksgiving

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preview

ARTS & LIFE

Christmas in Pagosa



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Two Old Crows Gallery

Heralds of Christmas less than three weeks away

By Rick Artis and Michelle Chapman
Special to The PREVIEW

One of Pagosa Springs’ favorite Christmas traditions is coming soon.

The Heralds of Christmas concert series will once again be hosted by St. Patrick’s Episcopal Church on Dec. 8 at 3 p.m.

St. Patrick’s is located just south of the hospital on South Pagosa Boulevard.

A myriad of holiday and seasonal works will be performed by local musicians. Both instrumental and vocal soloists and ensembles will fill the church with festive holiday music.

This concert is a gift to the community and is presented free of charge. Be prepared to come early as the church will fill quickly. Mark your calendars now and join us on Dec. 8 at the Heralds of Christmas.

The Heralds of Christmas is presented by the Pagosa Springs Instrumental Music Society (PSIMS). PSIMS is dedicated to music education in Pagosa Springs, providing equipment, instrument repair, private lessons and more to several of the schools in town.

This year, the schools have a variety of needs, from providing pairs of drumsticks or a series of lessons to the refurbishment of older instruments and many items in between. Your generous donations will be graciously accepted to help fill these needs.

For the past two years we have supported two Pagosa Springs High School graduates with \$1,000 scholarships to continue their musical studies and this year we purchased a lovely set of chimes for the high school. They were featured in the high school band concert last month, and you will have another opportunity at its winter concert Dec. 18 at 6:30 p.m. in the high school auditorium.

You can also support PSIMS’ mission by donating on or before Colorado Gives Day. The first month of new recurring donations will be matched this year. You can donate from the “Donate” button on our web site, <https://pagosainstrumentalmusic.com>, or go directly to www.coloradogives.org and search for PSIMS.

We at PSIMS believe that music is for life. We encourage musicians of all ages and abilities to join us in preparing for our concerts or, in the meantime, reach out to us through our website and we will help you find a compatible music partner. It’s more fun to play together.

Live Performers

- Thursday**
The Pagosa Bar: Karaoke, 7:30 p.m.
- Friday**
Mountain Pizza and Taproom: Dan Evans, 5:30 p.m.
The Springs Resort lodge atrium: Bob Hemenger, 5 p.m.
- Saturday**
Mountain Pizza and Taproom: Dan Evans, 5:30 p.m.
The Springs Resort lodge atrium: Maxwell Miller, 5 p.m.
- Monday**
The Springs Resort lodge atrium: Rockin’ Rebels, 5 p.m.
- Tuesday**
The Springs Resort lodge atrium: Dustin Burley, 5 p.m.
- Wednesday**
The Springs Resort lodge atrium: Jason Rose, 5 p.m.

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End of Life Education announces final speaker of year

By Elizabeth Coleman
End of Life Education

At the suggestion of our October speaker, Dr. Erin Clarkin of Dignity Care Colorado (Durango), we have invited a highly skilled and experienced hospice specialist to be our speaker on Thursday, Nov. 21.

Alison Mowery is a licensed clinical social worker with more than 10 years of experience in long-term, palliative and home hospice care.

For many years, she has been covering the Archuleta County area for Common Spirit Health, Hospice of Mercy's program, so she is familiar with our specific issues and resources.

Her passion includes helping the older population and individuals facing life-threatening illnesses to navigate the complicated health care system and minimize obstacles for patients and their families. She is well versed in what Medicare will and will not cover during home and facility care. After her presentation, she will answer questions.

We hope you will join us for this gathering in the fellowship hall of the Methodist Church at 434 Lewis St. on Thursday, Nov. 21, from 1 to 4 p.m. Enter through the side door off the parking lot, as the front doors may be locked. Feel free to bring snacks to share if you choose. There will be a donation jar for the use of the room.

This will be the 10th meeting of the End of Life Education group. What we have learned during 2024 has exceeded our expectations and sets the stage for further learning in 2025. Please bring your suggestions for follow-up to the November meeting.

Community
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Photo courtesy Ruby M. Sisson Memorial Library Friends and Foundation

Enjoy a night of holiday-themed crafts, food and fun in support of the Ruby Sisson Library at Late Night at the Library from 4:30 to 7:30 p.m. on Dec. 14. Proceeds from the even benefit the Mountains of Opportunity campaign to expand and renovate the library.


Grab a friend and get crafty at Late Night at the Library

By Leslie Cole
Ruby M. Sisson Memorial Library Friends and Foundation


Enjoy a night of holiday-themed crafts, food and fun in support of your Ruby Sisson Library at Late Night at the Library from 4:30 to 7:30 p.m. on Dec. 14.
At this benefit event for the

library’s renovation, you can explore the art technique known as Zentangle, with instruction provided by Roberta Strickland and Barb Kramer, or learn to transform used books into holiday crafts using decoupage.
Delicious hors d’oeuvres will be served along with soft drinks, wine and beer.

Your \$50 ticket to Late Night at the Library provides you with all the supplies you need plus food and drink, and it supports the Mountains of Opportunity campaign to expand and renovate the Ruby Sisson Library.
Advance tickets are available now at PagosaLibrary.org or at the door, 811 San Juan St. This is a 21-and-over event.



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Why shopping small matters this holiday season

Pagosa Springs Main Street Advisory Board

As twinkling lights begin to adorn the streets of Pagosa Springs, the Main Street Advisory Board invites you to consider the lasting impact of your shopping choices. This year, we encourage you to shop small and support our cherished local businesses.

Here's why this matters more than you might think.

When you choose to shop at our local stores, you're doing more than crossing off items on your holiday list — you're investing in our community.

Small businesses are the backbone of the Pagosa Springs economy. They create jobs, stimulate economic growth, and enhance the resident and visitor experience.

Every dollar spent locally circulates within the community, creating a ripple effect that benefits us all. By nurturing our local businesses, we're ensuring that Pagosa Springs remains vibrant and economically resilient.

One of the joys of the holiday season is finding that perfect gift for each loved one, and our small businesses offer something truly special. Un-

like mass-produced products from big box stores, local shops provide unique, handcrafted and personalized items that reflect the heart and soul of our community. Whether it's a hand-knitted scarf, custom jewelry, artisanal chocolates or other handcrafted items, you're guaranteed to find gifts that are as thoughtful as they are distinctive.

Our small businesses aren't just places to shop — they're integral to the character and culture of Pagosa Springs. They bring personality and charm to our small town, making it a place we're proud to call home. By supporting them, we're not only supporting our neighbors, but we're also preserving the unique spirit that sets our community apart.

This holiday season, as you stroll through our historic downtown, remember that every purchase helps maintain the character and culture that define us.

And shopping small isn't just about instant gratification; it's about making conscious decisions that benefit our community in the long run. When we invest in local businesses, we're contributing to a sustainable future for Pagosa Springs. This means more job opportunities,


better services, and a thriving town for generations to come.

This holiday season, downtown Pagosa Springs is buzzing with excitement. Many of our small businesses are participating in Small Business Saturday on Nov. 30, offering special promotions, events and giveaways. It's the perfect opportunity to explore what our local shops have to offer while enjoying the festive atmosphere.

Last year, U.S. consumers spent an estimated \$17 billion on this day, highlighting the importance of supporting local businesses. Join us in celebrating the spirit of community and the joy of giving back.

We urge you to think beyond convenience and consider the broader impact of your purchases. By choosing to shop small, you're not just buying a product — you're supporting the dreams and livelihoods of your neighbors and, ultimately, the health and happiness of Pagosa Springs. Plus, you'll avoid those long lines at the post office to pick up mail-order packages, which contribute little to no positive impact in our community.


Happy holidays, and thank you for supporting Pagosa Springs.



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Housing needs assessment survey extended

By Ashley Springer
Archuleta County

Archuleta County, the Town of Pagosa Springs and the Pagosa Springs Community Development Corporation (PSCDC), have retained ECONorthwest and Western Spaces to conduct a comprehensive housing needs assessment to better understand the housing needs of the county's workforce and identify the projected housing need in the next 10 to 20 years.

The housing needs assessment will further identify the types of housing, at what income range and what size is needed in our area.

The county, town and the PSCDC appreciate in advance all resident input.

"If you live in Archuleta County or the Town of Pagosa Springs, this survey applies to you," said Archuleta County Development Director Pamela Flowers. "Your data is important, even if you are comfortably housed, because it gives us the true baseline for housing in our community."

In order to properly assess community needs, this survey deadline has been extended a few weeks past the original deadline of Nov. 22.

In 2023, Archuleta County was awarded a Strong Communities Program grant from the Colorado Department of Local Affairs to retain a consultant team and conduct a regional housing needs assessment. The housing needs assessment

will ultimately inform the development of a workforce housing strategy and help adjust other initiatives to support potential housing developments and programs as they arise.

Links to the survey in both English and Spanish can be found at archuletacounty.org.

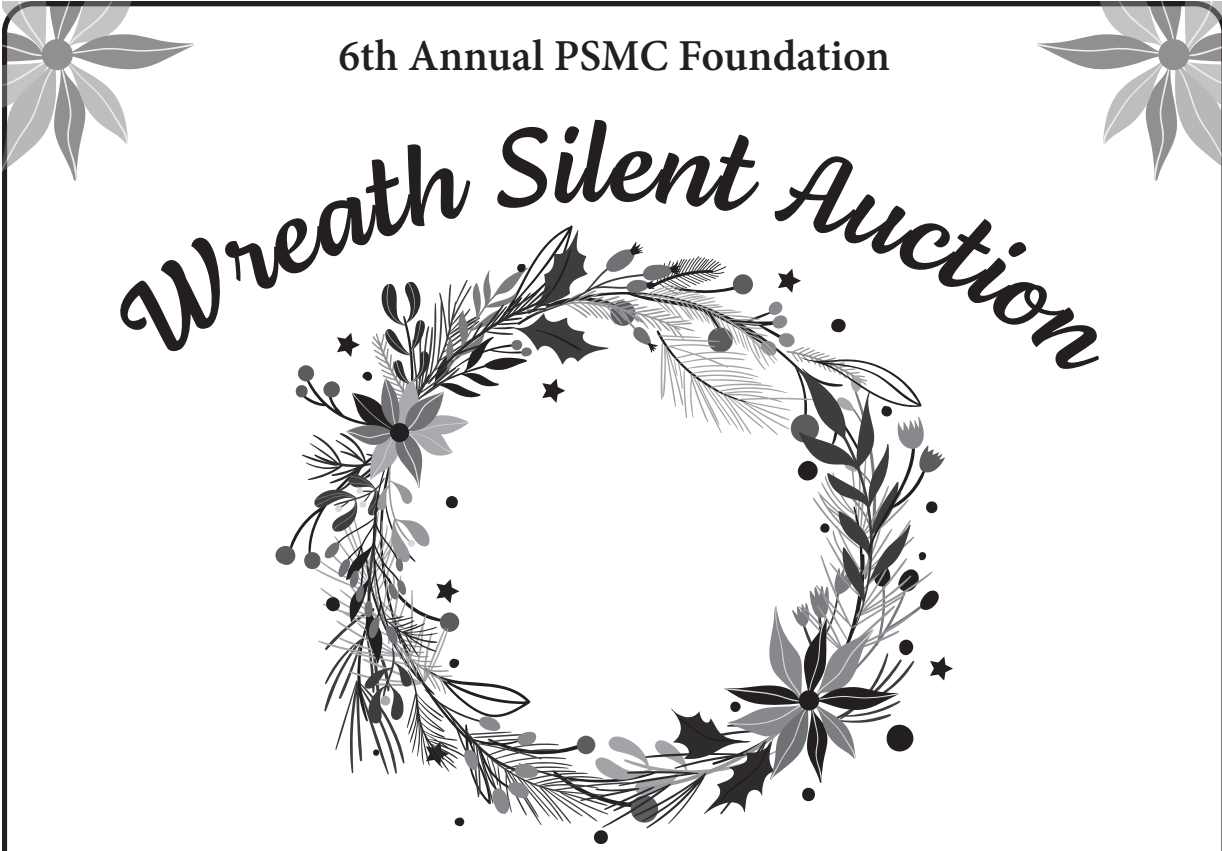
Residents and employers are both urged to participate and there are individual surveys for each.

Questions? Please email Ashley Springer at aspringer@archuleta-county.org, Pamela Flowers at pflowers@archuleta-county.org, or call (970) 264-8378.



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How to live in unity God’s way

By Betty Slade
PREVIEW Columnist

Unity is on my mind. Jesus is in my heart. It’s one of those topics that is abstract but real. I’ve seen unity and I’ve seen division, restoration and destruction. It’s a lot easier to walk together on a lane of harmony than on a warpath of tears. I’ve walked them both.

The big question is how does one restore unity in a relationship, divided home, community or country? It’s all about preparing our hearts to be open to another person’s viewpoint, even if we think they are wrong.

Allow others to think for themselves. Pray for them. God will usually show us our own sin first.

Then He tells us He will handle the problem. When we let go, we give God room to work.

We are all strong personalities in our family and everyone has an opinion, but the love for each other overshadows disputes. Our weapons are seldom drawn and we have our moments, but we keep our hearts open to each other.

We pray, we give each other space, we know how we are, and we truly love each other. One member of our family might get their feelings hurt and spew a few words. But, we forgive, and God works it out. We are better for being a part of this family than not.

Whether it’s a personal disagreement, or against people in our community or country, we bring our grievance to God. He provided a way for us through Jesus. He died for our sins, and our sins are forgiven. He is asking us to forgive others.

I am reminded of Psalm 133, “for the brethren to dwell together in unity,” a scripture tucked away in a cluster of 15 psalms called the Songs of Ascents. Psalms 120-134 were sung by the pilgrims on the way up to the temple each year or in the ascending march from Babylonian captivity to Jerusalem. God provided a path, a way, for the brethren to dwell together in unity and come to Him.

The Israelites left their homes, encumbered with a year of sin, and made their way to the temple in Jeru-

Artist’s Lane

The big question is how does one restore unity in a relationship, divided home, community or country?

salem. Their yearly upward travel was with a sacrificial spotless lamb carried to the high priest for forgiveness and cleansing of their sins. We also need forgiveness from God through the lamb Jesus.

As they began, they sang Psalm 120. They cried to be delivered from the condition of their hearts and their deceitful tongues.

The journey continued. They sang lyrics from Psalm 121, taking the Israelites higher and higher to their destination. Their hearts were encouraged as they lifted up their eyes to the hills and understood their help came from the Lord.

They were glad when they sang Psalm 122, “Let us go into the house of the Lord.” They kept their destination in view, wishing for peace within Jerusalem.

The Israelites looked for God’s mercy in Psalm 123, lifting up their eyes to the One who dwells in the heavens: “Have mercy on us, O Lord,

have mercy on us.”

Making the journey, their voices changed, as did their hearts, trusting in the Lord’s encompassing protection, remembering and thanking God for past blessings. Their words became full of faith in the morning light, and their song came from a heart growing in grace.

For us in our country, unity is coming. Just like in our family, our love for our country and each other overshadows the disputes. We pray, we give each other space, we know how we are, and we truly love each other. We are better for being a part of this country than not.

As they approached their destination, they sang Psalm 131: “Lord, my heart is not haughty, nor my eyes lofty, neither do I concern myself with great matters, nor with things too profound for me ...”

Meeting with others who made the journey with their offerings, they sang Psalm 133 in one accord: “Behold how good and how pleasant it is for brethren to dwell together in unity...”

In their journey and singing the last Psalm 134, they were ready to roll their sins into the hands of the high priest, who would go into the Holy of Holies and place their sacrifice on the altar. In the temple, they sang to the Lord, “Behold, bless the Lord, All you servants of the Lord, who by night stand in the house of the Lord! Lift up your hands in the sanctuary, and bless the Lord. The Lord who made heaven and earth, bless you from Zion!”

Some of the hardest people I have encountered along my journey with different opinions have become my best friends. I am better for knowing them.

Final brushstroke: Wow. All this to tell us that unity is a spiritual journey, needing forgiveness, repentance, looking to God for help, thanking God for blessings, singing words of faith, proclaiming the pleasantness of unity and making peace with others. When our hearts are right with God, we can live in unity with others.

Send your comment to bettyslade.author@gmail.com.

Views expressed do not necessarily represent those of The SUN.

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Thanksgiving: cultivating gratitude and gaining happiness

By Shanna Robb
PREVIEW Columnist

Thanksgiving is more than a national holiday. As the names implies, thanksgiving is the expression of gratitude.

Unfortunately, according to history.org, in many American households, "the Thanksgiving celebration has lost much of its original religious significance (and instead) now centers on cooking."

Overindulgence of turkey has displaced the original intent of President Abraham Lincoln's 1863 proclamation of creating a national Thanksgiving Day — a proclamation that was made amid the Civil War.

Known as American's bloodiest war, more than 620,000 Americans died at the hands of fellow Americans and millions were injured. Despite a divided country, however, the act of giving thanks was a unifying thread among the two opposing sides.

According to research, gratitude has a rippling effect. Studies reveal a correlation between practicing gratitude and being happier. Other benefits of gratitude include improved health, better relationships, reduced anxiety and increased resilience against adversity.

In surveys where participants were asked what they wanted from life, the top response was "happiness."

The point to be made is, if society wants more happiness, then society needs to become more grateful.

A Matter of Faith

Entitlement needs to be eliminated and we need to foster, as described in Luke 17:11-19, a life of gratitude.

A life of gratitude starts within the family. Dr. David Bredehoft, a psychologist and author specializing in raising grateful children, believes it is the responsibility of parents to cultivate gratitude in their children versus a sense of entitlement.

According to Bredehoft, "Gratitude, just like a garden, starts with tilling the soil, planting the seed, watering, fertilizing, and nurturing."

In other words, a parent's primary responsibility is to raise "good adults," not just "good kids."

To become resistant to the weeds of this world, children need help in developing their character, critical thinking skills, ability to make responsible decisions (right versus wrong), ownership of their actions, acceptance of consequences and an awareness of God's unwavering love.

When it comes to fostering these traits, many families can attest to the power of prayer. Prayer offers the fertile foundation where the seed of thanksgiving can take root within a family. Made popular by Father Patrick Peyton (1909-1992), "A family

that prays together stays together."

As Thanksgiving comes and goes, give yourself the gift of happiness. Touch base with someone who has made a positive difference in your life, extend a lending hand to a stranger, and create a daily habit of cultivating gratitude through prayer and reflection.

You have nothing to lose and much happiness to gain.

This column may include both fiction and nonfiction, and views expressed do not necessarily represent those of The SUN. Submissions can be sent to editor@pagosasun.com.

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SpiritFire Inspirational Living Center announces upcoming events

By Shayla McClure
SpiritFire Inspirational Living Center

Spiritual topics are discussed every Tuesday at the SpiritFire Inspirational Living Center.

Upcoming events

Nov. 22, 1:30 to 4 p.m.: Zoom playshop on "Discover your 'Why' and Create a Clear Brand Statement" with Dr. Elaine Harding. Sign up now for this free presentation by emailing elaine@elaineharding.com or calling (970) 585-4370.

Nov. 24, 11 a.m.: Meditation and Finnish drumming circle with Scott Maki, sound bowl master and Finnish shaman. A love donation will be accepted. Contact (970) 510-0309 for more information.

Nov. 28, 3 p.m.: Community potluck Thanksgiving dinner. The doors will open at 2:30 p.m. Bring a dish to share and enjoy good harvest and a sacred prayer and meditation circle.

RSVP to (970) 510-0309.

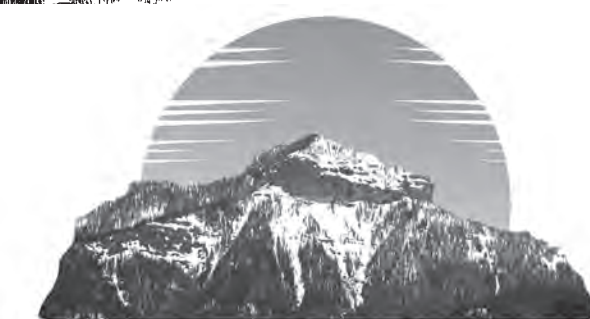
About us

SpiritFire Inspirational Living Center is a 501(c)(3). We are an all-inclusive community honoring all lifestyles, cultures and religious paths to the Divine. We are the "Good Vibe Tribe" who practices Science of Mind principles of positive thinking.

The vision of SpiritFire Inspirational Living Center is to empower each participating member to become their "best self." Our mission is to create a world that works for everyone through self empowerment and awareness of the creator's divinity.

We welcome local talents to share gifts, aptitudes, and knowledge.

SpiritFire Inspirational Living Center events are held at 3505 W. U.S. 160, on the second floor of the Pagosa Lodge (elevator available). Obtain information by joining us or emailing pagosacommunitynewthought@gmail.com.



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Free high school math tutoring continuing through mid-December

By Carole Howard
PREVIEW Columnist, and the library staff

High school math tutors will continue to be available for ages 14 and up Mondays from 4 to 5:30 p.m. through Dec. 16 for free tutoring, except for Dec. 9 when it ends at 5 p.m. because of our regular monthly staff meeting. Registration is required.

Free math tutoring will resume in the spring, depending on demand and tutor availability.

Library closure

Your library will be closed Nov. 28 and 29 for Thanksgiving.

Craftapalooza tomorrow

All ages are invited to create a variety of crafts Friday, Nov. 22, from 2 to 3:30 p.m.

Adult knitting Saturday

Join new and experienced knitters Saturday, Nov. 23, for our free Knitters Circle from 1 to 3 p.m. It is aimed at anyone over the age of 18 who would like to knit together or get some help if you are stuck on your project.

Family storytime

Wednesdays from 10 to 11 a.m., join a free educational hour of reading, singing and free play to build early literacy skills.

Teen/tween activity

Join us in the teen area every Wednesday after school from 4 to 4:30 p.m. this month for a fun craft or challenge. Activities will range from taste tests to art challenges to minute-to-win-it-style games.

Dungeons and Dragons

Today, Thursday, Nov. 21, from 4 to 5:30 p.m., and next Tuesday, Nov. 26, from 4 to 5:30 p.m., join our Dungeons and Dragons game free for teens and young adults.

Preregistration is required because space is limited. Contact Josie@pagosalibrary.org to join.

Writers Guild

Every Thursday from 9 to 11 a.m.,

Library News

the Ruby's Writers Guild welcomes writers looking for opportunities, support, resources and camaraderie with other writers at this free gathering.

The guild has published a new anthology, "Tales from the San Juans," which the members say includes "life musings, creative short fiction, retrospectives, poetry, novellas and short observations — all inspired by the beauty that surrounds us."

The book is available at the library, with net proceeds going to the library's building campaign.

ESL classes

Free in-person evening classes take place on Tuesdays and Thursdays, with 4 to 5 p.m. reserved for beginners, 5 to 6 p.m. for intermediate and 6 to 7 p.m. for advanced students. Please help us share the word about these classes.

Tech Time

Free in-person slots are available from 10 a.m. to noon Tuesdays and 2 to 4 p.m. Thursdays. Judy helps you with basic questions relating to computers, smartphones and tablets, and also provides assistance in accessing the library's online resources.

No appointment is needed for these drop-in sessions, but please bring your device's charger and passwords with you.

Pagosa Adult Learning Services (PALS)

Join Mark or Sally for free PALS sessions Tuesdays and Thursdays from 5:30 to 8 p.m. to help with high school equivalency, GED, college prep, financial aid, tutoring and more.

Activities calendars

Pick up monthly events calendars at the library so you don't miss any of the free activities available to you and

your family.

Downloadable books

CloudLibrary has a wide variety of downloadable e-books and audiobooks for all ages. To access this free digital collection, download the cloudLibrary app, answer a few simple questions, select AspenCat Union Catalog for the name of your library, then enter your library card number and four-digit PIN. Library staff are happy to help you set up your device if you need assistance.

Poetry collection

"You Are Here: Poetry in the Natural World," edited and introduced by Ada Limon, U.S. poet laureate, features 50 poems from some of the nation's most accomplished poets.

Books on CD

"Triangle" by Danielle Steel is a mystery/romance set in Paris. "Drumindor" by Michael J. Sullivan is book five of the Riyria Chronicles fantasy series. "The Blue Hour" by Paula Hawkins is a suspense story set on a

■ See Library on next page

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Library

■ continued from previous page

Scottish island with only one house. “Killing Time” by M.C. Beaton is Agatha Raisin mystery. “Shock Induction” by Chuck Palahniuk tells of a billionaire organization on the hunt for the best and brightest teenagers. “The Mighty Red” by Pulitzer-Prize winner Louise Erdrich tells how the people in North Dakota’s Red River Valley navigated the 2008 financial crisis. “The Great Hippopotamus Hotel” by Alexander McCall Smith is a new No. 1 Ladies Detective Agency mystery. “Livesuit” by James S.A. Corey is a novella in the Captive’s War sci-fi series.

Large print

“Passions in Death” by J.D. Robb is a Lt. Eve Dallas mystery. “Up on the Woof Top” by Spencer Quinn is a mystery featuring Chet the dog and his human partner. “Safe Enough” is a short story collection by Lee Child. “The Gold Train” and “Train of Glory” by Robert Vaughan are Faraday murder mysteries. “Iron Star” by Loren D. Estleman looks back at a larger-than-life Old West figure. “Fatal Intrusion” by Jeffery Deaver and Isbella Maldonado is book one of a new Sanchez and Heron series. “First Frost” by Craig Johnson is a Longmire mystery. “Beans, Bourbon, and Blood” by William W. and J.A. Johnstone is book one of a new Luke Jensen-Dewey McKenzie western series. “Cold Revenge” by Robert Vaughan is a mystery western.

Cookbooks

“Pirate Recipes” by Sanji contains 40 recipes for life on the high seas. “What to Cook When You Don’t Feel Like Cooking” by Caroline Chambers offers recipes that will appeal to picky children. “Chinese Enough” by Kristina Cho provides homestyle recipes for noodles, dumplings, stir-fry and more by this James Beard award-winning author. “The Bean Book” by Steve Sando has 100 recipes for cooking with all kinds of beans. “Still We Rise” by Erika Council is a tribute to the southern biscuit with more than 70 sweet and savory recipes.

Other nonfiction

“The Flow” by Amy-Jane Beer is a memoir from a nature writer about experiences with water across Britain. “Meet the Neighbors” by science journalist Brandon Keim looks at the inner lives of animals from honeybees to swans to snakes and more. “What If We Get It Right?” by Ayana Elizabeth Johnson offers collective visions of shaping our climate future. “America’s Deadliest Election” by Dana Bash with David Fisher explores the election of 1872, the most contentious election in U.S. history. “The Unknown Life of Jesus Christ” by Nicolas Notovitch is a historical account written in the late 19th Century exploring lesser-known aspects of Jesus Christ’s life. “Lonesome for Wilderness” by Linda Jo Hunter is a guide to improving your tracking and trailing skills close to home or in the

forest, mountains and desert.

Mysteries, thrillers and suspense

“Killing Time” by M.C. Beaton is an Agatha Raisin mystery. “Death at the Sign of the Rook” by Kate Atkinson is a Jackson Brodie mystery. “Midnight and Blue” by Ian Rankin is an Inspector Rebus mystery. “In Too Deep” by Lee and Andrew Child is a Jack Reacher suspense story.

Other Novels

“Run with the Wind” by Shion Miura features a ragtag team of runners who compete in a legendary college marathon relay race. “Dreaming of Autumn Skies” by V.C. Andrews is a family saga set on the Sutherland estate.

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When we are open, material donations are accepted for the Friends of the Library at the front desk — not down the outside returns slot at the library or the drop box at City Market, please.

Guidelines for donations: Yes to popular fiction books published in 2013 or later, nonfiction books published 2018 or later, and children’s and young adult books — all in excellent condition, please. No to CDs, DVDs, Blu-ray, VHS or cassette tapes; textbooks, outdated travel books or reference books because they do not sell. No more than two boxes at a time because of space constraints.

Quotable quote

“I think you link childhood memories to certain foods that you love and the people who prepared them for you. Cooking is like writing a song. Some of my best songs I came up with while cooking my best food, and vice versa. The better I write, the better I cook.” — singer-songwriter Dolly Parton, who has written a new cookbook called “Good Lookin’ Cookin” with her sister Rachel, which is available at your library for your enjoyment.

Website

For more information on library books, services and programs — and to reserve books, e-books, books on CD and DVDs from the comfort of your home — please visit our website at <https://pagosalibrary.org>.



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Preview Calendar

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

Thursday, Nov. 21

Ruby's Writers Guild. 9-11 a.m., Sisson Library. Ruby's Writers Guild welcomes writers who are looking for opportunities, support and camaraderie with other writers. Members will provide support, resources and guidance for each other.

Early Community Thanksgiving Meal. 11 a.m.-1 p.m., Immaculate Heart of Mary Parish Hall, 445 Lewis St. Free Thanksgiving meals will be available to pick up via walk-up or drive-through. A turkey and trimmings dinner. All are welcome to partake.

End-of-Life Education. 1 p.m., Community United Methodist Church, 434 Lewis St.

T'ai Chi Chih. 1:30-2:30, Yamaguchi Park. Free for those 60 and better.

Tech Time. 2-4 p.m., Sisson Library. Basic questions related to computers, smartphones, tablets, etc. Bring your device charger. We provide assistance with accessing any of the library's online resources. Call (970) 264-2209 for more information.

Dungeons and Dragons. 4-5:30 p.m., Sisson Library. Join the adventure. Preregistration is required because space is limited. Contact Josie@pagosalibrary.org to join.

English as a Second Language. 4-7 p.m., Sisson Library. Your library offers English as a second language classes. These classes are free. Call (970) 264-2209 or email for more information. Beginning students are encouraged to attend from 4-5 p.m., intermediate students from 5-6 p.m. and advanced students from 6-7 p.m.

Creation Care Pagosa. 5:30 p.m., Community United Methodist Church, 434 Lewis St. Paul Kriesher will speak on "A Journey to a Zero-Carbon Home."

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

Friday, Nov. 22

Indoor Pickleball. 8-11:30 a.m., Ross Aragon Community Center.

Good News Club. 1:15-3:15 p.m., Pagosa Springs Elementary School. A weekly club for kids in kindergarten through the fourth grade where the Bible is taught with songs, stories, object lessons, games and more. For more information, email Frank and Connie Porter at ceflittlekids@gmail.com.

Bingo. 1:30-2:30 p.m., Senior Center. Free. Those under 18 must have

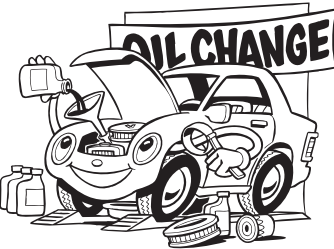
an adult chaperone. For more information, contact (970) 264-2167.

Craftapalooza. 2-3:30 p.m., Sisson Library. Create a variety of crafts for all ages.

Saturday, Nov. 23

Knitters Circle. 1-3 p.m., Sisson Library. Join new or experienced knitters to get help with your project, or sit and knit.

DivorceCare Surviving the Holidays. 4-5:30 p.m., Centerpoint Church, 2750 Cornerstone Drive. The seminar will begin with a video that includes practical advice from people who have experienced a marital breakup and have faced at least one holiday season since then. You'll also receive a survival guide. To register or find out more, call the church office at (970) 731-2205 or email Holly Shook at holymarie36@yahoo.com.



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Sunday, Nov. 24

Organ Dedication Concert. 4 p.m., Community United Methodist Church, 434 Lewis St. The Community United Methodist Church will present a concert to dedicate its new three-manual Rodgers Inspire 343 electronic organ. Funds will also be raised for the Sally Neel Memorial Music Fund and the music programs of the church.

■ See Calendar on next page

HUD Publisher's Notice



**EQUAL HOUSING
OPPORTUNITY**

All real estate advertising in this newspaper is subject to the Fair Housing act which makes it illegal to advertise "any preference limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention, to make such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.

SUDOKU

7							4	
	5						8	2
	4	6			8			
1		4		8				
			6		7			
	3		4					9
3		1			2			
			1				2	5
		5				9		6

Level: Intermediate

Here's How It Works:

Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

6	1	6	3	7	8	5	2	4
5	2	3	6	4	1	9	7	8
8	7	4	2	5	6	1	9	3
6	5	8	1	2	4	7	3	9
4	3	1	7	9	6	2	8	5
7	9	2	5	8	3	4	6	1
1	6	7	8	3	5	9	4	2
2	8	9	4	6	1	7	3	5
3	4	5	6	9	2	8	1	7

ANSWER:

Fun By The Numbers

Like puzzles? Then you'll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test!

Preview Calendar

■ continued from previous page

Monday, Nov. 25

Indoor Pickleball. 8-11:30 a.m., Ross Aragon Community Center.

Women's Fellowship. 9 a.m., Pope John Paul II Catholic Church classrooms.

Senior Conversations. 1:15 p.m., Senior Center.

Healthy Aging and Yoga Therapy Class. 2:30-3:30 p.m., Senior Center.

High School Math Tutoring. 4-5:30 p.m., Sisson Library. Math tutors are available for ages 14 and up. Registration is required.

Deepening the Faith Classes. 6-8 p.m., Pope John Paul II Catholic Church classrooms.

Tuesday, Nov. 26

Stretching and Mobility Class. 9:30-10:30 a.m., Senior Center. A stretching and mobility class for those age 55 and up.

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

Veterans for Veterans of Archuleta County. 10 a.m., Pagosa Bible Church, 209 Harman Park Drive. Veterans and family members are invited to share experiences with vets of all ages. Find out about the latest in vets benefits, vets news and community-focused events. Contact (970) 880-8387 for more details.

Tech Time. 10 a.m.-noon, Sisson Library. Basic questions related to computers, smartphones, tablets, etc. Bring your device charger. We provide assistance with accessing any of the library's online resources. Call (970) 264-2209 for more information.

Bridge. 1:15 p.m., Senior Center.

Hand and Foot Card Game. 1:15 p.m., Senior Center. No experience is necessary, so come willing to learn.

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

Dungeons and Dragons. 4-5:30 p.m., Sisson Library. Join the adventure. Preregistration is required because space is limited. Contact Josie@pagosalibrary.org to join.

English as a Second Language. 4-7 p.m., Sisson Library. Your library offers English as a second language classes. These classes are free. Call (970) 264-2209 or email for more information. Beginning students are encouraged to attend from 4-5 p.m., intermediate students from 5-6 p.m. and advanced students from 6-7 p.m.

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

more information.

Men's Fellowship. 6 p.m., Pope John Paul II Catholic Church classrooms.

Wednesday, Nov. 27

Indoor Pickleball. 8-11:30 a.m., Ross Aragon Community Center.

Introduction to Pickleball. 8:30-11 a.m., Ross Aragon Community Center. Register on the Pagosa Springs Parks and Recreation page at <https://secure.rec1.com/CO/pagosa-springs-co/catalog>.

Pre-Thanksgiving Meal. 11 a.m.-1 p.m., Senior Center. Archuleta Seniors Inc. will service a traditional turkey menu with stuffing, mashed sweet potatoes, cranberry sauce and pumpkin cheesecake. All are welcome to attend. Please call in advance and make your reservation by 9 a.m. on Nov. 26 or earlier by calling or texting (970) 264-2167.

Teen/Tween Activity. 4-4:30 p.m., Sisson Library. Head to the teen area every Wednesday after school for a fun craft or challenge. Activities will range from taste tests to art challenges and minute-to-win-it-style games.

Sunday, Dec. 1

Bingo. 5:45 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd. Doors open at 5 p.m., early-bird bingo at 5:45 p.m., bingo at 6 p.m.

Monday, Dec. 2

Indoor Pickleball. 8-11:30 a.m., Ross Aragon Community Center.

Women's Fellowship. 9 a.m., Pope John Paul II Catholic Church classrooms.

Senior Conversations. 1:15 p.m., Senior Center.

Healthy Aging and Yoga Therapy Class. 2:30-3:30 p.m., Senior Center.

Deepening the Faith Classes. 6-8 p.m., Pope John Paul II Catholic Church classrooms.

Tuesday, Dec. 3

Veterans for Veterans of Archuleta County. 9 a.m., Pagosa Bible Church, 209 Harman Park Drive. Veterans and family members are invited to share experiences with vets of all ages. Find out about the latest in vets benefits, vets news and community-focused events. Contact (970) 880-8387 for more details.

Stretching and Mobility Class. 9:30-10:30 a.m., Senior Center. A stretching and mobility class for those age 55 and up.

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

Tech Time. 10 a.m.-noon, Sisson Library. Basic questions related to computers, smartphones, tablets, etc. Bring your device charger. We

provide assistance with accessing any of the library's online resources. Call (970) 264-2209 for more information.

Bridge. 1:15 p.m., Senior Center.

Hand and Foot Card Game. 1:15 p.m., Senior Center. No experience is necessary, so come willing to learn.

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

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

■ See Calendar on next page



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Preview Calendar

■ continued from previous page

p.m., intermediate students from 5-6 p.m. and advanced students from 6-7 p.m.

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

Men's Fellowship. 6 p.m., Pope John Paul II Catholic Church classrooms.

Wednesday, Dec. 4

Introduction to Pickleball. 8:30-11 a.m., Ross Aragon Community Center. Register on the Pagosa Springs Parks and Recreation page at <https://secure.rec1.com/CO/pagosa-springs-co/catalog>.

Kids Kare. 9:30-11:30 a.m., Pagosa Bible Church, 209 Harman Park Drive. A weekly club for 3- to 5-year-olds where the Bible is taught with songs, stories, object lessons, games and more. For more information, email Frank and Connie Porter at ceflittlekids@gmail.com.

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

Yamaguchi South River Improvement Project 60 Percent Design Presentation. 5:30-7 p.m., Community Center. An opportunity to see the additional design detail for the project and see plans to improve recreation access, enhance aquatic habitats and make the river area more enjoyable. Community input will be accepted.

Christmas Bird Count Bird Identification Class. 6-8 p.m., Community United Methodist Church, 434 Lewis St.

Thursday, Dec. 5

Festival of Trees Public Viewing. Noon-6 p.m., Community Center. View the trees and vote for your favorites. Santa will be there from 3-6 p.m.

Wolf Creek Classic: Pagosa Springs High School Varsity Girls' Basketball. 5 p.m., Pagosa Springs High School. Pagosa Springs vs. Grand Junction High School.

Wolf Creek Classic: Pagosa Springs High School Varsity Boys' Basketball. 6:30 p.m., Pagosa Springs High School. Pagosa Springs vs. Delta High School.

Friday, Dec. 6

Good News Club. 1:15-3:15 p.m., Pagosa Springs Elementary School. A weekly club for kids in kindergarten through the fourth grade where

the Bible is taught with songs, stories, object lessons, games and more. For more information, email Frank and Connie Porter at ceflittlekids@gmail.com.

Bingo. 1:30-2:30 p.m., Senior Center. Free. Those under 18 must have an adult chaperone. For more information, contact (970) 264-2167.

18th Annual Festival of Trees. 5:30 p.m., Community Center. Experience the magic of 19 beautifully decorated Christmas trees, each crafted by local nonprofits to raise funds for their causes. Tickets are \$30, and table reservations are available for groups. Tickets are available for purchase at The Ross Aragon Community Center or online at <https://secure.rec1.com/CO/pagosa-springs-co/catalog>. For more information, call (970) 264-4152.

Saturday, Dec. 7

Wolf Creek Classic: Pagosa Springs High School Varsity Girls' Basketball. 1 p.m., Pagosa Springs High School. Pagosa Springs vs. Gunnison High School.

Wolf Creek Classic: Pagosa Springs High School Varsity Boys' Basketball. 2:30 p.m., Pagosa Springs High School. Pagosa Springs vs. Gunnison High School.

Sunday, Dec. 8

The Heralds of Christmas Concert. 3 p.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. A myriad of holiday and seasonal works will be performed by local musicians. Presented by the Pagosa Springs Instrumental Society.

Monday, Dec. 9

Indoor Pickleball. 8-11:30 a.m., Ross Aragon Community Center.

Women's Fellowship. 9 a.m., Pope John Paul II Catholic Church classrooms.

Senior Conversations. 1:15 p.m., Senior Center.

Healthy Aging and Yoga Therapy Class. 2:30-3:30 p.m., Senior Center.

Deepening the Faith Classes. 6-8 p.m., Pope John Paul II Catholic Church classrooms.

Tuesday, Dec. 10

Stretching and Mobility Class. 9:30-10:30 a.m., Senior Center. A stretching and mobility class for those age 55 and up.

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

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Men's Fellowship. 6 p.m., Pope John Paul II Catholic Church classrooms.

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The workshop in the backyard is insulated, sheet rocked, has epoxy floor, and power. Next to that is a beautiful chicken coop. Your girls will live in comfort, style and protection like no other!

There is a large 40' deep by 36' wide barn built over a 40' shipping container. This barn can hold all your animals or toys! At the top of barn is all storage for hay or whatever suits you. One more shed is complete with two shed roofs for additional storage or animals.

Once you enter the home you will feel relaxed and cozy. The kitchen is open to the dining and living room and comes with appliances. The gas fireplace in the living room will heat the home nicely, but you will always be warm in the winter with the wood stove downstairs as well!

The bedrooms are spacious, and the master has a walk-in closet. The attic is accessible from pull down steps in the hallway and is a space you could make into another bedroom, bathroom and family room.



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Photo courtesy Aubrie Limebrook

The Wolf Creek Wonders 4-H Club recently packed 50 shoe boxes for Operation Christmas Child. The club participates in the community service project every year.

Cheatgrass: a winter annual weed

By Ethan Proud
PREVIEW Columnist

Bromus tectorum goes by many names — cheatgrass, downy brome, drooping brome — and is widespread in the Western United States after its accidental introduction in the 1800s from Eurasia.

Cheatgrass is an annual plant and either acts as a true annual or as a winter annual. Like most annuals, it will germinate, flower, produce seed and die in a single growing season. It can also straddle the colder months by germinating in the fall and laying dormant over the winter and completing its life cycle the following spring.

It gains the “cheat” part of its common name as it begins actively growing before native vegetation breaks winter dormancy and depletes the soil of valuable nutrients and moisture. Cheatgrass is particularly invasive in cold, semi-arid environments.

On top of outcompeting native plants by jumping the gun, cheatgrass can also alter the fire regimes by increasing fire frequency. In Idaho on the Snake River Plains, the presence of cheatgrass has shortened the fire frequency from 30- to 100-year cycles to three- to five-year cycles. This impacts native plants that don’t reach maturity in that time frame and reduces botanical composition of ecosystems. Sagebrush steppe communities are most likely to be invaded by cheatgrass and converted to grasslands due to the altered fire cycle.

The habitat of the federally threatened and state-endangered Gunnison sage-grouse is impacted by cheatgrass — a great example of how invasive species are the second largest threat to biodiversity, and threatened and endangered species, after habitat loss.

Cheatgrass is also not a suitable forage, despite having a high protein content in the spring. In late spring or

Extension Viewpoints

early summer after completing its life cycle, the plant dies and turns into a brittle, spiky, fine fuel for fires.

Due to its shallow root system, cheatgrass is easy to pull out, but larger infestations can be more appropriately treated with carefully selected herbicides.

Archuleta County Weed and Pest is

your local resource for managing noxious weed populations and controlling other pests.

CPR and first aid classes

CPR and first aid certification classes are offered every other month at the CSU Extension office, generally on the third Monday and Wednesday from 6 to 10 p.m. The cost for the classes is \$80 for combined CPR/first aid and \$55 for CPR, first aid or recertification. Call the Extension office at (970) 246-5931 to register.

Check out the online option on our website, <https://archuleta.extension.colostate.edu/>.



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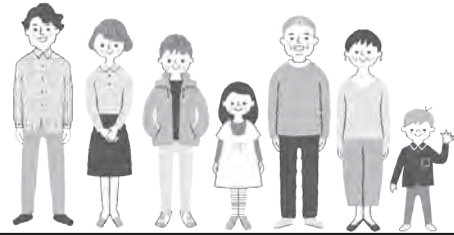
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DEPARTMENT



Bird of the Week



Photo courtesy Jeffrey Reichel

This week's Bird of the Week, compliments of the Weminuche Audubon Society and Audubon Rockies, is the Townsend's solitaire.

You're in the trees and hear a soft beeping sound repeated up to 30 times per minute. Follow the sound to the top of a tree and you may find this wide-eyed songbird of Western mountain forests advertising its presence. This single note is the most commonly heard call of the four that these vocal birds make.

The song of the solitaire is a musical extended warbling of clear whistles and trills. Unlike other songbirds which only sing during breeding season, solitaires also sing in fall and winter. Singing peaks occur in two annual cycles, one during April and May and one from September through November.

In fall, both male and female solitaires sing to establish and defend a patch of juniper which may contain from two to several hundred trees with berries that are its winter food source. Each bird needs to eat between 40,000 and 80,000 berries to survive the winter, and owners of berry-rich territories have much better winter survival rates.

Solitaires will defend their territories against other berry-eaters, including waxwings, bluebirds, evening grosbeaks, Cassin's finches and red crossbills. Only robins are not intimidated by the solitaire's chase, threats and fights in defense of its trees. Solitaires are so territorial that they will persistently peck at their own reflections in glass or mirrors.

In spring, the male solitaire uses song to establish and defend a breeding territory in forests of pine, fir and spruce up to 11,500 feet in elevation. Here a pair typically nests on the ground along a steep bank sheltered by overhanging roots, ledges or stumps, or in nooks on rocky cliffs. In summer they consume insects and spiders, often sallying out from a perch like a flycatcher to catch insects flying by.

As its name suggests, the Townsend's solitaire is often found alone, perched motionless and upright. Both sexes are evenly and smoothly gray colored. They are slim and have a small head, short bill, long tail and a buff stripe on each wing. A bold white ring encircles each eye. These birds may be plain in appearance, but their songs add color to winter.

For information on events, visit www.weminucheadubon.org and www.facebook.com/weminucheadubon/.



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Letters to Santa



Hey, kids!

Send us your letter to Santa and his elves at the North Pole!
Your letter may be selected for publication in The Pagosa Springs SUN.
Please include your first name and age on your letter.

Make sure we receive your letter by noon on Friday, Dec. 13th

You can also email your letter to
editor@pagosasun.com
or drop it off at the Santa mailbox at 457 Lewis Street

The Pagosa Springs **SUN**

IRS reminds employees can contribute up to \$3,300 to health care Flexible Spending Arrangements

Internal Revenue Service

The Internal Revenue Service reminds taxpayers that during open enrollment season for Flexible Spending Arrangements (FSAs) they may be eligible to use tax-free dollars to pay medical expenses not covered by other health plans.

An employee who chooses to participate in an FSA can contribute up to \$3,300 through payroll deductions during the 2025 plan year. Amounts contributed are not subject to federal income tax, Social Security tax or Medicare tax.

If the plan allows, the employer may also contribute to an employee's FSA. If the employee's spouse has a plan through their employer, the spouse can also contribute up to \$3,300 to that plan. In this situation, the couple could jointly contribute up to \$6,600 for their household.

For FSAs that permit the carryover of unused amounts, the maximum carryover amount to 2025 is \$660, increasing from \$640 in tax year 2024. The carryover doesn't affect the maximum amount of salary reduction contributions that can be made.

It's important for taxpayers to annually review their health care selections during health care open enrollment season and maximize their savings.

Eligible employees of companies that offer a health FSA need to act before their medical plan year begins to take advantage of an FSA during 2025. Self-employed individuals are not eligible.

Expenses to consider

Throughout the year, taxpayers can use FSA funds for qualified medical expenses not covered by their health plan. These can include co-pays, deductibles and a variety of medical products. Also covered are services ranging from dental and vision care to eyeglasses and hearing aids. Interested employees should check with their employer for de-

tails on eligible expenses and claim procedures.

Before enrollment (if an employer offers an FSA), review any expected health care expenses projected for the year. Participating employees should plan for health care activities when they calculate their contribution amounts.

Consider:

- Updating medicine cabinet with necessary supplies.
- Big-ticket expenses.
- Seasonal needs such as allergy products, sunscreen or warm steam vaporizers.
- Routine checkups or visits with specialists that regular insurance plans do not cover.
- Many over-the-counter items that are FSA eligible.
- Eye exams or dental visits: Out-of-pocket costs for dental and vision care are also covered by an FSA.

Employers are not required to offer FSAs. Interested taxpayers should check with their employer to see if they offer an FSA.

Also, all FSAs are subject to plan terms which may be more restrictive than the maximums allowed under the law, including both the maximum dollar amounts and the expenses covered.

More information about FSAs can be found at IRS.gov in Publication 969, Health Savings Accounts and Other Tax-Favored Health Plans.

Thanksgiving issue Thursday, November 28 Early Deadlines

Display Advertising

Noon, Friday, November 22

Classified Advertising

10 a.m., Monday, November 25

Too Late to Classify 10 a.m., Monday, November 25

Legal Advertising, Articles & Letters

Noon, Thursday, November 21

The Pagosa Springs SUN office will be closed Thursday, November 28 and Friday, November 29 in observance of Thanksgiving

The Pagosa Springs **SUN**

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Tips to simplify your Thanksgiving dinner menu

Special to The PREVIEW

Thanksgiving is a much anticipated and beloved holiday. Celebrated on the fourth Thursday of November in the United States, Thanksgiving offers families and friends an opportunity to gather and break bread together.

Food is indeed a focus of Thanksgiving, and that can be a little overwhelming — if not intimidating — for those tasked with hosting the celebration.

Guests might come to expect certain Thanksgiving staples, including turkey and mashed potatoes. Such expectations can make it easier to plan a Thanksgiving menu, but sticking to Turkey Day standard bearers is not the only way to simplify meal planning on this beloved holiday:

- Accept help, but keep it limited. It's customary for loved ones invited to Thanksgiving celebrations to offer

to bring a dish to dinner, and that can alleviate some of the work hosts are tasked with managing. However, hosts can keep things simple by asking only a small handful of guests to prepare a side dish. Once the quota is filled, politely decline any additional offers to bring food. It can be hard to find space on the table if too many guests bring dishes from home, and that can lead to hurt feelings if certain sides are ignored or left on the kitchen counter due to a lack of real estate.

- Explain your desire to reduce food waste. Another way to simplify the meal is to avoid succumbing to the temptation to cook too much food. Guests may expect to go home with full bellies. Indeed, the Calorie Control Council notes that Americans consume between 3,000 and 4,500 calories during Thanksgiving celebrations. Such consumption is not only unhealthy

■ See Dinner on next page

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Red Cross offers steps to help you avoid a cooking fire on Thanksgiving

By Josh Egbert
American Red Cross

Thanksgiving and the day before are the top two days in this country for the chance of a cooking fire to happen in someone's home.

Cooking causes an average of 158,400 home fires per year, which is 44 percent of all home fires in the United States.

The American Red Cross of Western Colorado offers safety steps everyone can follow if they will be preparing their family's Thanksgiving feast.

"Cooking is the leading cause of home fires, home fire injuries and the second leading cause of home fire deaths," said Christie Caster, executive director, American Red Cross of Western Colorado. "Most happen because people leave cooking food unattended. We want everyone to have a safe, enjoyable holiday, so don't leave the kitchen while you're cooking."

Cooking safety tips

Follow these safety tips and visit redcross.org/fire for more information, including a fire escape plan to practice with your family.

- Stay in the kitchen when you are frying, grilling or broiling food. If you must leave the kitchen for even a short period of time, turn off the stove.

- Use a timer to remind yourself that the stove or oven is on.

- Avoid wearing loose clothing or dangling sleeves while cooking.

- Keep kids and pets at least 3 feet away from cooking areas.

- Keep anything that can catch on fire — potholders, oven mitts, wooden utensils, paper or plastic bags, food packaging, and towels or curtains — away from your stovetop and oven or any other appliance that generates heat.

- Clean cooking surfaces on a regular basis to prevent grease buildup.

- Consider purchasing a fire extinguisher to keep in your kitchen.

- Always check the kitchen before going to bed or leaving home to make sure all stoves, ovens and small appliances are turned off.

Smoke alarms save lives. Install a smoke alarm near your kitchen, on each level of your home, near sleeping areas, and inside and outside bedrooms if you sleep with doors closed. Use the test button to check it each month. Replace all batteries at least once a year. If you cannot afford to purchase smoke alarms or are physically unable to install one, the Red Cross may be able to help. Contact your local Red Cross for more information.

Home fire campaign saves lives

Since October 2014, the Red Cross Home Fire Campaign, working with community partners, has saved at least 2,196 lives by educating families about fire safety, helping them create escape plans and installing free smoke alarms in high-risk areas across the country.

To learn more about the campaign and how you can get involved, visit redcross.org/homefires.

Dinner

■ continued from previous page for humans, but the planet as well. The nonprofit ReFED, which is devoted to stopping food waste, estimated that Americans would waste 312 million pounds of food on Thanksgiving 2023. Hosts who want to avoid cooking excessive amounts of food, much of which may eventually end up in the trash can, can simplify meal prep by cooking less and explaining to guests that they aspire to reduce food waste this Thanksgiving.

- Keep table settings simple. Un-

less you're planning to post photos of the family meal on Instagram this Thanksgiving, you can skip the more elaborate formal table settings in favor of a simple setup you might use on most nights when dining at home. Polishing the fancy silver and folding cloth napkins in a way that would impress a seasoned maître d' is a time-consuming task that can complicate meal preparation. Keep it simple with less-formal settings, which will allow guests to direct their focus to the task at hand: eating a delicious, home-

cooked holiday meal.

- Purchase a premade dessert. It might be tempting to try your hand at a homemade dessert, but it's far easier to purchase pies and ice cream in the days leading up to Thanksgiving. This approach ensures hosts have it a little easier once the main course has been served and consumed.

Hosting Thanksgiving dinner is no small task. However, hosts can take various steps to simplify Thanksgiving meal planning this year.



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Tips to help houseplants thrive over the winter

Special to The PREVIEW

Winter can be harsh. Frigid temperatures and fewer hours of daylight can take a toll, and many people prefer to stay warm inside as much as possible during winter.

Indoor air also can take a toll, leading to dry skin and increasing individuals' exposure to viruses such as those that cause the common cold.

Warm and dry indoor air also can affect houseplants, which underscores how important it is to change your indoor plant care routine in winter.

Outdoor plants might not bloom or thrive once winter arrives, but houseplants can make it through the season with a few simple strategies:

- Cut back on watering, if necessary. The relationship between sunlight and water in regard to houseplants is simple: the more light plants get, the more water they need. Because there's less daylight in winter, houseplants may not need to be watered as frequently as they will during other times of year. But that could depend on where the plant is located in the house. If it's near a window with substantial sunlight exposure, then it might need as much water as it requires during other times of year. Soil conditions may provide clues as to how frequently houseplants need to be watered in winter. Touch the soil before watering. If it's wet or feels damp, the plant does not require watering.

- Mobilize your houseplants. Some houseplants may be too large and heavy to move. However, smaller plants may benefit from being more mobile. When moving houseplants, move them to a spot where they can

get ample sunlight during the day, especially if they're typically located in areas of your home that do not get much exposure to sunlight in the winter.

- Keep plants away from vents. Anyone who lives in a region where winter temperatures get very cold knows that conditions sometimes require bumping up the temperature on the thermostat. That can make a home more comfortable for humans, but less comfortable for houseplants. It's always best to keep houseplants away from heating vents so they won't dry out and potentially die. If the thermostat needs to be adjusted to warm up the house, confirm all plants are away from vents to ensure they don't dry out and potentially die.

- Check for uninvited guests. Summer might be the season most synonymous with pests, but houseplants are not invulnerable to uninvited pest guests in winter. The pest control experts at Terminix® dispute the popular notion that spiders flock to home interiors in fall to avoid the coming winter cold. However, the experts at Better Homes and Gardens (BHG) note that spider mites are common winter pests because they like warm and dry conditions. BHG urges individuals to inspect the tops and undersides of houseplant leaves and stems for signs of pest infestation. Treat small infestations with an alcohol-soaked cotton ball, which can be used to wipe pests off the plants. Large infestations may require the use of insecticidal soap.

Winter is harsh on humans and can be hard on houseplants as well. Some simple strategies can help houseplants get through the season unscathed.

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The Weekly Crossword by Margie E. Burke

- ACROSS**
- 1 Nautical hazard
 - 6 Sound's partner
 - 10 Horror film staple
 - 14 Sporty ride
 - 15 Jack of "Rio Lobo"
 - 16 Potential embryo
 - 17 Eclipse shadow
 - 18 Tide type
 - 19 Nervous swallow
 - 20 Doc Brown's time machine
 - 22 Breakfast choice
 - 24 There from birth
 - 25 Overly diluted
 - 26 Baton wielder
 - 28 Skedaddled
 - 29 Frequently, in poetry
 - 30 Barking burrower
 - 35 Coffee bar serving
 - 38 Place to stay
 - 39 Set of beliefs
 - 40 Stay afloat, in a way
 - 43 Wrecker's job
 - 44 Teen fave
 - 45 Rainwater tank
 - 48 Lenin's successor
 - 51 Lease signer
 - 52 Like Pegasus
 - 53 Town council member
 - 56 Pond plant
 - 57 Wickedness
 - 59 "House of Wax" actor (1953)
 - 60 Satisfy
 - 61 Singer Coolidge
 - 62 Skating sites
 - 63 Archipelago part
 - 64 Burn the surface of
 - 65 At attention

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60						61					62			
63						64					65			

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- DOWN**
- 1 Desert Storm missile
 - 2 Base runner's goal
 - 3 Castle's dungeon
 - 4 Cooks' cover-ups
 - 5 Picked up, in Britain
 - 6 Like some D.C. committees
 - 7 Coeur d'____, ID
 - 8 Sky safety org.
 - 9 Give authority to
 - 10 One with ambition
 - 11 Seed structure
 - 12 Back-to-school item
 - 13 Out of gas
 - 21 1994 Costner role
 - 23 In a frenzy
 - 26 Drop down?
 - 27 Not nigh
 - 28 Sommelier's stockroom
 - 31 Hill-building insect
 - 32 Ascertain
 - 33 Skunk's defense
 - 34 Ball wear
 - 36 Stadium party site
 - 37 Actor Redmayne
 - 41 Worldly septet
 - 42 Lemon peel
 - 46 Treeless plain
 - 47 Extreme fear
 - 48 Hindu guru
 - 49 Mosaic pieces
 - 50 Gabriel, for one
 - 51 Indian condiment
 - 54 Electrical letters
 - 55 Birth place
 - 58 "C'est la ____!"

Answers to Previous Crossword:

S	A	S	S		B	I	R	C	H		D	A	D	S
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Public land protectors are ready for a fight

By Jennifer Rokala
PREVIEW Columnist

President Donald Trump's first term was a disaster for America's public lands. While the prospects for his second term are even more bleak, Westerners across the political spectrum — even those who voted for Trump — stand ready to oppose attempts to sell off America's public lands to the highest bidder.

As for Trump's pick for Interior secretary, North Dakota Gov. Doug Burgum: If Burgum tries to turn America's public lands into an even bigger cash cow for the oil and gas industry, or tries to shrink America's parks and national monuments, he'll quickly discover he's on the wrong side of history.

Public lands have strong bipartisan support in the West. The annual Conservation in the West Poll, last released by the Colorado College State of the Rockies Project in February 2024, found that nearly three-quarters of voters — including Republicans — want to protect clean water, air quality and wildlife habitats, while providing opportunities to visit and recreate on public lands.

That's compared to just one-quarter of voters who prefer maximizing the use of public lands available for drilling and mining. According to the poll, which surveyed voters in Arizona, Colorado, Idaho, Montana, Nevada, New Mexico, Utah and Wyoming — 80 percent of Westerners support the national goal of conserving 30 percent of land and waters in America by the year 2030.

Bipartisan support for more conservation and balanced energy development has been a cornerstone of the poll's findings since it began in 2011. Under the leadership of President Joe Biden and Interior Secretary Deb Haaland, the current administration has made progress over the past four years in bringing public land management in line with the preferences of Western voters. That includes better protecting the Grand Canyon, increasing accountability for oil and gas companies that operate on public land and putting conservation — at last — on par with drilling and mining on public land.

The President-elect may find it hard to immediately block what Westerners want. After Trump took office in 2017 promising to transform public land management, his team was unprepared and used its power to benefit its own interests, ignoring the wishes of the American people.

Opinion: Writers on the Range

In his second term, Trump will attempt to shrink national monuments like Bears Ears in Utah and permit drilling and mining in inappropriate areas. The president-elect has already committed to undoing Biden's energy and environmental policies.

Trump's first Interior secretary, Ryan Zinke, misused his position to advance his dream of owning a microbrewery in Montana. Trump's second Interior secretary, oil and gas industry lobbyist David Bernhardt, put his finger on the scale in the interest of a former client. Trump's choice to run the Bureau of Land Management, William Perry Pendley, served illegally without being confirmed by Congress.

We worked hard to shed light on this corruption and defend public lands from Trump's attacks. Still, Trump's Interior department allowed oil and gas companies to lock up millions of acres for bargain basement prices.

In his second term, Trump will attempt to shrink national monuments like Bears Ears in Utah and permit drilling and mining in inappropriate areas. The president-elect has al-

ready committed to undoing Biden's energy and environmental policies.

Project 2025, the policy handbook written by former Trump officials, clearly lays out a plan to gut the Interior Department and remove environmental safeguards that ensure the health of our public lands.

Project 2025 would give extractive industries nearly unfettered access to public lands, severely restrict the power of the Endangered Species Act, open millions of acres of Alaska wilderness to drilling, mining and logging, and roll back protections for spectacular landscapes like Bears Ears and Grand Staircase-Escalante national monuments. It would also remove protections for iconic Western species such as gray wolves and grizzly bears.

What can we do about this assault? The law and public opinion are on our side. Public land protections are stronger today than ever, thanks in large part to the grassroots efforts of tribes, local community leaders and conservation organizations.

We know much of what's in Trump's public lands playbook, and we will fight back. We'll continue to shine a light on corruption within the Trump administration and hold it accountable.

Our partners will work in Congress to stop bad policies and projects from going forward. We are ready to take action in the courts and in the streets.

And we're not waiting until Inauguration Day to start.

Jennifer Rokala is a contributor to Writers on the Range, writersontherange.org, an independent non-profit dedicated to spurring lively conversation about Western issues. She is executive director of Center for Western Priorities, a nonpartisan public lands advocacy group. Views expressed do not necessarily represent those of The SUN.



Photo courtesy Dave Marston

The Citadel, part of Bears Ears National Monument.

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W L E L S E A O U T E T K G E A C D N J

Find the words hidden vertically, horizontally, diagonally, and backwards.

WORDS

- BAKE
- BASTE
- BEAT
- BLANCH
- BLEND
- BOIL
- BRAISE
- BRINING
- BROIL
- BROWN
- CARAMELIZE
- CHOP
- COOKWARE
- CREAM
- DEGLAZE
- DICE
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Join ASI for early Thanksgiving meal on Nov. 27

By Rose Chavez
PREVIEW Columnist

The poem "To Be of Use" by Marge Percy goes out in gratitude to Archuleta Seniors Inc. (ASI) staff, board, volunteers, clients and their families for your ongoing participation, support, solidarity and mutual aid in meeting the essential needs of our precious community members.

As a small token of our appreciation, the community (any age and families are welcome, too) is invited to join ASI (451 Hot Springs Blvd. in the back of the Ross Aragon Community Center) clients, staff and friends for a pre-Thanksgiving meal on Wednesday, Nov. 27, between 11 a.m. and 1 p.m.

We will be serving a traditional turkey menu with stuffing, mashed sweet potatoes, cranberry sauce and pumpkin cheesecake. All are welcome to attend, and we kindly ask that you call in advance and make your reservation by 9 a.m. on Nov. 26 or earlier. Please call or text (970) 264-2167.

Join us to give thanks for our many blessings and the gift of being part of this amazing community we all call home. We look forward to seeing you and sharing this meal and treasured moments together.

Winter fundraiser

Thanks to the kind donation of a matching grant provided by an anonymous benefactor, your generous donation during our winter fundraiser will be doubled up to \$5,000 through the end of December.

Although we are very grateful to our current funding partners, Archuleta County, the San Juan Basin Area on Aging, Town of Pagosa Springs and grants from private foundations, still, it is not enough.

Thirty-seven percent of our funds are dependent on our ability to fundraise, via campaigns, community events, and the generosity of people like you.

Unfortunately, we have been informed that we can expect an 18 percent decrease in funding this next fiscal year even while our operation costs and need for services continue to increase.

But, with your help, we can make a difference and enhance the lives of our 60-and-older community and those who care about them.

Please jump in today with your 100 percent-matched donation and join in our ongoing efforts to provide our cherished elders, who have given so much to this community, with nutritional, health and social programming that will continue to enrich their lives.

Donations can be made directly to ASI, located in the Ross Aragon Community Center at 451 Hot Springs Blvd., or by mail P.O. Box 3444, Pagosa Springs, CO 81147.

We also take donations by phone at (970) 264-2167 or online donations via our Colorado Gives ASI

Senior News

winter fundraising page: <https://www.coloradogives.org/story/Asi-fallfundraiser>.

Meals on Wheels volunteers needed

For more than 50 years, the Pagosa Senior Center (established in 1971)/ASI (established in 2013) has been meeting the social and nutritional needs of older adults (age 60 and better) in our community.

We serve thousands of nutritious meals annually in Archuleta County, and volunteers deliver Meals on Wheels and friendly visits/wellness checks to homebound older adults.

We depend on more than 55 volunteers annually to help us serve and deliver meals and provide other wrap-around services.

The cost of each meal is \$10.50, but we only ask for a suggested donation of \$6 per meal. Meal recipients are asked to contribute what they can afford, and no one is ever turned down.

Meals are delivered Monday through Friday. Participants must be at home to receive meals. Meals will not be left.

Meals on Wheels volunteers receive background checks and training prior to delivery. Typically a volunteer shift is one day a week from 10:30 a.m. to 1 p.m. depending on the size of the route. Staff works closely with volunteers to allow for periodic breaks.

If you are interested in volunteering, please stop by the ASI office at 451 Hot Springs Blvd. to pick up an application. Questions? Please call ASI at (970) 264-2167.

Emotional Freedom Technique sessions

Join Judith Newman at the Pagosa Senior Center (451 Hot Springs Blvd.) the second Wednesday of each month, with the next session being on Dec. 11, to participate in the popular, ongoing "Tapping" class (also known as EFT, or Emotional Freedom Technique) from 10 a.m. to 11 a.m. that is free and open to all ages and walks of life.

The first half of class is learning or reviewing the technique, and the second half of the hour is practicing the technique and answering questions.

This is a supportive, fun, informative class taught by Judith Newman, LPC.

EFT is an evidence-based, self-regulating technique using acupuncture trigger points as well as elements from other therapeutic practices. Extensive research shows EFT to be effective in lowering both psychological and physical symptoms of

anxiety, depression, post-traumatic stress disorder, insomnia, stress and more.

This technique is easy to learn and then use any time you want to lower your anxiety, gain clarity about emotional challenges and increase your ability to work with difficult

■ See Senior on next page

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HEALTHY SELF

IS A PLANT-RICH DIET THE SOLUTION TO DIABETES?

Meat consumption is associated with manliness, vigor and virility, while fruit and vegetable consumption is associated with tree-hugging dainties. While these fanciful stereotypes and notions that are not based on reality abound, more and more meat-eating men are losing their sense of manliness to the likes of Type 2 diabetes.

Today's research excerpt examines the possibilities of plant-based solution. I've been researching the most common and devastating diseases Americans are dealing with, with the aim of finding a common thread running throughout both cause and reversal.

As it is now, one out of every two of us will get cancer or heart disease, and one out of every three children born after the year 2000 will be diagnosed with type 2 diabetes.

These are devastating diseases, certainly to those who are burdened by them, but also to a health care system that is struggling to keep up. The extraordinary doctors and nutritional scientists I've talked with seem to be saying - and saying fervently - the same thing: a diet high in animal protein is disastrous to our health, while a plant-based (vegan) diet prevents disease and is restorative to our health. And they say this with peer-reviewed (the gold standard of studies) science to back them up.

Even the very conservative ADA (American Dietetic Association) says: "Vegetarian diets are often associated with a number of health advantages, including lower blood cholesterol levels, lower risk of heart disease, lower blood pressure levels, and lower risk of hypertension and type 2 diabetes. Vegetarians tend to have a lower body mass index (BMI) and lower overall cancer rates." Diabetes does not just mean you take a pill or injection every day. It means you can lose a decade of life.

And you while you inch toward that uncomfortable end, you deal with an increased risk of heart attack, blindness, amputation, and loss of kidney function. It's a very serious disease. The good news is that diabetes can be halted and reversed in a very short time through some diet modifications.

Source: "A Solution For Diabetes: A Plant-Based Diet." By Kathy Freston.

Bonus Tip: Visit <http://www.AmazingFacts.org> for spiritual refreshment every week!

"Beloved, I wish above all things that thou mayest prosper and be in health, even as thy soul prospereth." 3 John 2

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Senior

■ continued from previous page transitions in your life.

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For more information or questions, please contact Newman at (505) 577-0194 or ASI at (970) 264-2167.

Healthy aging and yoga therapy classes series

The Healthy Aging Yoga Series continues to be offered in person at the Pagosa Senior Center on Mondays from 2:30 to 3:30 p.m.

It is structured by therapeutic yoga tools and techniques with chair movement, standing stretches, gentle postures, breathing practices and reflective meditative moments.

Monthly themes for the series include topics such as sustainable strength for healthy aging individuals, brain health, heart and cardiovascular health, mental and emotional well-being, community connections, and stress management, to name a few.

Classes will be educational for participants to utilize practices in daily life and are meant for all levels of experience with yoga.

Mats and chairs will be provided at the Senior Center. Some blocks and Therabands are available, too. The addition of yoga props is always welcomed.

We request that individuals new to the series arrive early for intake inquiries and to please communicate with our new instructor, Kimberly Anderson, directly by email at zinkgraf@gmail.com.

Stretching and mobility class

Community members are invited to attend new free weekly classes every Tuesday this fall and winter from 9:30 a.m. to 10:30 a.m. at the Pagosa Senior Center (located at 451 Hot Springs Blvd., in the back of the Ross Aragon Community Center).

The stretching and mobility classes for older adults (age 55 and up) are designed to help build balance in the body through functional exercises that aim to improve mobility and flexibility.

Participants will have the opportunity to enjoy a variety of techniques that can help enhance overall movement efficiency.

Though not necessary, a mat is recommended for this class.

The program is instructed by local ballet dance instructor Dee Pitchon, who will provide modifications to ensure the safety and effectiveness of the exercises.

Bingo

The Senior Center will be hosting bingo twice a month on Friday afternoons from 1:30 to 2:30 p.m.

Bingo will be on Nov. 22, Dec. 6 and Dec. 20.

Participation is free, and we ask you bring yourself and a friend for joyful fellowship. We will provide prizes from local businesses for all winners, and snacks will also be provided.

No RSVP is required; just show up. All ages are welcome, but we ask those 18 and younger to come with an adult chaperone.

For more information, contact us at (970) 264-2167.

T'ai Chi Chih

The Senior Center offers T'ai Chi Chih with accredited instructor Patti Popovich each Thursday from 1:30 to 2:30 p.m. to support older adults who want to discover purpose and fulfillment in this transitional phase of life. Meet in the Senior Center dining hall.

T'ai Chi Chih is not a martial art, but rather a tool for self-healing. Softness, flow and effortlessness are the guiding principles in this practice.

All classes will be free for older adults (age 60 and better) and will last approximately one hour.

No special clothing or equipment is required.

For more information, call (970) 264-2167.

Senior Conversations

Join us Mondays at 1:15 p.m. for a series of "Senior Conversations" with local Bill Salmansohn.

He will lead the group through mindfulness exercises and discussion of various topics pertaining to aging in Archuleta County. Explore and discover for yourself answers to your questions and concerns.

The meeting will be held in the Senior Center in the dining hall. Snacks will be provided.

Scrapbooking Club

The Pagosa Springs Scrapbooking Club holds monthly meetings the second Saturday of each month at the Senior Center.

It meets each month from 10 a.m. to 3 p.m. to be creative, share ideas, connect with friends, learn new techniques, share supplies and indulge in a potluck lunch together.

Bring your scrapbooking projects — or any crafting project that you may want to work on with the group. If you would like to be added to the mailing list to receive notifications each month of the upcoming meeting along with handy tips and tricks for scrapbooking, please send your request to copenhavercreative@gmail.com.

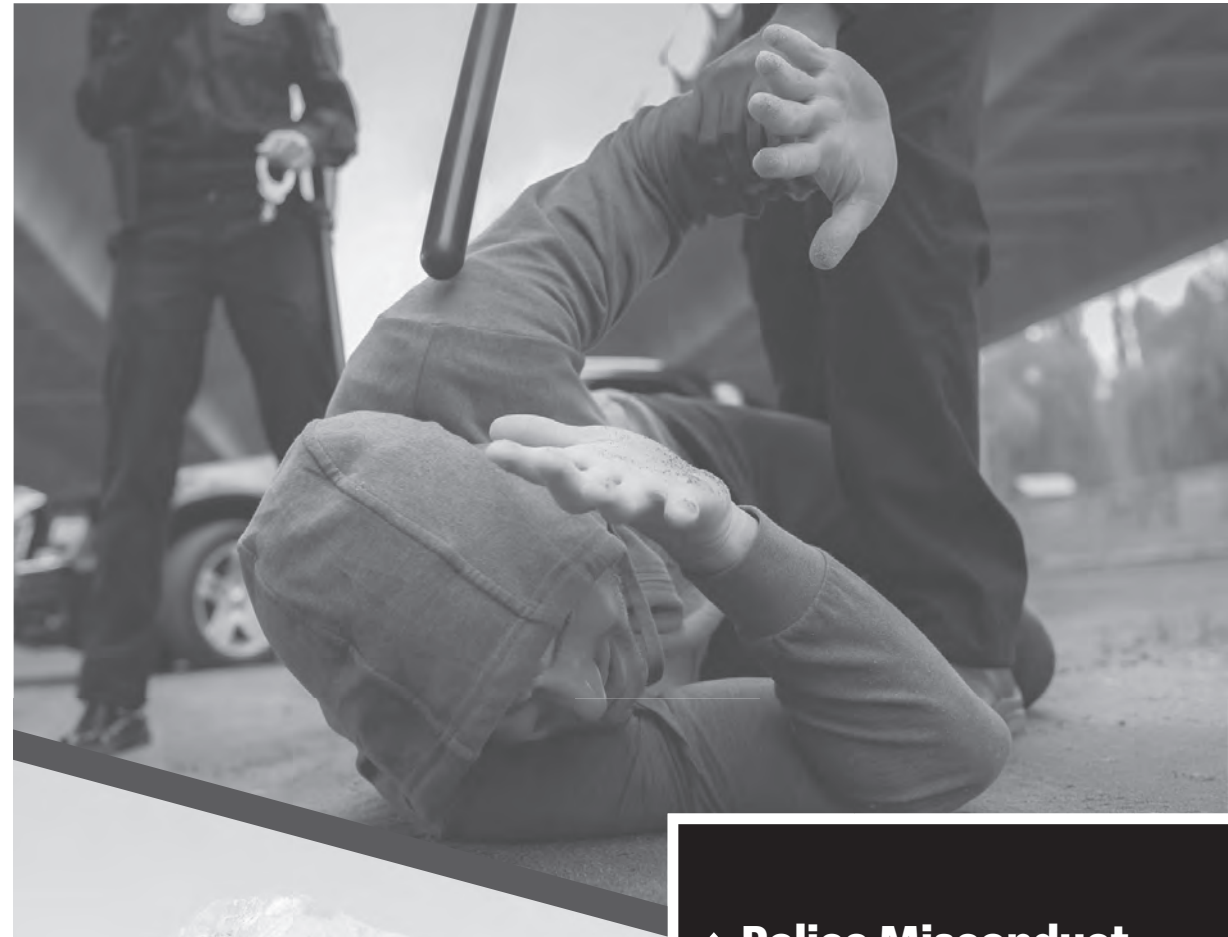
Share lunch Monday through Friday

Join us at the Silver Fox's Den, aka the Community Cafe, in person for daily hot/cold meals Mondays through Thursdays at the Community Center between 11 a.m. and 1 p.m. It is open to all. Pickup is available all week, including Fridays.


Our dining hall is open to all ages

and welcomes you all with kindness and warmth. We provide hot/cold meals for anyone in the community interested in a nutritious and delicious meal. For those 60 or older we request a suggested donation of \$6, but no one will be turned away. There is a \$10.50 charge for guests under

■ See Senior on next page



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Senior

■ continued from previous page
the age of 60.

Meals include a main course, side dish, fruit/dessert, garden salad plus beverage. Some popular menu items include Frito chili pie, pork tenderloin with harvest chutney, Singaporean pork ribs, vegetarian lasagna, Hawaiian shrimp with coconut rice and always a beautiful green salad. Many of our items are locally sourced and organic.

Our chef works with a team of local food professionals to hand-prepare your meal for dine-in service in our cozy dining room (with an amazing view of the San Juans) or for takeout (via our convenient drive-through). Our menu changes daily.

To reserve your meal for the day, please make your reservation via text or phone call to (970) 264-2167 by 9 a.m. weekdays.

Community Cafe menu

Thursday, Nov. 21 — Pork tenderloin with cranberry ginger sauce, mashed potatoes, green beans, garden salad, cottage cheese, fruit and milk.

Friday, Nov. 22 — Beef lasagna, wilted spinach and onions, garlic bread, garden salad, fruit, cranberry nut muffin and milk.

Monday, Nov. 25 — Chicken tacos, Spanish rice, refried beans, garden salad, vanilla yogurt, fruit and milk.

Tuesday, Nov. 26 — Butternut squash ravioli with pesto sauce, garlic bread, garden salad, fruit, blueberry muffin and milk.

Wednesday, Nov. 27 — Turkey dinner with gravy, mashed sweet potatoes, stuffing, cranberry sauce, garden salad, fruit salad, milk and pumpkin cheesecake.

Thursday, Nov. 28 — Closed for Thanksgiving holiday.

Friday, Nov. 29 — Closed for Thanksgiving holiday.

Grab-N-Go meals

Dine-in and Grab-N-Go meal reservations and cancellations are required. Please call or text by 9 a.m. the morning of the day you want to pick up a meal. A suggested donation of \$6 helps to sustain our program. For ages 59 and younger, the cost is \$10.50. No one will be turned away for their inability to donate. Please call or text us at (970) 264-2167 to make a reservation.

Meals on Wheels

We deliver fresh Meals on Wheels five days a week (and provide frozen Meals on Wheels for weekends) to homebound Archuleta County residents. Call or text us at (970) 264-2167.

Mobile food pantry service

Older adults needing a ride to a local food pantry should contact the MET to schedule a ride with its para-transit service. For more information, contact Lavonne at (970) 264-2250.

Text reservations

Don't forget that we offer a convenient texting service for you to communicate with us. Text us at (970) 264-2167. When texting, please include your name, phone number and the days you want a meal. If you are canceling a reservation, please include your name, phone number and the days you want to cancel.

Texting services are available for dine-in meal reservations, Grab-n-Go meals and Meals on Wheels recipients.

Mahjong

Mahjong is a 19th century Chinese tile-based game that is commonly played with four players. Each player receives 13 tiles with a goal to make matching sets and pairs (like poker). To win, a player must form four sets and one pair.

Come to the Senior Center to learn or play every Tuesday at 1:15 p.m.

Medicare call by appointment

For anyone who needs help enrolling and navigating Medicare plans, the San Juan Basin Area Agency on Aging helps with parts A, B and D. They can also help you with fraud concerns and troubleshooting any billing issues you may be having. By appointment only. Please call the Medicare line at (970) 264-0501, ext 2.

Mindful drawing

Mindful drawing is an easy-to-learn, relaxing and fun way to create beautiful images by drawing structured patterns. Join our friendly instructor, Roberta Strickland.

Classes are every Wednesday at 1:15 p.m. in the Senior Center. This activity is open to all ages. Help us create an intergenerational community. For those under 18 and/or with disabilities, you are welcome to join us, but we kindly ask you to please bring an adult chaperone with you.

Bridge

The longest-played bridge game in Archuleta County takes place on Tuesdays and Wednesdays at 1:15 p.m.

Bridge is a four-player card game with partners sitting opposite each other around a table. It is a trick-taking card game using a standard 52-card deck. Come alone or bring a partner.

Hand and foot card game

Whether you are new to hand and foot or interested in learning, please join us most Tuesdays at 1:15 at the Senior Center.

This card game involves four rounds of playing until the final round is reached — some two to three hours later. Plan to stay and meet some new friends or catch up with those you have missed over the last couple of years.

No experience is necessary, so come willing to learn.

Board vacancies

The ASI Board of Directors has multiple vacant positions open. The terms are three years with an option to renew for an additional term.

Potential candidates should be at least 21 years of age or older and must have a passion for adult and aging services.

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Book

FACT:

This is a fictional story of book length, that often represents character and action.

Answer: Novel

Crossword Puzzle

1		2		3		4	5
6							7
8							
9							

ACROSS

1. Collection of writings

4. Movie rating

6. Timing of events

8. Jewish religious leader

9. Newspapers or magazines

DOWN

1. One who creates a written piece

2. A space in a home

3. Green onion

5. Start to move

7. Corrections

Answers:

Across

1. Works 4. Pg 6. Timeline 8. Rabbi 9. Journals

Down

1. Writer 2. Room 3. Scallion 5. Go 7. Edits

THIS DAY IN HISTORY

NOVEMBER 18

1493: Christopher Columbus first sights the island now known as Puerto Rico.

1883: American and Canadian railroads institute five standard continental time zones.

1963: The first push-button telephone goes into service.

NEW WORD

AUTHOR

the writer of a book, article or report

Classifieds

TOO LATE TO CLASSIFY


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YARD SALE. 398 Bastille, Unit E2. Tools, building materials, kids bikes, lawn mowers, and rototiller. Saturday and Sunday, 9a.m. -2p.m.



Hey there, I'm Woody! I'm full of energy, always up for a game of fetch, and I promise to keep you laughing with my goofy antics. If you're looking for a partner in crime who's always up for an adventure, then I'm your guy! Come by the Humane Society to visit, open seven days a week, 10:00am-4:00pm.



Hello there! I'm Artemis, a kitten full of life and energy. I'm always ready to explore, chase after toys, and solve the mysteries of the world around me. I'm playful and curious, always eager to turn any object into a game. Come meet me at the Humane Society Shelter, 465 Cloman Blvd.

How they say that in...

English: Word

Spanish: Palabra

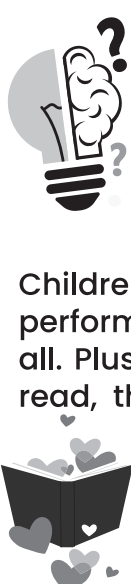
Italian: Parola

French: Mot

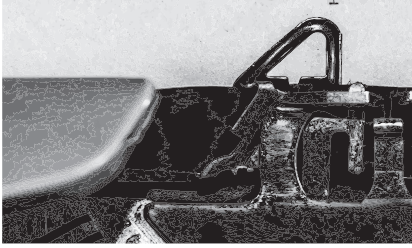
German: Wort

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- ❖ Drop ins

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CONCERNED ABOUT ANOTHER'S DRINKING? Pagosa Springs Al-anon Family Group meets Tuesdays 6-7p.m., Pagosa Bible Church. Questions? Call/text (303)815-8569. www.al-anon.org.

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PAGOSA AA: M-W-F 5:30p.m. Mens' meeting Tuesday 5:30p.m. Saturday and Sunday 10a.m. Tuesday and Thursday at noon. 315 N. 2nd St., County Road 200 (.2 miles off 160). Zoom Sunday 10a.m. Zoom Thursday noon women only; ID 858 319 763, password 754 234. Call Kathi (970)946-1482 or Central Office (888)333-9649.

THERE IS A SOLUTION GROUP of Alcoholics Anonymous meets Tuesdays, Thursdays, Saturdays, 5:30-6:30p.m. Pagosa Bible Church, 209 Harman Park Drive. Questions? Richard: (970)903-1456. Diamond: (970)264-1073. More resources: www.aa.org, www.aa-westerncolorado.com, (970)245-9649, (888)333-9649 (24 hours).

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HELP WANTED

HELP WANTED

WE ARE NOW HIRING!



Archuleta School District

strives to achieve
"Success for Every Student —
Every Class — Every Day."

Currently accepting applications
for the following positions:

Bus Drivers/Transportation

Hourly position with a starting hourly pay of \$25.83 up to \$30.73 for 169 days

Middle School Instructional Aide

Full-time special education paraprofessional position with a starting salary \$27,899-\$31,175 for 173 days paid over a 12-month period.

High School SSN Instructional Aide Full-time

Significant support needs special education paraprofessional position with a starting salary \$29,283-\$32,559 for 173 days paid over a 12-month period.

High School SSN Instructional Aide Part-time

Significant support needs special education paraprofessional hourly position with a starting hourly pay of \$21.16 up to \$25.53 for 173 days.

High School Spring Musical Director

One-time stipend payment of \$3,570

Benefits for all FULL-TIME positions include (but are not limited to) PERA State Retirement, Life Insurance, optional Health and Dental Insurance and paid Discretionary Days.

**You belong on the
Archuleta School District Team!**



For more details and to apply for these positions
click on "Job Postings" on the following web-site:
www.mypagosaschools.com
EOE

ELITE RECYCLING AND DISPOSAL, a division of Bruin Waste Management, LLC is a rapidly growing organization with services expanding the Western Slope of Colorado. We currently have a **Route Truck Helper / Tipper** position open. The starting rate for this position is \$19 /hour. Helpers ride on the trucks and empty trash carts and dumpsters. A valid driver's license is a plus, as helpers do a variety of tasks including cart delivery, shop cleaning, light mechanical and washing trucks and carts. We offer a competitive benefits package including a matching 401k Plan with opportunities to earn safety bonuses. We are committed to first-class service, where safety and people are our top priority! Applications can be picked up at 250 Industrial Circle in Pagosa Springs, Colorado or call our office at (970)731-2012 or email tanner@elite-recycling.com to request one.

EXPERIENCED HEAVY EQUIPMENT OPERATOR. This is a full-time position, offering competitive pay, health insurance, 401k and PTO. Please email resume to coloradorock08@gmail.com or call (970)264-3478.

GENERAL LABORER NEEDED F/T or P/T Seasonal. Assorted Duties. Please send resume or work history to frontdesk@pagosalandcompany.com. Phone (970)264-5000.

GROWING SPACES is actively seeking enthusiastic individuals to join our team! We have multiple positions available, both full-time and part-time. For more information and to apply, please visit our website <https://growing-spaces.com/employment>. Join us in making a difference in the gardening community and help others grow their dream gardens. We look forward to meeting you.



TERRY'S COLORADO HOME SUPPLY AND ACE HARDWARE IS SEEKING A MOTIVATED, DEPENDABLE, DETAIL ORIENTED INDIVIDUAL FOR SALES IN OUR FURNITURE DEPARTMENT.

Product or home design familiarity is a plus; proficient computer skills, exceptional communication, people and customer service skills are a must have.

Job requires working in a team atmosphere, high level of professionalism, and building long term

customers through a dynamic service repertoire.

Starts at \$18/hr with benefits. Full time/40hr week.

Applicants will need to be available for weekends and holidays. Apply in person at 525 Navajo Trail Drive.

CONTRACTOR SALES

Ponderosa Lumber is seeking a customer service oriented individual to assist contractors with purchasing building materials. Knowledge of building materials is necessary.

Responsibilities include:

- Providing excellent customer service
- Completing required paperwork
- Providing product information
- Data Entry

Please apply in person at

Ponderosa Lumber

2435 Eagle Drive or call (970) 731-4111

HELP WANTED. Service tech at Homespun Hot Tubs. Full /Part-time. Training. Must have winter reliable car. \$20 /hour start pay plus mileage. Ready to start. If interested text (818)963-0836 or come in and fill out application. 301 N. Pagosa Blvd. B6.

MALT SHOPPE NOW HIRING. Apply in person between 9a.m. and 2p.m.

MEDICAL ASSISTANT. Are you looking to work with a great team of health care professionals and make a difference in your local community? Axis Health System is seeking Medical Assistants to support the growth of our Pagosa Springs Integrated Healthcare location. The Medical Assistant will work as a member of the multi-disciplinary integrated patient care team performing delegated clinical and administrative duties consistent with the MA's education, training and demonstrated competency. Education and experience requirements: HS or GED. One to three years of experience as a medical assistant is required and medical assistant certification is preferred. Pay Range: \$20.00 - \$24.64 which includes a \$1.00 locale differential at our Pagosa Springs worksite and considers preferred experience and preferred education. Benefits: All Paid Leave, Health, Dental, Vision, Life, Short Term Disability and 401k. Apply online or see detailed job description at, Axis Health System, Current Openings. Axis Health System is an equal opportunity employer, and all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, disability status, protected veteran status or any other characteristic protected by law.

MOUNTAIN MAMA MASSAGE is looking for dependable LMTs to join our team! Utilize your healing gifts! TOP PAY \$55/ hour +tips. Email racheldelvaloo@gmail.com.

WANTED

**1 full-time
office person and
1 full-time Driver**

Paid Vacation
Simple IRA Match
PTO and other perks.

Please apply within.

WJP/PRO

3505 W. Hwy. 160
in the lobby of the Pagosa Lodge



WINTER WORK!

Wolf Creek Ski Area is Hiring

Full & Part-Time/Holiday Positions:
Winter Seasonal: November - April

- Lift Department
- Base Operations/Parking
- Ski School Instructors & Reservationist
- Food & Beverage * Baker * Barista
- Retail
- Ticket Office
- Ski & Snowboard Rental
- Snow Removal * Grooming
- Custodial Building Maintenance
- Ski Patrol
- Guest Services/Snow Reporter
- Freelance Photographer

Applications at

WolfCreekSki.com/employment

Send applications and resumes to:

WolfCreekSki@WolfCreekSki.com

P.O. Box 2800, Pagosa Springs, CO 81147

ALL POSITIONS OFFER SKIING PRIVILEGES

STARTING WAGE OF \$19/HOUR

Merit increases based on performance & experience.



PAGOSA THERAPEUTICS AND THE GREEN HOUSE are looking for friendly and enthusiastic people who are eager to share their knowledge and help customers navigate the wide world of cannabis. Must be 21 years of age. A Marijuana Enforcement Division badge is required to start work. Come join a growing company with opportunities for advancement and involvement in outreach events. Please email your resume to employment@jandjinc.net.

PATIENT CARE COORDINATOR. Full-time, \$20/hour. Growing hearing health practice. Good opportunity for increases and advancement. Email resume and cover to careers@hursthearing.com.

PHYSICAL THERAPY TECH Rocky Mountain Physical Therapy has an opening for a full time Physical Therapy Tech. We are looking for a dependable, energetic multitasker who will enjoy helping people recover from surgeries, injuries, accidents and other health issues to join our team. No prior experience necessary. We offer competitive pay, \$16- 18 per hour, and benefits including paid holidays, paid sick leave, 401k plan, and a profit-sharing program. Please submit resume to [RMPT 117 Navajo Trail Dr., Suite T or email to rockymountainpt@yahoo.com](mailto:RMPT117NavajoTrailDr., Suite T or email to rockymountainpt@yahoo.com).

ROOF LABORER NEEDED with some construction experience. Will train. \$20-\$25/ hour to start. (970)749-0830.

RUBY SISSON LIBRARY is hiring for part-time Maintenance 24 hpw. Full list of duties at www.pagosalibrary.org. Send qualifications to director@pagosalibrary.org.

SECRETARY/ FRONT DESK team member wanted. Willing to train. What we do matters! We make people's lives better through excellent customer service. We show up every day, work hard, and make a great living serving our patients. We are blessed to have weekends and holidays off! We work in a beautiful facility with great pay, 401K, & bonuses. Gain a sense of fulfillment by helping people! E-mail resume to office@pagosasmiles.com.

MOUNTAIN SPIRITS IS SEEKING customer service associates. Must be available nights and weekends. We offer accrued vacation/ personal time, performance-based bonuses twice a year, and employee discounts. Please apply in person.

NAVAJO STATE PARK in Arboles, CO is seeking a talented well-rounded, skilled, tradesperson to join our Maintenance team. We are hiring a Park Resource Tech IV Maintenance full-time position. Applicant must have or be willing to obtain during employment a Class C Water Operator License. For a detailed position description and to apply online: <https://tinyurl.com/Navajo-State-Park>. The closing date for this position is Sunday, November 24, 2024, at 11:59 p.m. Mountain Time so apply today.

NORTH PAGOSA MARATHON is hiring a full-time cashier nights and weekends. Competitive wages. Please apply in person at 30 N. Pagosa Blvd.

OUR SAVIOR LUTHERAN SCHOOL is looking to hire a PE Teacher for our school. Hours are M-Th from 12:30 -3:30 p.m. Please contact Leah Hellerich if you are interested in the position at (816)585-2892.

OWNERS, THERE IS A LONG TERM RENTAL SHORTAGE IN PAGOSA SPRINGS. We have a waiting list for approved tenants. Need all types of rentals. Call us today for lowest commission and highest customer service. All you have to do is wait for your rent check to come in. We do the rest! Rocky Mountain Realty & Rentals (970)507-1192.

PAGOSA LIQUOR IS HIRING a full-time cashier. Please come and apply in person at 30 N. Pagosa Blvd.

(970) 264-2100

Classifieds

(970) 264-2100

Office Hours: Monday — Friday 8 a.m. - 4 p.m.

Classified Deadline: Tuesday 10 a.m.

HELP WANTED

SUBWAY IS HIRING. Enjoy working in a fun environment with a great team? Earn a strong hourly wage with tips while serving our wonderful community. Apply online at subway.com, or in person.

THE BUCK STOPS HERE MARKET AND EATERY currently seeking a server/ bartender for 2 days a week and a Dishwasher for 4 evenings a week. Please stop in to fill out an application at 19 Navajo Trail Dr., Pagosa Springs, CO.

TRIMMER WANTED. We are looking for a trimmer to join our Pagosa Craft team. Pay is based per pound. Flexible hours- Previous trim experience preferred. 21+ only, MED badge required. Please bring a resume into the store at 127 Goldmine Dr.

WANTED- DENTAL HYGIENIST. Full-time/ Part-time. Flexible hours. \$100/ hour for right candidate. Send inquiries at pdimplants@yahoo.com

BUSINESS OPPORTUNITY

DREAMING OF OWNING your own clothing boutique? The Emerald Fox Boutique is For Sale! \$59,900. Call Bianca at (505)507-1152. emeraldfoxboutique995@gmail.com.

TURNKEY CARPET STEAM CLEANING BUSINESS for sale. Enclosed trailer with all equipment. www.pagosasteam.com, \$3,000 OBO. (970)712-1300.

FOR SALE

DRY FIREWOOD- PINE. Pick up \$255 a cord. Delivery available. Call for prices. Bayfield. Gabe (970)403-2784.

DRY PINE. \$250/ cord. (970)903-0731.

DRY, SEASONED DOUGLAS FIR for sale. Ryan Whitlow (970)585-4578.

FIREWOOD FOR SALE. Pine and aspen. Cut about 16" long, split. Delivered by longbed truckload. Call (970)946-4450.

FIREWOOD LOGS FOR SALE. \$50.00 per ton, must have trailer. Sawmill Scrap \$30 per self-load pickup truckload. Forest Health Timber Products sawmill located on Cloman Blvd.

KING CUTTER BRUSH HOG 6ft wide rotary mower. 3-point tractor category 1 PTO compatible. \$650. (719)588-2872.

FOR SALE



FOR SALE!

Triggs Horse Trailer, excellent condition
Back loading bumper pull
All new tires and new wiring
Removable mats and center panel
Contact (575) 770-2161, leave message

NEED FIREWOOD? Pine mix, \$350 a cord split and delivered. **GUARANTEED** to be full cords! Contact Dan with FIRE&ICE at (970)582-0006.

NEW 20' CONTAINERS FOR SALE or rent. We deliver to homes or businesses. Pagosa Springs Storage (970)731-0007.

OUTDOOR VEHICLE STORAGE SPACES available. 16', 20', 25', plus indoor 12'x20'. Winter specials starting at \$60. Pagosa Springs Storage. Gated with security cameras. (970)749-1500.

SEASONED FIREWOOD FOR SALE. \$350/ cord. Free delivery. (970)317-3120.

SELL OR TRADE YOUR GUNS. We buy for cash or trade it. No hassle. Licensed, bonded, insured. San Juan Trading Post, 635 San Juan St. (970)731-PAWN (7296).

TRIGGS HORSE TRAILER in excellent condition. Back loading bumper pull. All new tires. New wiring. Removable mats and center panel. Contact (575)770-2161 and leave message.

TRUCK CAMPER. Northwood Arctic Fox 990. 2017. Excellent shape. Call Steve (970)903-7567.

USED SNOWBOARD BOOTS and bindings for kids and adults. \$20 -\$75. See the selection at Summit Ski in the River Center.

LIVESTOCK

EXCELLENT HORSE QUALITY GRASS HAY. Barn stored. \$9. (970)264-6779. Please leave a message.

PETS

ADOPT FROM THE Humane Society. Stop by or call (970)731-4771. You'll be amazed at what we have to offer, www.PagosaHumane.org.

DOGGY DAY CARE 81147.COM. Open 365 days of the year! Full day and half day doggy day care and overnight boarding. Conveniently located just 1 mile from downtown Pagosa. Call (970)264-9111.

FOR POOCH SAKES GROOMING. Appointments available with Kelly (303)819-2015. Mobile appointments with Barb (970)903-1290.

LOVING DOG CARE BY LESLIE N. Text Pet Info to (469)667-4480. Boarding, day care, drop ins, house sitting. References and reviews available. Look for info on: leslieslittles.com.

WANTED

TEN OR TWELVE FOOT dual axle used utility trailer. Trade or purchase. (970)731-9490.

WALL TENT TO PURCHASE and looking for work as camp cook/ other duties for outfitter. (907)251-7691 (corrected number).

AUTOS

1976 JEEP CJ5. 48,000 miles. 3 speed. 304 C.I. New tires. Runs well. \$10,000. Can be seen at Turkey Springs Store. (970)731-2055.

2001 BUICK LESABRE 122k miles. FWD. Sold as is. Mechanically sound. Body in great condition. \$2,650 OBO. (310)245-0555.

2001 SUBARU OUTBACK 3.0 High mileage 300k. Body and engine in good condition. New tires. \$1600. (312)608-2626.

2008 FORD F250 V10 engine. 162,000 miles. New studded snow tires and new snow plow. \$18,000 OBO. (303)601-2390.

AUTOS

2017 KIA SORENTO EX Premium Package SUV 4D in very good condition. 95,000 miles, 25 MPG Highway, AWD with Locking Differential, 2.0L Turbo, 18" Alloy Wheels, 1st and 2nd Row Leather Seats, Heated Front Seats, UVO 7" Touchscreen with Android Auto and Apple CarPlay, SiriusXM Radio, Bluetooth, Push Button Start with Smart Key, Remote Start, 2nd Row Window Shades, Fog Lamps, Heated Outside Mirrors with Turn Signal Indicators, Privacy Glass, Roof Rails, Power Folding Side Mirrors, Blind Spot Detection, Rear Cross Traffic Alert, Smart "Hands Free" Power Liftgate, Cargo Cover and Tray, 2 Remote Keys. \$16,900. Contact Angelene at (970)264-4321.

GUARANTEED CREDIT APPROVAL! 4X4 Auto Sales, 21698 Hwy. 160 West, Durango. (970)385-7940.

YARD SALES

ANTIQUE FURNITURE AND MORE. Benchmark Storage, behind Dollar General. 412 Bastille/ Seminole Dr. #48. Friday, 10a.m. -2p.m.

BE SURE TO CHECK for more yard sales in the Too Late To Classify section.

FREE couch, fridge, and clothes dryer. You haul. Shop Christmas for bar mirrors. 288 Bonanza Ave. Saturday 9a.m -4p.m.

COMMERCIAL FOR RENT

MOVE-IN SPECIAL
1st month free rent

with a 12-month lease

This mixed-use office is 1500 sq ft. This building has roll-up doors, on the front and back. The building has an enclosed office, a cubby office with a window that connects both offices, lots of bay storage area, a bathroom, two heaters and a water heater.

Call us to schedule a tour: 970-731-4344
For information & application: sunethaproperties.com

1000 SF (WITH ADDITIONAL LOFT STORAGE) flexible commercial/ industrial space on the western side of Pagosa Springs. 15' ceilings with 14' overhead garage doors. Will be delivered as a shell space ready to be customized. Available December 1st. \$1,000. raswheeler@gmail.com.

COMMERCIAL FOR RENT

2000 SQ. FT. SHOP/ WAREHOUSE 14x 14 overhead door. Restrooms and natural gas. Good parking. Call Doug (970)946-3762 or (970)731-4792.

4 OFFICE SPACES. Freshly remodeled, \$400-\$525. Well suited for spa services, 140-270 sq. ft. Beautiful spacious restrooms. (970)946-3232.

DOWNTOWN OFFICE for rent on 2nd floor with private bathroom. \$400/ month including utilities and WiFi. No smokers. No pets. Available Dec. 1st. (970)946-2728.

FOR RENT- COMMERCIAL STORAGE UNITS in town. 10x15 with garage door and electricity, \$100/ month. 7x29 units with lots of shelves, \$100/ month. Michael C. Branch (970)769-2036.

HIGH-VISIBILITY EAGLE DRIVE location with large signs facing 160. Nicely renovated with two offices, large flexible space, bathroom, plenty of parking. \$1,800/ month includes utilities. Call/ text (970)444-2124.

METROPOLITAN HOTEL. 450 SF prime location on Main St. Available January 1, 2025. Rent is \$1,150 per month. Call Jacques at (970)946-7636.

NEW STORAGE WAREHOUSES/ WORKSHOPS available to rent. Cloman Park. 1100 to 2200 sqft. 1.20 a sq. ft. Contact: (720)470-2653. Vehicle Lot.

PAGOSA VALLEY PROPERTIES: Offering "Aspen Plaza ProSuites" These are Professional Office Suites available for Long Term rental from 135 SF to 205 SF, priced from \$465-\$669/ month. Also, Large Conference/ Event Room Available. Call (970)889-2022 for more information.

PRIME RETAIL SPACE AVAILABLE. 970 sq. ft., \$1 per sq. ft., plus utilities. Call (970)946-1981.

VACATION RENTALS

OWNERS, WE ARE BOOKED UP AND NEED MORE VACATION RENTAL PROPERTIES! Call us today for lowest commission and highest customer service. All you have to do is wait for your rent check to come in. We do the rest! Rocky Mountain Realty & Rentals (970)507-1192.

PagosaSUN.com

NEW! Place your classified ad online!

Go to: PagosaSUN.com >> Shop Local >> Place Your Classified Ad

All classified line ads appear on PagosaSUN.com Regular categories deadline: Tues., 10 a.m. • Too Late To Classify deadline: Tues., 3 p.m.
Holidays will have alternate deadlines.

(970) 264-2100

Classifieds

(970) 264-2100

Office Hours: Monday — Friday 8 a.m. - 4 p.m.

Classified Deadline: Tuesday 10 a.m.

HOMES FOR SALE

HOMES FOR SALE

HOMES FOR SALE

HOMES FOR SALE

HOMES FOR SALE

"We owned a condominium in the Pagosa Springs area which was a rental property. For many years the firm provided property management services for us and we always found them to be very professional and responsive. If you are in need of a competent, professional property management firm or realtor, we would strongly recommend them."

Michael Gamba



www.RMREALTYANDRENTALS.COM



Rocky Mountain
REALTY & RENTALS
970.731.5515

Info@rmrealtyandrentals.com

117 Navajo Trail Dr. Ste E, Pagosa Springs

Largest Local Property Management Co.



150+ SW Colorado
Property Owners Served
19+ Years. Mortgage &
Real Estate Exp
FULL LT TENANT SCREENING
NATIONWIDE ADVERTISING
ON CALL 24 HR 7 DAYS



RESIDENTIAL RENTALS

1 BEDROOM, 1 BATH apartment, centrally located. Ground floor entry. Water, sewer, gas, fiber optic Internet included. (970)946-8687.

2 BEDROOM, 1.5 BATH DUPLEX APARTMENT. Located on large lot with lawn, borders golf course. \$1500/ month plus utilities. Has garage and lots of storage. (970)946-4181.

3 BEDROOM 1.5 BATH Fenced yard. Near City Market/ Hospital. Hiking and biking. \$2150. First month and deposit. (970)903-5309.

3 BEDROOM 2 BATH house with garage. Centrally located on paved road. New appliances. Laundry room with washer and dryer. \$2200. Call (970)946-1745.

4 BEDS/ 2.5 BATHS. Approx. 2,350 sq. ft, uptown, 6 month lease, partially furnished, background check. \$3,000 month/ first and last month deposit/ utilities paid by tenant, background check, small dogs (up to 25 lbs) considered with additional deposit. Call Barbara Swindlehurst, licensed real estate broker, at (970)264-6673 for showings.

800 SQ. FT. CABIN. Refurbished, 2 bedroom. Laundry room, all new appliances, new flooring, wood stove plus electric heat. 8 1/2 miles north, private. Two people max. First month, security deposit and last month. \$1500. Available now. Please leave a message. (970)731-2010.

800FT APARTMENT FOR RENT. \$1375. Very nice complete remodel with new appliances. Near downtown. No pets. (405)623-1743.

DOWNTOWN UNITS FOR RENT. New 3 bedroom, 2 bath unit. Granite countertops, all appliances and utilities included. Porch and patio. \$2100/ month. (318)347-6100.

LONG TERM RENTALS AVAILABLE. Call Team Pagosa (970)731-8599, 46 Eaton Drive, Suite #1, pagosaspringsrealty.com.

RESIDENTIAL RENTALS

ONE BEDROOM AVAILABLE. \$1300. New construction. 303 S. 7th Street. Conveniently downtown right behind Natural Grocers. Call (720)470-2653.

ROOM RENTAL/ efficiency with separate entrance under home. (One quiet occupant only) \$750 plus deposit; all bills paid, available 3 -6 months. Non-smoking; Twin Creek. Send info with references to mnenergy88@gmail.com.

VERY NICE AND CLEAN DUPLEX UNIT 3 bedrooms, 2 bath, 1 car garage. Close to City Market. \$1900 /month. (970)946-2768.

COMMERCIAL

BAR AND GRILL IN ARBOLES on 1 Acre for \$380,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

GAS STATION, CONVENIENCE STORE comes with nine long-term leases, high producing. \$1,650,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

LARGE BUILDING AND LAND in prime business location. \$1,250,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

HOMES FOR SALE

HOME FOR SALE. 3200 square feet on 3 acres. 181 River Forest Drive. See on Zillow. Agents welcome. \$730K (970)585-9181.

HUNTER CABINS. Off Grid, 1 Bedroom, 3.3 Acres, Mountain Views (\$90s). 1 Bedroom, 1 Bath (\$100s) includes: 3- Bedroom Septic, Water Cistern, Electric, RV Pole Barn. Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

MOTIVATED SELLER. Artesian well, hobby farm. Two bedroom, two bath. 1.7 acres. No HOA. \$595,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

HOMES FOR SALE

REAL ESTATE SERVICES

*Whether
Buying or Selling*



Call Marcie Lewis
(970) 759-8672



MarcieLewis.com

SPRAWLING ENCOURAGED! 3 Bedrooms, 2 Baths, 2072 square feet. Detached 30x60, 10x24 steel garages, 24x20 carport. 1.4 acres. NO HOA. Flat Access. Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

LAND/ BUILDING SITES

1.1 ACRE WITH RV GENERATOR and system tank, circular drive in, tall cool pines. NO HOA! \$75k. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

1.1 ACRE WITH TALL PINES on flat buildable land with drive in. NO HOA! \$70k. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

1.19 ACRES WITH VIEWS OF NAVAJO LAKE. All utilities nearby. \$99,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

LAND/ BUILDING SITES

1.48 ACRE LAND. Highway frontage. \$99,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

.28 ACRE LAND County Road 982 frontage \$55,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

3 FLAT BUILDABLE ACRES. Great mountain views, water cap and driveway in. Power to the property, fully fenced, corners marked. \$300k. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

.35 ACRE LAND County Road 982 frontage \$55,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

ACREAGE PRICE REDUCTIONS! All No HOA! (Highway 160) 2 creekside parcels (\$80s), (Hollow) 2 parcels, electric & RV pad installed, 2.4 acres (\$80s). Off-Grid, Seasonal RV Welcomed: (Crooked) 3.94 Acres, 2 parcels (\$30s), (Gun Barrel) 1+ Acre, flat, RVs Welcome (\$20s), (Waynes) 2.51 Acres, mountain views (\$40s). More Land Available. Call For List! Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

BUILD READY BARGAINS! City Water/ Sewer, Electric, and Rec Center Available: (Paradise), (Lake), (Trails), (Fireside) 1/4 Acre (40s), (Trails) .10 Acre (\$20s), (Caddy) 1/4 Acre, golf course (\$70s), (Arbor) 1/3 Acre, views, wooded (\$60s). (Pacífico) 5+ Acres, NO HOA, City Water (\$100s). Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

LAND/ BUILDING SITES

EXCHANGE GOLD/ SILVER FOR REAL ESTATE. Your high value precious metal holdings as part payment, OWC, premium Pagosa Springs developed residential lots on paved, maintained roads in The Reserve (www.reservepoa.org), a GATED community. gencohomes@outlook.com. (720)626-9326.

FANTASTIC VIEWS with electricity, concrete floor garage on 1 acre for \$195,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

MOUNTAIN VIEWS, MEADOWS. Unique high elevation and complete privacy. 5.6 acres bordering national forest, (970)769-3588 blancoretreat@gmail.com. \$450K.



**EQUAL HOUSING
OPPORTUNITY**

All real estate advertised in this newspaper is subject to the Federal Fair Housing act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, or national origin, or an intention, to make such preference, limitation or discrimination."

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

Email us at classads@pagosasun.com
to submit your classified.
PagosaSUN.com

Join Us for a Special Hearing Healthcare Event

Mon. & Tues., December 2 & 3



EDGE^{AI}

An edge you can count on

Edge AI is hearing technology that helps you hear better in all situations and is reliable no matter what.

Listening is a complex process that a normal-hearing brain handles effortlessly, but that breaks down when we have hearing loss.

Edge AI's cutting-edge technology mimics the brain's auditory cortex to help fix that broken process — classifying complex soundscapes, enhancing speech, and reducing noise in real-time with advanced and powerful AI at the edge.

Reduced listening effort
and fatigue

30% better speech
identification

On demand sound
optimization



ALL
NEW

Keep it to yourself

Modern design is sleek, discreet and comfortable, and barely noticeable to others.

Listen all day long

Thanks to the industry's longest lasting rechargeable hearing aids, up to 51 hours of battery life.

Don't sweat getting wet

Built tough to be waterproof**, sweatproof and everyday-proof.

Unsure if you need a
hearing aid?

Call to schedule your
FREE Hearing Aid test.

Up to \$500 OFF^{MSRP}

All Advanced Digital Hearing Aids.

With sophisticated, innovative technology, we help preserve and deliver a wider range of sound cues to enhance the way you hear!

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featuring a
**NATIONALLY KNOWN
HEARING AID EXPERT!**

SPECIAL GUEST!

Kristen Schardein,
will be available for
our special event —
AT NO CHARGE!



CALL (970) 806-5980
to schedule your
appointment

Gennette
Erickson

Owner,
Hearing Aid Provider



Ears 2 U Hearing
Aid Center

Locally owned & operated since 2005

190 Talisman Dr. Ste. C-3

Pagosa Springs, CO 81147

9 AM TO 5 PM

Coloradohearingaid.com

We accept:

