



# Fourth of July activities planned for July 3-6

By Randi Pierce  
Staff Writer

Numerous Fourth of July events and activities are planned around Pagosa Springs over several days, beginning Thursday, July 3.

The events are in addition to the usual events available, such as theater and tours at Chimney Rock National Monument, which can be found in the calendar in The PREVIEW.

## Thursday, July 3

Thursday's events will kick off with

the Park to Park Artisan Market in Town Park and the adjacent athletic field opening at 10 a.m.

The event is anticipated to have more than 100 vendors this year, as well as a beer garden and, from 11 a.m. until 5 p.m., live music.

The market will close for the day at 5 p.m.

From 5 to 7 p.m., the historic Gomez Mercantile Store will be open at the Archuleta County Fairgrounds, offering a chance to look inside the

■ See Activities A8

# Suspect identified in arson at Archuleta County government building

By Randi Pierce  
Staff Writer

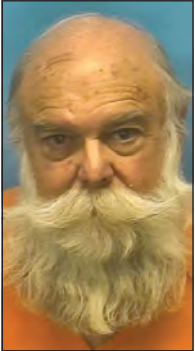
A suspect has been arrested in connection with the June 12 arson incident at county offices located at 449 Lewis St.

According to a June 27 press release from the Pagosa Springs Police Department (PSPD), one individual, William Wayne Bryant, 71, of Archuleta County, was taken into custody on June 26.

The press release explains that, on June 12 at approximately 1:17 a.m.,

Archuleta County Combined Dispatch received a fire alarm notification from 449 San Juan St., the location of both the Archuleta County Assessor's Office and the Archuleta County Clerk's Office.

■ See Arson A8



Bryant

# Arboles parade



The color guard and local veterans take part in the Arboles Independence Day parade on Saturday, June 28. Following the parade, the community celebrated with a cookout and live entertainment.

Photo courtesy TARA Community Center

# Fire restrictions in place for area public lands

By Randi Pierce  
Staff Writer

A number of area agencies have implemented fire restrictions due to high fire danger, with those restrictions taking effect Tuesday, July 1.

Anyone looking to recreate, especially on public land in the area, should check restrictions for that area.

Archuleta County Sheriff Mike Le Roux reported Wednesday morning that Archuleta County is not enacting fire restrictions at this time, but indicated the agency continues to monitor conditions.

Those entering into restrictions include the U.S. Forest Service San Juan National Forest, Bureau of Land Management (BLM) and La Plata

■ See Restrictions A9

# School board hears initial community poll results about bond, new building

By Clayton Chaney  
Staff Writer

Archuleta School District (ASD) recently sent out a community poll, surveying 300 registered voters throughout the county to gauge the community's knowledge and perception of the district and its current facility needs, along with testing potential ballot language for voters to

decide on a future bond issue.

The ASD Board of Education (BOE) held a work session on Tuesday, July 1, in which the board was presented with initial results from that poll by Lynea Hansen, a strategic communication and political strategy professional.

Hansen explained that she worked with New Bridge Strategy to develop

■ See School A17

# Commissioners approve leasing building for temporary office space

By Clayton Chaney  
Staff Writer

Following an executive session held Thursday, June 26, during a special meeting by the Archuleta County Board of County Commissioners (BoCC), Commissioner John Ranson motioned to negotiate and enter into a lease with Wyndham for temporary county office spaces that were displaced by the June 12 fire at 449 San Juan St.

The motion was approved by a split vote of 2-1, with Ranson and Commissioner Veronica Medina in

favor and Commissioner Warren Brown opposing.

Medina was designated to be the negotiator for the matter.

The county is planning to occupy the Wyndham building located on the southwest corner of Village Drive and Talisman Drive.

Prior to voting on the matter, Ranson indicated he is "excited to move forward" with finding a solution for the county offices that have been displaced.

Brown indicated that he would not support entering a lease with Wyndham with his vote, noting that, "for

me, this is a process in timing."

He added, "I see it differently in the process of timing of how this could be done."

In response to a question from Medina, Brown explained that the 449 San Juan St. building is "probably not [American Disabilities Act, ADA] compliant," but indicated that the owner of the building, Ronnie Urbanczyk, will "do whatever is needed to make it happen."

Brown also mentioned that the county is considering spending "a lot of money" over a two- to four-year period, and that right now the county

is not spending any amount to lease the old county courthouse.

Brown suggested the county could wait to have the old courthouse property inspected by a state ADA inspector before a decision is made on a lease, claiming that would take the subjectivity out of the decision if it is not reasonable to relocate in a different portion of the old courthouse.

"I know the board is incredibly appreciative of Mr. Urbanczyk's generosity," Brown said, adding that he is appreciative of the work being done in finding a solution.

■ See Office A8



SUN photo/Randi Pierce

The cast of "Matilda the Musical" concludes a performance of the show during it's four-show run at Pagosa Springs High School last week. The show was produced by Curtains Up Pagosa.

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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.

## Construction impact on neighborhood

I understand that the ongoing construction on Highway 160 is frustrating for everyone in our community. However, I want to highlight the significant impact this has had on the Pagosa Hills neighborhood. This area is family-friendly, with many children, pets, and residents who enjoy walking.

Despite the Sheriff's department deploying a speed tracker to deter speeding, this effort has not been effective. As traffic congestion builds on the highway, we are seeing an increase in vehicles passing through our neighborhood, often without regard for safety. Just this morning, I observed several instances of speeding, drivers ignoring stop signs, and even two near-accidents.

The roads in the neighborhood—Pike, Rainbow, Brookhill, Bienvenido, and Cemetery—were not designed or maintained to handle this level of traffic. It is crucial for both the county and town to acknowledge that these roads should not be used as detour routes and be aware that the current situation is unsustainable for the next 2-5 years of construction.

I urge local officials to take action to ensure the safety and well-being of our community.

Ty Hart

*Editor's note: The Colorado Department of Transportation anticipates completion of the U.S. 160 reconstruction project by November 2026.*

## The role of the people

Dear Editor:  
Don't let anyone tell you to sit by

and remain silent about national issues. Members of Congress are democratically elected to represent each person in their districts. They take their direction from their constituent electors, not the President or their caucus leaders.

This is the form of government established by the U.S. Constitution to give effect to the Founders' idea that the people should govern themselves, not be subjects of a king.

Congress is not beholden to the President. Quite the contrary. The U.S. Constitution empowers Congress to make the laws and say how the peoples' money is to be spent. The President is to work within the law to execute the peoples' directions given through Congressional action. The President is not above the law. That's what the rule of law means.

Public officials and employees at every level of government – federal, state, and local – take an oath to uphold and defend the U.S. Constitution. Public officials should be encouraging you to stand up and speak out about what's happening in Congress and across the country at the hands of a President who sees himself, not the Constitution, as the supreme law of the land.

Local officials trying to silence political speech are wrong to do so. It's un-American, and it violates a solemn oath to protect the role of the people in government.

Candace Jones

## Small steps

Dear Editor:

Walking through downtown this week, I was reminded of the strength and resilience of our small businesses.

Despite recent hardships, they've innovated and adapted, earning both our support and admiration.

These businesses exemplify the best of our community. Small businesses are better employers, citizens, and neighbors who genuinely care about their communities. Studies show money spent at local small businesses generates three times its value in the local economy through stimulated supply chains, increased employment, and higher tax revenue. In contrast, chain stores return less than 14% of revenue back into the local economy..

Similarly, natural resource extraction by outside corporations offers only temporary infrastructure invest-

ment and employment. Most profits flow to big corporations elsewhere, leaving little lasting benefit.

Building diverse small businesses focused on our inherent strengths—rather than relying solely on tourism—makes us more economically resilient. This approach diversifies supply chains, reduces tourism dependence, and stabilizes property costs by keeping wages local, making housing more affordable. This isn't rejecting tourism, but emphasizing balance and recognizing our community's broader potential.

We should leverage our existing strengths. Our excellent regional healthcare infrastructure deserves enhancement, not weakening. Decades of geothermal energy experience in food production and heating can spark new product development. Our ranching and forestry heritage can be reinvigorated through supporting smallholder cooperation that built this community originally.

These building blocks can shift our economic future without relying on big corporations or government bailouts.

Change requires work, but here's how we start:

Shift consumption habits. Reduce purchases from Amazon, Walmart, and other big retailers by 10% this year. Find more durable solutions closer to home. Buy less, but buy better. Make this an annual practice until change becomes automatic.

Support genuinely pro-small business policies. Don't be fooled by federal, state, and local "pro-business" initiatives that actually benefit big corporations with small business window dressing. Read carefully, stay discerning, and hold politicians accountable.

Start that business you've dreamed about. Talk to existing owners, gather knowledge, and put your plan into motion. You'll find that engagement breeds support. This could be the bravest and most rewarding decision of your life.

The world feels scary and negative right now. Sometimes the best medicine is looking at people closest to you and asking what you can do to help. Small community acts add up and can sustain you through difficult times.

Let's support our local small businesses and keep moving forward. Our economic future depends on it.

Ed Matlack

# U.S. 160 reconstruction information

Week of July 7-12

There will be no active construction over the holiday weekend. Safe pedestrian paths must still be followed. Downtown visitors are encouraged to follow the purple signage and stay out of the construction zone while they enjoy all the Fourth of July activities.

## Work activity

### Wrapping up this week

- Crews will not be working July 3-6 in recognition of the Fourth of July holiday. Crews will return to the worksite the morning of Monday, July 7. The WW Clyde team will have a supervisor and traffic control specialist on call over the weekend should any needs come up around the work zone.

- The team is currently conducting site clean-up and removal of steel plates in anticipation of the holiday weekend.

### Upcoming work activity

- The 2nd Street intersection will be closed beginning Monday, July 7, to prepare for water line work on Tuesday, July 8. Installation of new lines will happen on Tuesday and Wednesday. There are no planned water shutoffs for this work; however, there may be water pressure issues in the 200 block due to this work (per the Pagosa Area Water and Sanitation District).

- The next planned water shutdown in the 200 block will be when the team installs a new fire hydrant for the Town of Pagosa Springs, though this will be attempted to be completed overnight.

- Subgrade preparation begins on the 1st to 3rd blocks.
- Continued work on storm drain placement between the 1st and 3rd blocks.

- Wastewater work for the town will be conducted concurrently as the above two items.

- Geothermal work will begin from 2nd Street to 4th Street on the north side. There will be pedestrian impacts during this work; pedestrians will be routed around geothermal work occurring closer to Lewis Street. The crews will work to maintain ADA accessibility as much as possible. They will be replacing the old geothermal system with a new one.

- Conduit installation will begin at the 2nd Street intersection.

- The 2nd Street and 4th Street intersections on the north side of U.S. 160 will remain closed until utility and drainage work is complete.

### Overflow parking available

- The overflow parking lots that the Town of Pagosa Springs has worked on are now open at 323 Hot Springs Boulevard and 811 San Juan Street. Other public parking is available throughout the downtown.

## Watch where you walk

Pedestrian crosswalks will be open at 1st, 3rd and 4th streets. Mid-block crossings between 4th Street and 5th Street will be closed, but the crosswalk at 5th Street will remain open.

## Safety tips for pedestrians

- Watch where you are going. Do not enter the work zone or climb over work zone safety barriers. Construction work may be fascinating, but always prioritize navigating the work zone as safely as you can.

- Pay attention to posted signs in the project area and follow all workers' instructions. Cross streets only at open crosswalks or intersections; walk on sidewalks whenever they are available.

- Be alert for moving construction vehicles and other unexpected hazards, which often move suddenly and quickly. Stay off your phone when crossing the street or walking near the work zone.

- Look out for traffic before crossing the street make eye contact with drivers so you know they see you.

## Safety tips for drivers

- Look out for pedestrians and bicyclists everywhere, at all times, and especially in areas near schools, parks, shopping areas and transit stops.

- Slow down as you approach the work zone. Give workers extra room and be prepared to stop.

- Stop before a crosswalk, not in it.
- Obey all traffic signals. All light signals are operational and must be obeyed.

- Put your cellphone down. Never drive distracted or impaired.

Please be alert when you are traveling through the new traffic configuration or visiting the downtown businesses, as heavy equipment will be frequently moving throughout the project limits.

## Traffic impacts

- Motorists could expect up to 15-minute delays at various times through the work zone as equipment may need to be moved.

- Working hours are Monday through Saturday, 7 a.m. to 6 p.m., and subject to change.

## Stay informed and connect with the project

- Call the project information line: (970) 335-9230.
- Email the project team: Pagosa160reconstruction@gmail.com.

- Visit the project website: [www.codot.gov/projects/us160pagosasprings](http://www.codot.gov/projects/us160pagosasprings).

- Subscribe to project updates: [subscription.cotrip.org](http://subscription.cotrip.org).

Information provided by Colorado Department of Transportation

## Archuleta County Democratic Club to meet July 14

By Lynn Frederick

Archuleta County Democratic Club

The Archuleta Democratic Club will meet on Monday, July 14, at 11:30 a.m. at Coyote Moon.

The speaker will be Rebecca Tenpenny of the Pagosa Community Initiative (PCI).

PCI's mission is to provide services for Archuleta County residents to increase wellness and to create a place of belonging for everyone in our community. It offers out-of-school-time programming for K-12 students, family services and adult education. Please come and learn more about this worthy organization and how you can help support its mission.

The Archuleta County Democratic Club meets every month with a speaker presenting at noon. The club gives local Democrats the opportunity to meet with other Democrats and to hear speakers from the com-

## Archuleta County Republican Women to hold potluck July 9

By Karen Griggs

Archuleta County Republican Women

Archuleta County Republican Women will not be meeting at Victor's Sushi at noon, Wednesday, July 9, this month. Instead, they are hosting a special evening potluck dinner so that everyone who can't attend a daytime meeting can join us.

Save the date: We are meeting on July 31 at 5:30 p.m. at Centerpoint Church.

Bring your family, friends and guests along with your favorite entree, salad or dessert to share with others.

There will be two special guest speakers and a silent auction, with the proceeds going to our scholarship fund. Get ready for an informative, fun-filled evening.

munity, to meet candidates for local and national offices, and to hear about topics of timely interest. All are welcome to attend.

Each month we designate a non-profit to receive donations. This month it will be PCI.

Please plan to come by 11:30 a.m. to order lunch before the presentation begins. Having cash will expedite ordering.

For more information, you may email [lynnfrederick1@gmail.com](mailto:lynnfrederick1@gmail.com).

## Letters

The SUN welcomes letters from readers.

Please submit your letter electronically in a format that can be copied and pasted to [editor@pagosasun.com](mailto:editor@pagosasun.com) or via the form at [www.PagosaSUN.com](http://www.PagosaSUN.com). Letters must not be in all capitals.

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.



# Happy 4th of July!



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# Business

## Commissioners hold community meeting on potential lodging tax ballot question

By Clayton Chaney  
Staff Writer

The Archuleta County Board of County Commissioners (BoCC) are considering putting forward a ballot question seeking to raise the county's lodging tax for unincorporated areas. On Wednesday, June 25, the BoCC held a special community listening session where the public was invited to share its feedback on the matter. "Tonight's meeting is all about having an open discussion about the possibility of the county putting a lodging tax question on the ballot," Commissioner Veronica Medina said, explaining that state legislation was approved in May allowing counties to raise their lodging tax up to 6 percent with expanded uses those monies could be dedicated toward. Medina explained the county currently has a lodging tax rate of 1.9 percent, and that a portion of those funds are legally required to be used on tourism advertising. She noted that if the county wants to raise its lodging tax rate, the matter must be put on the ballot and that voters have to agree on what the funds will be used for. Medina noted the expanded uses under the new bill include infrastructure needs, emergency service management, workforce housing and child care. She also noted that the county usually brings in about \$500,000 with its current lodging tax rate of 1.9 percent, indicating that if the rate was doubled, the county would receive approximately \$1 million annually. Commissioner Warren Brown indicated that it is important for him to know what the community's ap-

petite is on the matter, explaining that he does not want to waste time and resources putting this forward if the community is not on board. "I do think this is an interesting proposition that may help us," Brown said, specifically noting that funds could be used to improve the county's roads. *Commissioner John Ranson also indicated his support for additional lodging tax funds to be used on road projects, but expressed concerns with the county attempting to put the issue on the November ballot.*

Commissioner John Ranson also indicated his support for additional lodging tax funds to be used on road projects, but expressed concerns with the county attempting to put the issue on the November ballot. "I really like this concept," Ranson said, explaining that the community has multiple needs. "We have a full plate," he added, mentioning that other governmental entities may be turning to the community for more money this year and in the coming years.

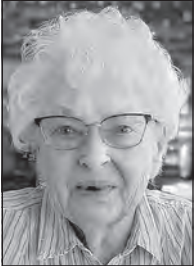
"Just a tad late this year," Ranson commented, noting that coming back at a later time may be a better option. "If we ask the people for too much too fast, it's gonna hurt this community." Multiple public comments were heard, with the first commenter, Tucker Curtis, explaining he is a homeowner and short-term rental (STR) owner, claiming that mountain towns across Colorado are seeing a decline in tourism. He explained that he doesn't want to see the community do anything to discourage tourists. "We do rely heavily on our tourists to come," Medina said, explaining she understood Curtis' perspective. She also noted the Town of Pagosa Springs has a 4.9 percent lodging tax rate. Bob Milford also spoke, asking for recreation needs in the community to be kept in mind for a potential use of the possible additional lodging tax funds. County Treasurer Elsa White asked what kind of timeline the county has for getting the issue on the November ballot and if the matter is a "onetime shot" or if the lodging tax rate can be raised incrementally. Medina indicated that the county can go back to the voters any time it wants to make changes to the lodging tax rate. Ranson went on to explain that he's only "nervous" because of the short time frame the county has to try and get the matter on the ballot for this November's election. "I think it's a good thing for us to look at," he said, also noting concerns of the U.S. 160 construction project's effect on downtown businesses. He added, "The timing's not good,

but that's just me." Bill Hudson spoke next, encouraging the BoCC that if it does put the matter on the ballot this year, the funds should be dedicated toward the county's roads. He explained that the consideration of using additional funds for housing projects may be a harder sell to the community. "There's a pushback on that," he said. "You'd get a lot of support, even with a short time frame." One commenter encouraged the BoCC to be very clear about what the funds would be spent on. Medina indicated she was thinking of proposing to have the lodging tax raised to 4 percent, not the fully allowable 6 percent. "A little something to help," she said, again noting a 4 percent rate could increase the county's lodging tax revenues to \$1 million annually. Lauri Heraty also spoke, explaining she has had a business in Pagosa Springs since 1997. "I understand the 1.9 percent is very low," she said, adding that she served on the Pagosa Springs Area Tourism Board for seven years. Heraty explained that her concern is if there has been any survey sent out to visitors and tourists about whether a lodging tax increase would deter them from visiting Pagosa Springs. She explained that businesses downtown are missing out on certain tourist traffic that was common in the past but not as much now, specifically noting the reconstruction of U.S. 160 and its impact on business. "You can just walk into any random business that's downtown and ■ See Meeting A5



## Firma Lucas

Firma Lucas was born Firma Boxler in Garden City, Kan., on Aug. 18, 1936, and died peacefully at Pine Ridge Rehabilitation Center in Pagosa Springs on June 25, 2025. She met Gary Lucas and they married on April 2, 1956. Together they raised their four children: Allen, Elizabeth, Lance and Bonnie. Firma grew up on a farm with



three brothers, which no doubt played a part in her becoming a strong, determined and resourceful woman. For a while she ran the Wren's Camera shop in Garden City. She also led Girl Scout Troop 14, taking them on many camping trips, and of course selling many boxes of Girl Scout cookies. She was also a member of the Prairie Pipers Sweet Adelines barbershop quartet, mastering four-part harmony. In 1972, Gary and Firma picked up their family and moved to Pagosa Springs, Colo., where, after a stint operating the Wayside Grocery and Texaco Station that was half way up Put Hill, Firma became renowned for her gardening skills, running the nursery at Ponderosa Lumber. Also,

one of the things her and Gary were well-known for was making many gallons of coleslaw for the Knights of Columbus lenten fish fries. You have not lived until you've seen a large kitchen table piled 2 feet high in shredded cabbage. Her favorite pastimes included quilting (actually, any kind of sewing), gardening, and enthusiastically checking out the yard and garage sales in the area. In 2023, Firma moved into the Pine Ridge Rehabilitation Center ("Club Pine Ridge") where she became known as someone who was playful with a passion for colored pencils (seriously, a lot of them), and with sometimes aggressive walker/wheelchair skills.

Firma is survived by three children: Allen (Diane) Lucas, of Redwood City, Calif.; Elizabeth (Eric) Familo, of Brighton, Colo.; and Lance (Elisha) Lucas, of Pagosa Springs, Colo.. Her husband, Gary, died in 2015 and daughter Bonnie in 2022. There are also eight grandchildren, 18 great grandchildren and eight great-great-grandchildren, as well as several step-grandchildren. The family wishes to thank the caring people at Pine Ridge Rehabilitation Center, the health care workers and all the others who tended to Firma's needs, especially during the last several months of her life. A memorial service will be held at 9:30 a.m. on Friday, July 11, at the Pope John Paul II Catholic Church.

## Obituary



### Perfect horse set up on 7+ acres

This beautiful split-level home with A/C sits conveniently between uptown and downtown Pagosa Springs on 7.86 acres and is set up perfectly for horses with a 2 stall 48'x23' barn that includes space for parking equipment; spacious 60'x120' outdoor riding arena, 2 turn outs, and a fenced grazing area on the lower section of the property. This lovely home has been recently updated with fresh interior paint, engineered hardwood flooring, new carpet, oversized kitchen island, beautiful new granite, updated bathroom vanities, fixtures, updated landscaping and much more! Do you have an RV? Bring it along and park it in the 18'x44' covered RV storage that is complete with electricity. There is ample parking for additional trailers, toys or equipment. The current owner has also installed a large 20'x18' log sided storage building with electricity that could also be used for additional livestock as it has a stall and plenty of room for tack & feed storage.



### Mountain views and privacy

Enjoy privacy and unobstructed mountain and valley views from this almost 2000sq ft 3 bedroom 2 bath single level home on over 5 wooded acres. This hilltop oasis is very energy efficient and features a 2 car attached garage, fully finished and heated shop, a modern mountain exterior of low maintenance stucco and metal siding, landscaped yard, plenty of parking for an RV, trailers, toys, you name it and great southern exposure for the driveway makes this a perfect hilltop home and mountain retreat! This home is conveniently located only 5 minutes from City Market, restaurants, and Pagosa Lakes rec center.

  
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## Vacation Bible School



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July 21-25 • 9:30-11:30 AM

Ages 4 years - 8<sup>th</sup> Grade

Pagosa Springs Church of Christ

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### Enrollment Form

(To enroll, please call and send form with child.)

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Mailing Address: _____	Phone: _____
Age: _____	Grade: _____
Enrolled By: _____	
Needs Transportation? Yes _____ (Please call to arrange) No _____	
Health Problems/allergies: _____	
Special Instructions: _____	



## In Honor of Independence Day

The Primary Care Clinic and Outpatient Services will be closed on Friday, July 4, reopening on Monday, July 7 to serve you.

The Emergency Department is open 24 hours a day, 7 days a week.

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# LPEA to hold beneficial electrification open house July 15

La Plata Electric Association

Following the success of last year's event, La Plata Electric Association (LPEA) invites members to a second beneficial electrification open house on Tuesday, July 15, at the cooperative's Durango headquarters, with two opportunities to attend: midday or evening.

Light refreshments will be provided, and raffle prizes will be drawn during each session.

LPEA invites members to attend

the open house, an interactive, family-friendly event at LPEA's Durango headquarters at 45 Stewart St.

The open house will offer a hands-on, science fair-style experience where attendees can explore how electricity is powering a cleaner, more efficient future.

The first open house will be from noon to 2 p.m., with the second from 5 to 6:30 p.m.

Beneficial electrification refers to the transition from fossil fuels to electricity for everyday energy needs

like heating, transportation and cooking.

By embracing beneficial electrification, LPEA is working to lower greenhouse gas emissions, boost energy efficiency, support grid resilience and reduce costs for its members. This year's event will take place in the newly created beneficial electrification room at LPEA, where guests can learn about new electrification products, projects and programs.

Guests can explore booths and

displays featuring:

- Heat pumps and heat pump water heaters.
- Induction cooktops and smart thermostats.
- Electric vehicles and outdoor electric tools.
- Battery storage and energy monitoring tools.

LPEA experts will be available to answer questions and offer guidance on rebates, installation tips, and how these technologies can fit into your lifestyle and budget.

## Meeting

■ Continued from A4

they're hurting," she said. "I think right now you have to make Pagosa affordable."

She went on to mention that the low lodging tax rate helps keep the community affordable, but noted that raising the rate at some point is inevitable.

"It's inevitable and we should do it, but not to these businesses now," she said.

Medina commented that the lodging tax is paid by visitors and tourists coming into the community.

She then provided an example of a room costing \$225 per night, explaining that a lodging tax rate of 4 percent would equal \$9.

"That's \$9," she said.

Brad Hunt commented that county and town tax rates are not on his mind when traveling.

"The last thing on my mind is the town tax or city tax where I get a room," he said.

Jesse Hensle commented that, from a lodging standpoint, "we can factually say" the community is seeing a decline in occupancy rates.

He also asked what the commissioners' appetite is for spending more money on advertising that could have an impact on businesses that are currently hurting.

"That's a tourism conversation, definitely," Medina replied, explaining the evening's meeting was to talk about the lodging tax rate and whether or not it should be included on the November ballot.

Brown explained that "however this turns out," he would not be in support of taking any funds from the current 1.9 percent lodging tax rate away from current advertising measures, noting there is "great value" in that.

"The door is open," Medina said, explaining that a future board of com-

missioners can also decide to go back to the voters for any changes.

She also explained that any additional allocation of revenue does not reduce or affect the baseline allocation.

Hudson commented that the town's lodging tax rate of 4.9 percent is not affecting lodging within town limits, suggesting the county could match the town's rate.

He also responded to Hensle's comments, asking how much The Springs Resort has raised its nightly rates over the past few years, claiming it has been raised by hundreds of dollars.

"I don't think that's really an argument," he said, adding that the tourism industry "has been jacking up their prices."

Hensle commented that The Springs Resort's guests pay both a town and county lodging tax, while Medina explained that it only pays a town lodging tax, but does pay both a town and county sales tax.

Ranson commented that he agreed with comments shared by Hudson, describing raising the lodging tax rate as a "low-lying fruit," and reiterating that he is only concerned "just because of our time frame."

Ranson explained that he was involved in a failed ballot issue during his first term as county commissioner.

"The truth is the people have not trusted the county, and we've got to earn that trust back," Ranson added, noting the issue would not pass if the community does not know exactly what the additional funds will be used for.

He also explained that he believes the county has the ability to free up some more funds to be used on road projects during its next budget cycle.

"I truly believe that we can free some money up in our budget pro-

cess to start increasing some money for the roads," he said.

White inquired as to how a community survey on the matter would be distributed, noting concerns over the cost in postage alone to have a survey mailed out to every voter in the county.

Medina explained that the survey would likely be electronic or sent through email.

Public commenters also expressed desire for another community meeting to be held on the matter, suggesting that a Zoom link would allow for more people to attend.

In his final comments, Hudson explained that it is difficult for the community to be excited about something like this when the details are so vague, encouraging the county to be very specific about what is being done and what the funds will be used for.

"I don't think the runway's too short," he added, noting that it is tourists who would be paying for it,

describing the potential ballot measure as a "no-brainer."

"We want the tourists to help us," he said.

Hensle also agreed to offer space at The Springs Resort to be used for a future community meeting on the matter.

Medina commented that it is important to all of the commissioners "to build that trust with the community," noting the BoCC has been meeting with multiple other community entities in regard to various community matters.

"Something I feel like ... the three of us are really passionate about," she said.

Butch Mackey was one of the last public audience members to comment, explaining that he's spent thousands of nights in hotels, stating, "I've never once paid attention to the lodging tax."

He added, "I don't think that would be a big deterrent." [clayton@pagosasun.com](mailto:clayton@pagosasun.com)

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- Learn how our sewer system works and where it is troubled
- Understand who's responsible (PSSGID + PAWSD)
- Discover why we're falling short on funding
- Explore options to fix it:
  - Potential 1% sales tax increase
  - Other funding options
- Ask questions. Share your thoughts.

Attend an upcoming meeting and be part of the solution!

Monday,  
July 14\*

6-8 p.m.  
Community Center  
South Conference Room  
Appetizers provided

Tuesday,  
July 15\*

12-2 p.m.  
Town Hall  
Council Chambers  
Light lunch provided

Wednesday,  
July 16\*

6-8 p.m.  
Community Center  
South Conference Room  
Appetizers provided

\*Childcare (ages 5-12) available if requested by Friday, July 11 at 10:00 a.m. Call 970-264-4151 x0.



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# 4TH of JULY

## EVENTS & ACTIVITIES

### PARK TO PARK ARTISAN AND FOOD MARKET

July 3rd, 4th, & 5th: 10am - 5pm  
July 6th: 10am - 4pm  
Town Park and the Athletic Field: Food vendors, beer garden, live music, jewelry, art, crafts, collectibles, clothes, & gifts.

### RED RYDER ROUNDUP

July 3rd: 6pm  
July 4th: 2pm  
July 5th: 6pm  
The Red Ryder Roundup Rodeo returns to the Archuleta County Fairgrounds for its 75th Anniversary!

### FREEDOM FLOAT

July 4th: 1pm  
Float on your own event! Grab a tube, don your best red, white, and blue, and join the Freedom Float on the San Juan River through downtown.

### THE ADVENTURE ZONE

July 3rd, 5th, 6th: 10am - 7pm | 4th: 12pm - 7pm  
Bouncy House fun zone in Baseball Field at Yamaguchi Park.

### COMMUNITY BAND CONCERT

July 4th: 2pm  
Enjoy patriotic tunes on the lawn by The Springs Resort.

### STARS & STRIPES STROLL

July 4th: 3pm  
Walking parade honoring our veterans and first responders around Yamaguchi Park.

### INDEPENDENCE DAY MUSIC FEST

July 4th: 5pm  
Enjoy a festive evening of live music, food trucks and a beer garden in Yamaguchi Park brought to you by the Pagosa Springs Summer Concert Series. No Cover.

### FIREWORKS (depending on fire conditions)

July 4th @ Dusk (approx. 9pm)  
Enjoy the fireworks show from downtown Pagosa Springs. Yamaguchi Park provides one of the best viewing areas.

East on 160 to the Red Ryder Rodeo

Park to Park Artisan & Food Market

DR. MARY FISHER PARK

RESERVOIR HILL

COMMUNITY CONCERT

CONSERVATION WETLANDS

YAMAGUCHI PARK

Stars & Stripes Stroll

The Adventure Zone

Independence Day Music Fest

Fireworks Viewing

= PARKING

## Events

VisitPagosaSprings.com/Events





Photos courtesy Rotary Club of Pagosa Springs

The Rotary Club of Pagosa Springs celebrates at its June 27 installation banquet, honoring outgoing president Rob Foster and welcoming 2025-2026 president Jenelle Syverson. The evening featured the installation of the new board of directors, recognition of past presidents and special honors, including Lynn Feragen as a Paul Harris Fellow and Ed Feragen as Rookie Rotarian of the Year. Although he couldn't attend in person, Bryan Weitzel was named Rotarian of the Year for his steadfast behind-the-scenes service that keeps meetings running smoothly. United by Rotary's 2025-2026 theme, "Unite for Good," the evening was a heartfelt celebration of leadership, service and Rotary fellowship.

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## Public Meetings

The following meetings are subject to change.

**Thursday, July 3**  
**San Juan Water Conservancy District meeting.** 1 p.m., 46 Eaton Drive, Suite 5. Visit <https://www.sjwcd.org/> for more information.

**Tuesday, July 8**  
**Archuleta County Board of County Commissioners work session.** 8:30 a.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St. For more information, visit <https://archuletacounty.gov/archuleta-county-co-official-website/agendas-and-minutes/>.

**Wednesday, July 9**  
**Archuleta County Fair Board meeting.** 6 p.m., CSU Extension building, 344 U.S. 84. For more information, visit <https://archuletacounty.gov/archuleta-county-co-official-website/agendas-and-minutes/>.

**Tuesday, July 15**  
**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/>.

**Wednesday, July 16**  
**Archuleta County Board of County Commissioners work session.** 8:30 a.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St. For more information, visit <https://archuletacounty.gov/archuleta-county-co-official-website/agendas-and-minutes/>.

**Archuleta County Board of County Commissioners work session.** 1:30 p.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St. For more information, visit <https://archuletacounty.gov/archuleta-county-co-official-website/agendas-and-minutes/>.

**Archuleta County Fair Board Meeting.** 6 p.m., CSU Extension office, 344 U.S. 84. For more information, visit <https://archuletacounty.gov/archuleta-county-co-official-website/agendas-and-minutes/>.

**Pagosa Peak Open School Board of Directors meeting.** 5 p.m., 3133 Cornerstone Drive. For more information, visit [pagosapeakopen-school.org](http://pagosapeakopen-school.org).

**Thursday, July 17**  
**Archuleta County Board of Health meeting.** 1:30 p.m., Archuleta

County administration building, commissioners' meeting room, 398 Lewis St. For more information, visit <https://archuletacounty.gov/archuleta-county-co-official-website/agendas-and-minutes/>.

**Friday, July 18**  
**San Juan Headwaters Forest Health Partnership meeting.** 9 a.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St. View on Zoom using meeting ID 836 9543 6522 and password 146408.

**Monday, July 21**  
**San Juan Water Conservancy District special meeting.** 4 p.m., 46 Eaton Drive Suite 5. Visit [www.sjwcd.org](http://www.sjwcd.org) for more information.

**Tuesday, July 22**  
**Archuleta County Board of County Commissioners work session.** 8:30 a.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis St. For more information, visit <https://archuletacounty.gov/archuleta-county-co-official-website/agendas-and-minutes/>.

**Upper San Juan Health Service District Board of Directors meeting.** 5 p.m., Pagosa Springs Medical Center board room, 95 S. Pagosa Blvd. View the meeting on Microsoft Teams using meeting ID: 248 378 716 11, passcode: g2ZTGa.

**Wednesday, July 23**  
**Archuleta County Fair Board Meeting (volunteer dinner).** 6 p.m., CSU Extension office, 344 U.S. 84. For more information, visit <https://archuletacounty.gov/archuleta-county-co-official-website/agendas-and-minutes/>.

meeting room, 398 Lewis St. For more information, visit <https://archuletacounty.gov/archuleta-county-co-official-website/agendas-and-minutes/>.

**Public meeting information should be sent to [editor@pagosasun.com](mailto:editor@pagosasun.com) with "Public Meeting" in the subject line. The deadline is noon Monday each week prior to publication for that week's issue.**

# INDEPENDENCE DAY

4th of July

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**Motel SOCO | 651 W HWY 160**  
MLS 822661 | \$2,099,000  
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## PRIVATE RETREATS & CABINS



**465 RIVER RUN DRIVE**  
MLS 822533 | \$725,000  
3 bed | 3 bath | 2,454 sqft | 7.1 acres  
*Peaceful acreage with mountain views + no HOA*



**114 & 116 MEADOWBROOK PK**  
MLS 823456 | \$399,000  
1 bed | 1 bath | 624 sqft | 10 acres  
*Rustic hunting cabin – utilities in place, plumbed for propane*

## LUXURY ESTATES & ACREAGE



**279 CROCKETT CIRCLE**  
MLS 808214 | \$799,000  
3 bed | 3 bath | 2,653 sqft | 5 acres  
*Expansive mountain views + 30'x40' detached garage*



**3000 US HWY 160**  
MLS 821902 | \$1,075,000  
5 bed | 4 bath | 3,351 sqft | 3 acres  
*An ideal short-term rental with stunning mountain views*



**228 ESTATES CIRCLE**  
MLS 821885 | \$1,200,000  
4 bed | 4 bath | 4,382 sqft | 1.55 acres  
*Riverfront log home with timeless charm*



**1051 NEEDLES VIEW PLACE**  
MLS 823025 | \$2,299,000  
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MLS 825770 | \$735,000  
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**438 LAKEWOOD STREET**  
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# Activities

■ **Continued from front**

store, which was relocated to the fairgrounds, as well as items from the 1920s.

Beginning at 6 p.m., those interested can take in a classic rodeo as the Red Ryder Roundup Rodeo opens for its 75th year. Tickets are available online at [www.pagosarodeo.com](http://www.pagosarodeo.com) and at the gate prior to the event. The cost is \$20 per adult and \$10 for children. The rodeo action will take place at the Western Heritage Event Center and rodeo grounds at the Archuleta County Fairgrounds.

**Friday, July 4**

Independence Day will offer a variety of events.

The Park to Park Artisan Market will again be open from 10 a.m. until 5 p.m.

At 1 p.m., everyone is invited to don red, white and blue and float the San Juan River downtown as part of the Freedom Float.

The Gomez store will again be open to the public from 1 to 2:30 p.m. and 4 to 6 p.m. at the Archuleta County Fairgrounds.

The Red Ryder Roundup Rodeo will be back in action at 2 p.m. on July 4.

At 2 p.m., the Pagosa Springs Community Band will once again host its

annual patriotic concert on the lawn of The Springs Resort.

At 3 p.m., the Stars and Stripes Stroll, a new event, will kick off at Yamaguchi Park. The walking parade will honor veterans and first responders.

Yamaguchi Park will also play host to the Independence Day Music Fest beginning at 5 p.m., which is slated to include live music, food and a beer garden.

The park will also host a bouncy house fun zone.

At 8:30 p.m., prior to the fireworks, the Pagosa Sidewalk Astronomers will host a moon party at Yamaguchi Park near the pickleball courts. The party is set to include telescopes available for viewing and taking photos of the moon, an educational program about the moon, a kid-friendly photo booth and giveaways.

Around 9 p.m., the town-sponsored fireworks display will begin in the area of Yamaguchi Park and Pagosa Springs High School.

**Saturday, July 5**

The holiday-themed events will continue into the weekend.

The Park to Park Artisan Market will again be open from 10 a.m. until 5 p.m.

The Gomez store will again open

to the public from 5 to 7 p.m.

The final Red Ryder Roundup Rodeo of the year will begin at 6 p.m.

**Sunday, July 6**

The Park to Park Artisan Market will close out the Fourth of July celebration by being open from 10 a.m. until 4 p.m.

**Personal fireworks prohibited**

While the town will sponsor a community fireworks display, Pagosa Springs Police Chief William Rockensock, Archuleta County Sheriff Mike Le Roux and the U.S. Forest Service caution that personal fireworks are illegal in Colorado.

"Fireworks as always are prohibited under the municipal code," Pagosa Springs Police Chief William Rockensock notes in an email to The SUN, pointing toward the town's regulations on the matter.

Per the town's municipal code, the possession and shooting of fireworks is illegal unless a permit for display has been granted by the town.

"Fireworks as used herein means any article, device, or substance prepared for the primary purpose of producing a visual or auditory sensation by combustion explosion, deflagration, or detonation," accord-

ing to the code.

The sale of fireworks is also prohibited under the code.

"Any fireworks possessed are subject to seizure and a summons or arrest maybe made by officers for violations," it states.

Fireworks that leave the ground are illegal in Colorado, and the Archuleta County Sheriff's Office will enforce that, according to Le Roux.

Le Roux noted the fire danger associated with the fireworks and that there is more fuel available that would be at risk of burning in the unincorporated areas of the county.

"But remember, fireworks and pyrotechnics are prohibited on public lands — every forest, every campsite, every day," the Forest Service notes in a press release, also noting fire restrictions are in place for lower elevations of the San Juan National Forest (see related article).

The agency adds, "As forests expect a record number of visitors, leave fireworks and sparkly displays to your city and other professional organizations. Nationally, nearly 9 out of 10 wildfires are caused by humans. So, with a bit of planning, you can enjoy the starry skies while being outdoors smart."

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

# Arson

■ **Continued from front**

PSPD Officer Colton Calavan was the first to respond and observed evidence suggesting that the fire was intentionally set, according to the press release.

It further notes that, throughout the investigation, a suspect vehicle was identified. This vehicle was subsequently linked to Bryant.

Subsequently search warrants and arrest warrants were issued for Bryant

on Wednesday, June 25, according to the press release, and, on Thursday, June 26, Bryant was taken into custody.

"Due to the nature of the attack on a government facility, Mr. Bryant faces serious charges, including first-degree arson, use of an incendiary device, and possible federal charges related to threats against public infrastructure," the press release states.

It adds this "complex case" re-

sulted from the collaborative efforts of multiple agencies, including the PSPD, Archuleta County Sheriff's Office, Pagosa Fire Protection District, Colorado Bureau of Investigation, Bureau of Alcohol, Tobacco, Firearms and Explosives, and Federal Bureau of Investigation.

"This incident was a deliberate and dangerous act against a vital part of our community's democratic and administrative infrastructure," the

press release states. "Thanks to the extraordinary cooperation of our law enforcement and emergency partners, we were able to quickly identify a suspect and begin the process of restoring justice and safety to our community."

The investigation remains active. Members of the public with any additional information are urged to contact the PSPD.

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

# Office

■ **Continued from front**

"For me, this is not an emotional decision; this is a financial decision and money that we could be saving over this period of time," he said.

Medina commented she was appreciative of Brown's perspective, while noting, "but to say that the lease ... costs us zero to stay there — it already cost the taxpayers upfront when the county decided to sell the building at a very low price."

Medina went on to explain "that is one of the reasons why the building was sold for a for at a low price, because the piece was negotiated for the county to stay there rent-free, and so that value was calculated into the sales price."

Medina then mentioned the input received from the county's other elected officials, noting they were able to tour the potential new location within the 449 San Juan St. building, stating, "It is obvious to just the layman's perspective of the building not being ADA compliant."

She commented that Urbanczyk may be "very willing" to do whatever may need to be done in terms of renovations or upgrades at the old courthouse, but some of that cost will "probably be a shock to him."

She added, "Because it's gonna

cost."

She noted that Colorado Director of Elections Judd Choate indicated to the BoCC in a previous work session that because the county already occupies part of the building, the state would be unable to assist with any funds for projects needed to meet ADA requirements.

Medina also mentioned that she would defer to the electeds' preference because they would be the ones working in that space.

"That space is not workable," Medina said, specifically noting that the restrooms are currently not functioning.

"I'm taking into consideration what the electeds have expressed," she said. "It's the right thing to do for the electeds. It's the right thing to do for the constituents."

She added that delaying the decision any further "is not doing the right thing," explaining the county does not have the option of waiting.

Ranson commented, "The sooner we can get back to doing business, the better."

He added that he agrees with Medina that the county's decision to sell the old courthouse for \$550,000 was "already taken into account."

He also mentioned that his main

concern was that by moving the offices out of downtown, it would take away potential business for businesses that may be struggling during the construction of U.S. 160, noting he's received feedback that downtown would benefit by freeing up parking and traffic congestion.

Ranson also spoke about how moving the offices to the Wyndham location would benefit the public.

"I think we're elected to take care of the public," he said, explaining the Wyndham location has parking and provides accessibility options for the public.

He noted that his decision is based on "what's best for the public."

**Option to buy**

The discussion continued during a July 1 work session, with Medina informing the board there was a "turn of events," explaining that Wyndham is now offering to sell the property.

"They now do want to sell the building," she said, mentioning that Wyndham has asked if the county would be interested in purchasing the property, or leasing with an option to buy.

Medina noted that she did not think the county would be interested in purchasing the property at this

time, but wanted to bring it up for the other commissioners.

"I'd like to have an option put in there," Ranson said, noting the county still does not know the size or cost of its new planned administration building, and that he'd "hate" to be in a similar situation a year from now.

Medina explained that she requested a two-year lease minimum, with an option to extend one year.

Medina also explained that, "the lease is now with [Wyndham's] legal," and will then be sent to the county for legal review.

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

# Hyundai, Kia thefts remain significant portion of all auto thefts in Colorado

Colorado Judicial Branch

The Colorado Auto Theft Prevention Authority (CATPA) wants to provide information and resources to help owners of Hyundai and Kia vehicles ward off would-be car thieves.

Vehicles using a physical key for operation continue to be largely targeted by car thieves across the Denver metro area, and Hyundai and Kia represent nearly one out of every five stolen cars in Colorado year to date.

All vehicles in Colorado can benefit from following these theft prevention steps, but these are a must for Hyundai and Kia owners.

The top 10 makes and models most stolen in Colorado in 2024 are, in order: Chevrolet Silverado, Hyundai Elantra, Hyundai Sonata, Chevrolet Sierra, Ford F-250, Ford F-150, Kia Optima, Kia Soul, Honda Civic and Kia Sportage.

While auto theft continues declining across the state, owning a vehicle in the "Top Ten Most Stolen Cars" puts your car at greater risk for being targeted by thieves. CATPA and the CATPA-Metropolitan Auto Theft Taskforce ask you always:

1. Lock your car.
2. Take your keys out of the car (Never leave a car running unattended).

3. Park smart (Park in a garage or a secure parking lot or, when out and about, park in an area under constant supervision. Well-lit is great, but parking under a light isn't everything. Make sure your car is visible.)
4. Keep a clean car. Thieves hate clean cars; anything left unsecured in a vehicle incentivizes a thief to target your car instead of a clean one.
5. If you own a Hyundai or Kia, check with your local manufacturer service center to determine if your vehicle qualifies for a security software update.
6. Do more. Take extra steps to

- stop auto theft. If you own a Hyundai, Kia or any vehicle in Colorado's "Top Ten List," you must do more to prevent theft:
- Use a steering wheel lock (available from many local police departments).
  - Use physical vehicle theft prevention devices, such as parking boots, gear shift/pedal locks and others to stop thieves.
  - Install aftermarket alarm and immobilizing devices from a trusted installer.
  - Find other tips and tricks to prevent theft at [lockdownyourcar.org](http://lockdownyourcar.org).



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# Restrictions

■ Continued from front County.

## San Juan National Forest

San Juan National Forest fire management staff implemented Stage I fire restrictions in lower-elevation areas on July 1.

According to the agency, the minimum fine for violating campfire restrictions in Stage I is \$530 in Colorado.

A press release on the restrictions notes that fire restrictions will only be implemented in lower elevations to account for variable conditions across the forest.

“Low elevation areas (referred to as Zone I in the Forest Order) are more susceptible to wildfire risk due to rapid vegetation curing and dry surface fuels, while higher elevation areas (Zone II) are still green and maintaining higher fuel moistures,” the press release notes.

The Stage I restrictions boundary is illustrated on the order maps and follows major roadways and designated wilderness boundaries. All San Juan National Forest wilderness areas are excluded from Stage I fire restrictions, according to the press release.

“Although Southwest Colorado experienced several rain events late this spring, vegetation is now drying out due to hot, dry weather, leading to wildfire conditions in the lower country that dictate the need for Stage I Fire Restrictions,” the press

release explains. “This summer’s wildfire season is rated as ‘average,’ across the San Juan [National Forest], which still means there is large wildfire potential. The forests of Southwest Colorado are fire-adapted ecosystems, so even on average years wildfires historically occurred.”

Stage I fire restrictions on the San Juan National Forest prohibit:

1. Igniting, building, maintaining, attending or using a fire (including fires fueled by charcoal or briquettes), except if it is in:

- A permanent metal or concrete fire pit or grate that the U.S. Forest Service has installed and maintained at its developed recreation sites (campgrounds and picnic areas);

- A device solely fueled by liquid or gas that can be turned on and off used in an area barren or cleared of all flammable materials within 3 feet of the device; or

- A fully enclosed metal stove with a chimney at least 5 feet in length and a mesh screen spark arrestor with a screen opening of a one-quarter inch or less used in an area that is barren or cleared of all flammable materials within 10 feet of the device.

2. Using an explosive.

3. Smoking is prohibited, except in an enclosed vehicle or building, a developed recreation site or while stopped in an area at least 3 feet in diameter that is barren or cleared of all flammable materials.

4. Welding, or operating acetylene

or other torch with open flame, except if in a cleared area of at least 10 feet in diameter and a chemical pressurized fire extinguisher (with a minimum 8-ounce capacity and rating of Class 2A) is kept with the operator.

Temporary restrictions will remain in place until further notice, and may be increased or reduced at any time due to changes in weather and fire danger.

To learn more about fire restrictions, fuels management, and other wildfire related issues, visit [www.fs.usda.gov/r02/sanjuan/fire](http://www.fs.usda.gov/r02/sanjuan/fire).

The agency also notes that fire restrictions do not prevent wildfires.

“It is every forest visitor’s and camper’s responsibility to follow best practices, properly maintain and extinguish campfires to prevent wildfires. Violations are punishable as a Class B misdemeanor by a fine of not more than \$5,000 for individuals and \$10,000 for organizations and/or by imprisonment for not more than six months. Fire prevention and law enforcement will be patrolling, and anyone who violates Stage I restrictions will be ticketed,” the press release states.

To report a fire, call 911. For information on the San Juan National Forest, call (970) 247-4874 or visit the forest website.

## BLM

Stage I fire restrictions began on July 1 for all public lands administered by the BLM Tres Rios Field Office within the boundaries of Archuleta, Dolores, Hinsdale, La Plata, Montezuma, San Juan and San Miguel counties, and the of Canyon of the Ancients National Monument.

“The fire danger indices within the Tres Rios Field Office are at very high to extreme” said Southwest District Fire Management Officer Rusty Stark. “These restrictions are being put in place due to the persistent drought and weather conditions.”

Under the BLM’s Stage I fire restrictions:

- Campfires are only allowed within an agency-provided fire grate at developed recreation sites. Devices using gas, petroleum jelly or pressurized liquid fuel are permitted. Fire pans and rock campfire rings are not acceptable.

- No fires of any type, including charcoal, are allowed outside of de-

veloped areas.

- There is no smoking except within an enclosed vehicle or building, a developed recreation site, or in a barren area free of vegetation.

- There is no use of explosive materials, including explosive targets.

- No welding or operation of an acetylene or other similar torch with open flame is allowed except an area that has been cleared of vegetation.

- No operation of any internal combustion engine is allowed without a spark-arresting device properly installed and in working order.

Stage I fire restrictions on these lands will be in place until rescinded.

The agency notes in a press release, “Violation of federal fire restrictions is punishable by a fine of not more than \$1,000 or imprisonment for not more than 12 months or both. In addition, those found responsible for starting wildfires will also face restitution costs of suppressing the fire.”

The fire restrictions are in addition to the year-round wildfire prevention restrictions on BLM-administered public lands in Colorado, which include prohibitions on:

- Leaving a fire unattended or unextinguished.

- Possession, discharge or use of any fireworks.

- Discharge of a firearm using incendiary or tracer ammunition.

- Burning, igniting or causing to burn any tire, wire, magnesium, or any other hazardous or explosive material.

- Operating any off-road vehicle on public lands unless the vehicle is equipped with a properly installed spark arrester pursuant to 43 CFR 8343.1 (c).

- Fireworks are always prohibited on public lands.

More information about fire prevention is available at [www.blm.gov/programs/public-safety-and-fire/fire-and-aviation/get-involved/fire-prevention](http://www.blm.gov/programs/public-safety-and-fire/fire-and-aviation/get-involved/fire-prevention).

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# Celebration



Sophia Roberta Raymond, of Pagosa Springs, has graduated from the University of Northern Colorado with two Bachelor of Arts degrees, in journalism and theater arts. To cap off that achievement, she was named to the Dean’s List of Academic Distinction for achieving a minimum 3.75 GPA for each term her senior year.

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## Sponsored Content



# Galles Properties celebrates 24 years of service in Pagosa Springs

Galles Properties

In a town known for its scenic beauty, strong community spirit, and love of the outdoors, one local real estate company has become part of the fabric of Pagosa Springs. This year, Galles Properties celebrates 24 years in business—marking more than two decades of helping buyers and sellers navigate the unique Southwest Colorado market.

Founded in 2001, Galles Properties has grown from a small 4-person brokerage into a market-leading real estate company with two offices, a full-time support staff, and a roster of the areas’ top-producing Brokers. From their downtown office next to the Liberty Theatre to a City Market Center location up-town, the Galles Properties team has made it their mission to serve the community they love.

“At the heart of our company are our Brokers,” says Cindy Plate, Co-founder. “Many of them have been with us for 10, 15, even 20+ years. We’ve literally grown up together in the business, raised our

families, celebrated the strong markets, and weathered the challenging times together.”

Over the years, Galles Properties has played a major role in shaping the Pagosa Springs real estate landscape, specializing in residential, ranch and recreational properties, vacant land, and Colorado luxury real estate. But beyond the transactions, their focus has always been on relationships.

“We’ve had the opportunity to build long-lasting relationships with our clients through our everyday transactions,” says Tim Plate, Co-Founder & Employing Broker. “We’re very fortunate to call so many of our clients friends.”

That personal connection extends beyond real estate. Galles Properties is deeply invested in giving back. Through the Galles Properties Community Fund, the owners and Brokers support local organizations and nonprofits and are proud sponsors of many community events.

Looking ahead, Galles Properties is energized by what’s to come and continues to raise the bar with

exclusive marketing partnerships. In 2025, the Company was selected once again to be a member of Leading Real Estate Companies Of The World and Who’s Who In Luxury Real Estate.

“Today’s real estate landscape can be challenging,” Tim Plate adds. “Our clients trust us to help them manage important transactions every single day, and we will never stop growing, learning, and adapting to offer the highest level of service and care.”

With nearly a quarter-century of experience behind them, the Galles Properties family is committed to serving with heart, integrity, and an unwavering passion for this community. The Pagosa Way...Life Well Lived.

## Contact information

For information on the area and Pagosa Springs real estate, please visit [www.GallesProperties.com](http://www.GallesProperties.com), stop by one of our offices, or call us at 970.264.1250. We are here to help!

*Galles Properties is part of The Pagosa Springs SUN sponsored content program.*

# Local reporting that matters.

# Thank you



**Habitat  
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**Mr. Sam Cassidy**

Former Lieutenant Governor and State Senator Sam Cassidy has generously donated a prime riverfront parcel to Habitat for Humanity of Archuleta County. A recent appraisal values the property at \$295,000.

In a strategic effort to strengthen local housing initiatives, Habitat Archuleta’s Board of Directors has voted to sell the parcel to a local builder, along with professionally designed blueprints valued at \$126,000.

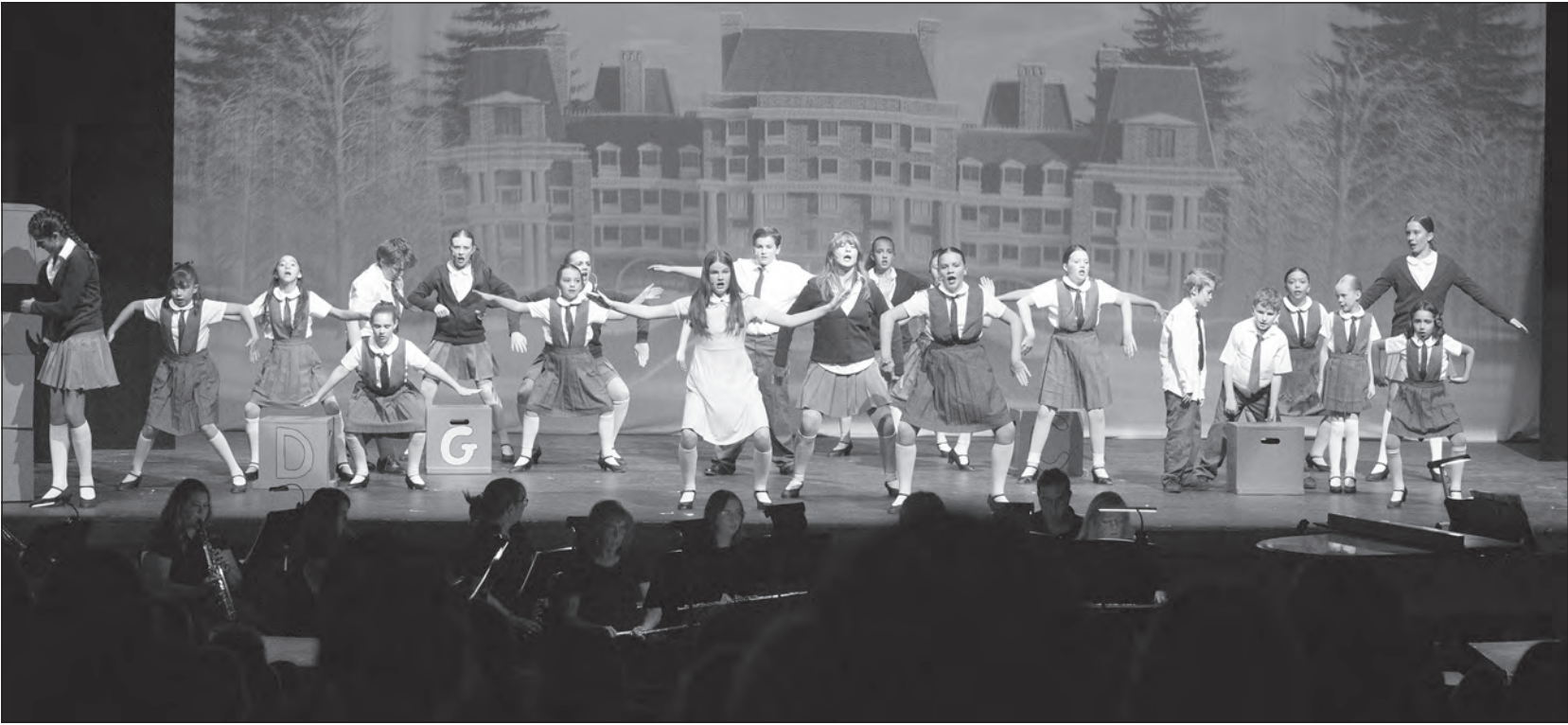
This property is now available for purchase, with all proceeds dedicated to advancing workforce homeownership in Archuleta County.

For inquiries, contact  
Barbara Swindlehurst at (303) 618-7423 or  
[Barbara@mountainmeadowrealestate.com](mailto:Barbara@mountainmeadowrealestate.com)



**Riverfront Parcel For Sale – Supporting Workforce Homeownership**





SUN photos/Randi Pierce  
Curtains Up Pagosa, featuring a number of the community's children, present "Matilda the Musical" at Pagosa Springs High School. The group presented the musical four times over the course of three days after spending months putting the production together.



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# Outdoors



Photo courtesy Carlos Martinez

Brothers Draven and Emiliano Martinez show off their ribbons after placing at the Drive, Chip and Putt in Kirtland, N.M., on Friday, June 27. The brothers qualified to the second round of the Drive, Chip and Putt. Draven Martinez took first place in the chipping discipline and second in the putting discipline, as well as third overall. Emiliano Martinez took second in both the chipping and putting disciplines, as well as third overall. They will be competing for a chance to go to the next round in Hawaii on Aug. 3 in Albuquerque, N.M., at the University of New Mexico South Golf Course.

## Community survey highlights recreation trends and needs

Pagosa Area Recreation Coalition

A recent community recreation survey developed by the Pagosa Area Recreation Coalition (PARC) drew strong participation from Pagosa Springs and surrounding areas, receiving approximately 1,400 responses.

The purpose of this survey was to better understand recreation use, participation, satisfaction and willingness to pay for outdoor recreation in the PARC study area.

Survey results indicate that the passion for outdoor recreation is strong; 87 percent of residents get outside at least once a week during summer and 69 percent do so in winter.

Popular summer activities include hiking, in-town trails and parks, and water sports like rafting and kayaking, while winter favorites are hiking, alpine skiing or snowboarding, and snowshoeing.

While most people (about 95 percent) feel local recreation facilities are in good shape, maintenance issues persist.

Respondents repeatedly flagged restrooms as a top concern, alongside trail erosion, vandalized signage and

overcrowded parking. Many pointed to spots like Turkey Springs and Coyote Hill as needing better management and trail upkeep. As use has surged since 2020, locals have noticed more litter and poor visitor etiquette.

To address these issues, top priorities included protecting natural resources and wildlife, maintaining multiuse trails and increasing stewardship efforts.

The community signaled strong support for investment: about 70 percent are open to paying \$5 to \$8 per month for improved recreation opportunities and conservation.

A majority favor funding through lodging tax increases, sales tax adjustments or reallocating existing funds, rather than higher property taxes.

Interest in volunteering remains high, too — nearly 29 percent already pitch in, and 41 percent would like to get involved.

The survey results make it clear that while Pagosa Springs residents cherish their abundant recreation opportunities, they want smart management, better facilities and responsible growth to preserve the outdoor experience for generations to come.

A results summary is available at the project website: PagosaPARC.org.

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Members of the Pagosa Springs High School cross-country team participate in a quest to cover 150 miles this summer in preparation for their fall season. The athletes are working to meet the goal through cross training, with the athletes using conversions to running (such as a mile of biking being equal to a half mile of running). Work so far has included activities like running up Reservoir Hill, tubing the river, running around town and hiking peaks.



Photos courtesy Josh Kurz

EXTENSION VIEWPOINTS

Plant profile: thistles, emergency workshop set

By Ethan Proud and Cindi Galabota  
PREVIEW Columnists

There isn't a single day in the summer that goes by without someone asking about thistles.

Thistle has become nearly synonymous with noxious weeds, though, of the roughly 70 listed species, only five are thistles. Musk, Canada, bull, scotch and plumeless thistle are all noxious weeds in Colorado and have been introduced from across the Atlantic. Colorado is also home to about 20 native species of thistle that are beneficial in our local ecosystems.

What makes the exotic thistle species so bad? When plants or animals are introduced to a new ecosystem by artificial means, they leave behind the checks and balances in their native habitat and can outcompete the native plants in their invaded range. Noxious thistles can quickly form a monoculture, which reduces local biodiversity.

In Archuleta County, we have four of the five noxious thistle species, as plumeless thistle has yet to arrive. Of the four, three are biennial (musk, bull and scotch), meaning that they live a two-year life cycle. They form a rosette in their first year, and flower and die in the second.

All these thistles grow from a single taproot, and individuals can be spaded from the ground quite easily. The taproot may go down several feet, but only the first 4 inches or so needs to be removed.

Musk thistle is the most prolific noxious weed in Archuleta County and is commonly called Russian thistle or Canada thistle. Russian thistle is actually not a thistle, but a type of tumbleweed in the goosefoot family, and Canada thistle is a creeping perennial, so a mistaken identity may result in improper management recommendations.

Canada thistle, as mentioned above, is a creeping perennial, meaning that it lives and flowers for multiple years and spreads through its root system, creating a clonal colony. Mechanical control of creeping perennials is a war of attrition as any disturbance to the roots will trigger more growth. Herbicides are a better choice for controlling Canada thistle. When using herbicides, always read the label.

When managing thistles, it's important to properly identify them first, not only to make sure you are using

an appropriate control method, but to ensure that you are not removing native thistle species.

A few generalities that aren't set in stone to help you differentiate between native and non-native thistles are as follows:

- Native thistles usually have white, brown or yellow flowers.
- Non-native thistles usually have purple flowers.
- Native thistles have a silvery underside of the leaf.
- Non-native thistles are green on the bottom of the leaf.
- Native thistles grow in a solitary manner.
- Non-native thistles grow in thick bunches.

When in doubt, send pictures or bring samples to the Archuleta County Weed and Pest Office.

*Archuleta County Weed and Pest is your local resource for managing noxious weed populations and controlling other pests.*

Email list

Do you want to be added to our email distribution list to learn about upcoming programs and the latest resources? Email cindi.galabota@colostate.edu to be added to our list.

Or, to learn more about the many programs, resources and services offered by Colorado State University (CSU) Extension, visit <https://extension.colostate.edu>.

Be Prepared for an Emergency workshop

A "Be Prepared for an Emergency" workshop with Cindi Galabota, CSU Extension director, and Lacy Capre, Archuleta County Public Health out-

reach specialist is set for Tuesday, July 15, at 5 p.m. at the CSU Extension building at 344 U.S. 84.

This free workshop will cover the best practices for preparing for and recovery from an emergency.

Fair Promotion Day

4-H members will be seen around town on July 9 from noon to 2 p.m. hanging posters for the 74th Archuleta County Fair.

They will be in small groups, stopping by your businesses in hopes of hanging a flyer in your window, on your community bulletin board or leaving some info cards on your desks.

The Archuleta County Fair is July 31-Aug. 3, and is where 4-H members showcase the projects they have been working on all year.

Feel free to speak with them about the projects, how to purchase tickets to the Chuckwagon Dinner and when to see the shows.

Many 4-H members will be selling their livestock animals in the Junior Livestock Auction on Aug. 2, so be sure to inquire about how you can get involved.

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) 264-5931 to register.

Check out the online option on our website, <https://archuleta.extension.colostate.edu/>.

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 <p>109 Carol's Curves \$320,000</p> <p>MLS # 824583</p> <p>The mobile home portion of this residence is 500 square feet. 1304 square feet is stick built. There is also a small cabin built in 1993, 576 square feet with bath and studio kitchen. The 1.2 acres is partially fenced for dogs and the acreage is all usable. The house has large picture windows with very nice views. There are 3 outbuildings, the septic has been inspected.</p>	 <p>324/356/294 Sparrow Circle \$325,000</p> <p>MLS # 821243</p> <p>3 separate lots 4.5 Acres total with no HOA or Covenants. This 2-bedroom 1 bath home is purged and is in very good shape. This is a very solid home with a well-constructed snow shed over the top. There is a 2-vehicle carport and a workshop behind the carport. There is a road behind the house going up the hill to get to a couple of nice building sites. The views are amazing up there. This is an awesome property and if needed the two vacant lots could be sold separately.</p>	 <p>X Tall Pines Place \$255,000</p> <p>MLS # 821844</p> <p>35+ acres in Alpine Lakes Ranch with amazing views of Navajo Peak and the San Juan Mountain range. This property has a number of nice building sites with year-round road maintenance, central water and underground utilities at the road. The subdivision borders thousands of acres of National Forest and hunting is allowed. This is a wonderful property for your horses and it is only 18 miles from town.</p>
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SUN photo/Clayton Chaney  
Archuleta County Commissioner Veronica Medina speaks to community members and county and Town of Pagosa Springs staff during a ribbon-cutting ceremony for the opening of the county's new transportation center in Harman Park on Saturday, June 28.

## Public Works shores up 'backup plan' for town's wastewater conveyance system, discusses new downtown plant

By Derek Kutzer  
Staff Writer

At a July 1 meeting, Public Works Director Karl Johnson gave another update to the board of the Pagosa Springs Sanitation General Improvement District (PSSGID) about the town's ongoing efforts to stabilize its wastewater conveyance system.

The town's public works staff has had to battle an emergency situation caused by the failure of the remaining submersible pump in the wet well at Pump Station 2.

An electrical surge, caused by a lightning strike, previously took out one of the pumps at Pump Station 2, and the remaining pump failed on the afternoon of June 16.

The functional operation of Pump Station 2 is crucial to the town's overall wastewater conveyance system, which, through a series of pump and lift stations, sends the town's wastewater 7 miles to the Vista Wastewater Treatment Plant owned and operated by the Pagosa Area Water and Sanitation District (PAWSD).

To run at ideal capacity, each pump station requires two submersible pumps, often referred to as "wet pumps," and two above-ground, or "dry," pumps, with the pairs phasing in and out from the other as stress is put on the system, Johnson explained at a previous meeting.

As of now, neither of the two pump stations have had their full lineup of pumps in operation.

Johnson explained that since he learned of the failure at Pump Station 2, public works staff had worked nonstop to stabilize the system.

In response to the situation, the town sent out an emergency notice to PSSGID customers stating that "this combination of failures is putting extreme pressure on the remaining system, which has already been working overtime while replacement parts arrive."

The notice asked users to "limit the amount of water going down the drain in all forms" to minimize strain on the system, adding, "we urgently need community-wide support to minimize stress on the wastewater system until repairs can be made."

Johnson explained that, to prevent "a spillover," staff worked with contractor Browns Hill Engineering to force the pump to run in hand position only, which required around-the-clock, in-person monitoring to avoid a sewer overflow at that station.

To further stabilize the system, the town rented a crane truck from a contractor in Bayfield to transplant one of the two submersible pumps from Pump Station 1 to be installed at Pump Station 2 to keep it operational, Johnson explained.

The assist from one of the pumps from Pump Station 1 has since allowed the resumption of automated operation at Pump Station 2, he noted.

The town then purchased a used crane truck from an auction house in Marshall, Texas, for \$122,000, so it will now have in-house equipment to better respond to such emergencies, Johnson continued.

Town Manager David Harris said that "having our own crane truck" is part of the PSSGID's "backup plan" in emergency situations.

An agenda document on the matter also states that "staff plans on dropping off the two failed wet well pumps at the manufacturer for warranty inspection and possible rewinding of the motor. The manufacturer will deliver pumps back to Pagosa Springs after any potential repairs."

Harris explained that "having the crane truck, having backup pumps to drop in at a moment's notice, let alone having an emergency bypass pump" is all part of being prepared for any situation with the conveyance system.

He added, "Yes, all that costs money, but it would be far nicer to have nights where we can sleep and not worry about whether or not we'll make it through the night, so we are putting in place this contingency plan."

PSSGID board member Gary Williams asked if there is a document that shows all of the pumps that the town has had to buy since the current conveyance system went into place.

Johnson explained that a former town manager had "started a spread sheet to document that," but that the documentation had stopped after the town "decided not to take any legal recourse."

However, since that time, Johnson noted, he asked to have it documented, "so we do have a document on the total expenditures" of the materials.

Williams said that it's important that "we've got a document that says it has cost us a lot of money and a lot of time, you know, and here's the evidence. It could help with the regulators."

At a previous meeting, Johnson said, "This is where we find ourselves," adding that he didn't want to dwell on past decisions made by the town, but that "we need to get away from the current conveyance system."

At the most recent meeting, he stated that he has initiated conversations with the Colorado Department of Public Health and Environment (CDPHE) to resurrect the process to construct a new town-run treatment plant at Yamaguchi Park South.

He added that he's even had conversations with Harris about exploring the idea of a "portable, package

■ See System A14

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## County discusses impacts of new Colorado Wildfire Resiliency Code

By Clayton Chaney  
Staff Writer

Archuleta County Planning Director Pamela Flowers presented information related to impacts of the new Colorado Wildfire Resiliency Code (CWRC) to the Archuleta County Board of County Commissioners (BoCC) during a June 17 work session.

Flowers explained that Senate Bill 23-166 established a Wildfire Resiliency Code Board, which “requires ... adoption by any governing body with jurisdiction in an area within the [wildland-urban interface, WUI].”

Flowers also described the bill as an “unfunded mandate,” with Commissioner Veronica Medina stating, “This fits it perfectly.”

Medina noted that she and Flowers both testified in opposition to the bill, which Medina noted ended up falling “on deaf ears.”

During the work session, Flowers indicated that the bill requires the Wildfire Resiliency Code Board to adopt a code by July 1 of this year, and that the county would have three months from then for it to adopt the code.

She also noted that enforcement of that code would start three months after it is adopted, indicating that it would begin Jan. 1, 2026.

During the work session, Flowers explained that the code requires jurisdictions to declare WUI within the jurisdiction as defined by the code.

She noted the definition of WUI to be a “geographical area where structures and other human development meet or intermingle with wild land and vegetative fields.”

Flowers explained that part of her testimony included asking the state if jurisdictions could define their own WUI, but noted the CWRC does not allow that.

She went on to mention the wildfire resiliency code applies to new construction, alteration, movement repair, maintenance and any building structure or premises that contain occupiable or habitable space or change in use resulting in occupiable or habitable space with the WUI.

“So, that’s most of the county,” she said

Flowers explained that the wildfire intensity classification map shows areas of high intensity marked by a solid red color and areas of low intensity marked by a solid yellow color.

“And there’s a few areas that don’t have any color down by Navajo

[Lake], so those would be outside of the requirement for this,” she added.

Flowers explained that “structure hardening” and “site prep” are two things that have to be done if a property is located in any WUI area and, depending on the intensity level, properties have to comply with class one and/or class two requirements.

“In our jurisdiction, the vast majority have to do everything in this code,” she said.

Flowers explained that structure hardening has to do with the exterior design and construction of a new building and does not apply to interior remodels.

She noted that the building materials used for structure hardening must be noncombustible, fire retardant treated or ignition resistant, which refers to the 2024 International Building Code, American Society for Testing and Materials or the Underwriters Laboratories building standards.

According to Flowers, class one requirements apply to roof construction, materials, gutters, downspouts and ventilation openings, whereas class two requirements apply to all of those included in class one plus eaves, soffits, fascia, flashing, exterior wall construction and covering material, underfloor enclosure, exterior windows and doors, garage doors, decking materials, and any detached accessory structures within 50 feet of occupiable or habitable space.

Flowers explained that, under these requirements, there is only one type of roof shingling that would not be allowed, noting that fiberglass and asphalt shingles are permitted.

“So, it’s not too bad as far as limiting what people can do,” she said.

Flowers added that it may get “tricky” when looking to apply the CWRC to remodels and roof replacements.

Flowers then explained what defensible space is defined under the CWRC, noting that, for class one requirements, the immediate structure ignition zone is up to 5 feet from the building and includes ignition-resistant plantings, tree crowns and branch trimming, noncombustible hard surface materials, and retaining wall and fence materials.

The defensible space for class two includes all class one requirements, and identifies an intermediate structure ignition zone of 5 to 30 feet from the building where dead plant material from live vegetation must

be removed, and it prohibits accumulation of logs, branches, slash and combustible mulch. It also includes shrub spacing of at least 10 feet from tree branches.

Flowers went on to explain exceptions to the CWRC, which include 35-acre parcels with only one residence that are not abutting residential or commercial areas.

Another exception is for the first installation of homes built through the U.S. Department of Housing and Development (HUD), Flowers indicated, explaining that HUD homes are exempt from structure hardening on first installation.

Utility buildings such as agriculture buildings, solar panels and car ports that are more than 50 feet from an occupiable or habitable building are also exempt, Flowers noted.

She noted that tool sheds and other storage units with a floor area of less than 120 square feet and at least 10 feet from an occupiable or habitable building are exempt, as well.

She added that reconstruction, replacement, alteration or the repair of an existing roof covering less than 25 percent of an existing area are also exempt from the CWRC.

Additions that do not increase the footprint of a structure by more than 500 square feet are exempt from the code, as well, Flowers noted, explaining that with an addition less than 500 square feet, “none of it has to comply with the code.”

If the addition is larger than 500 square feet, “the addition has to comply with the code, but the rest of the house does not,” Flowers said.

“There is nothing in this code that triggers the house has to become compliant in the context of additions,” she added, noting that replacing siding or roofing might trigger the need for code compliance.

Flowers went on to explain the next steps for the county, mentioning that the county needs to adopt the code no later than Oct. 1, with enforcement to begin Jan. 1, 2026.

She also explained that the county could adopt its own wildfire resiliency code that at least meets the CWRC standards, “and I don’t see any reason we would want to go more restrictive than this code.”

In response to a question from Medina on if the county could establish its own WUI, Flowers replied that she “can’t imagine a circumstance where we would be able to define something out of the WUI on its

definition.”

Flowers noted that the CWRC allows for property owners to go through a process to have their intensity level changed.

Flowers also explained that the county will need to appoint a code official, which she suggested be Chief Building Official Tony Medved.

“It will involve more inspections than we do now,” Flowers said.

Medina expressed her dissatisfaction with the CWRC and the impacts it will have on the county, stating, “I’m not happy with it by any means.”

She went on to mention that it’ll be important to communicate the new code requirements with the community.

“We’ve got to let the public know that ... this is real, it’s here and we’re gonna have to start enforcing it,” Medina said, noting that building in Archuleta County is already difficult with high prices and trouble getting materials.

She added that the CWRC “could make it more difficult.”

Commissioner John Ranson mentioned he wanted to know what kind of costs the code would have directly on the county.

Flowers explained that she would likely request two additional staff members for her department, noting that current permitting processes usually take about 30 days, “and I don’t want that to get longer.”

Medina commented that the county is not receiving some of the funding that it normally gets from the state, because the state overspent on its last budget and there are still questions around certain federal dollars.

“I definitely am not looking to expand anybody’s capacity as far as staff goes,” she said.

She added that she would like to see “no new staffing, no new vehicles,” explaining the county is going to have to tighten its budget.

“I think we need to buckle down,” Medina said, noting that Flowers has been able to reduce her department’s budget.

“You’ve done that,” she added. Ranson also mentioned the county is joining a group of counties around the state that is banding together to fight against unfunded mandates.

“These have got to stop,” he said. [clayton@pagosasun.com](mailto:clayton@pagosasun.com)

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## System

n Continued from A13

plant that [the CDPHE] can bring in on an emergency-type basis” until a permanent plant can be approved and built.

This would be part of an emergency plan to fast-track the town’s abandonment of its current conveyance system, he added, but the CDPHE “could green-light it, or they could not, and if they don’t, then we definitely need to keep the conveyance system going.”

Board president Shari Pierce added that “even if they green-light it, we’re still looking at a few years,” so the town would still need to keep the current system viable.

“It’s still a little bit too early to know the answer to all those questions,” Johnson said.

This most recent emergency comes in the context of a multimillion-dollar project to repair what Johnson has called “category 4 and 5” problems with the system’s piping structure.

A town-produced handout states that the PSSGID currently maintains about 17 miles of sewer pipes, with 325,000 gallons of sewage pumped per day, serving 1,500 households.

The average age of pipe in the system is 50 years old, with approximately one-third of the system either failing or needing critical repairs, the handout states.

It added that \$15 million is “needed now” to upgrade these pipes.

A recent memorandum of understanding between the PSSGID and PAWSD states the PSSGID’s “collection system suffers from clogging, root intrusion ... and pipe deterioration, resulting in significant intrusion and inflow due to the advanced age and deferred maintenance.”

To tackle the first phase of critical pipe repairs, the town went after

revenue bonds to pay for about \$4 million in repairs of the immediate category 4 and 5 problems within the system.

These category 4 and 5 pipe repairs are currently underway.

PSSGID board member Leonard Martinez said, “It sounds like despite these recent emergencies, you’re still on schedule” to fix the category 4 and 5 problems.

Johnson responded that the biggest delay from the emergencies has been tackling “the Category 4s, not the 5s,” adding that the town is on schedule for fixing the Category 5 problems.

However, the town still faces millions of dollars of repairs beyond the category 4 and 5 problems with the pipes.

It has been estimated by the town’s financial advisor, Joey McLiney, that the total proposed sewer projects in the coming years will amount to about \$40 million and, if the town decides to add a new downtown sewer treatment plant, this number would double.

Harris noted at a listening session that the number is more like \$80 million to \$100 million to do all the repairs and for future infrastructure needs.

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# The Blotter

Items listed in The Blotter report where an alleged incident occurred and the nature of the incident. Readers should not assume employees or owners of a place of business or a parking lot reported as the scene of an event are involved as perpetrators of the incident.

**Archuleta County Sheriff's Office**  
June 10 — Agency assist, Oak Drive.

June 10 — Unlawful ownership of dangerous dog-misdemeanor, North Pagosa Boulevard.

June 10 — Vicious dog with injury-bodily injury to domestic animal, South Pagosa Boulevard.

June 10 — Information only, Capitan Circle.

June 10 — Trespass warning, Surrey Drive.

June 11 — Prohibited use of weapons, illegal possession or consumption of alcohol by minor, manslaughter-willful kill-nonfamily-weapon, criminally negligent homicide-weapon, vehicular homicide DUI driving, driving under the influence of alcohol, Steven's Lake Road.

June 11 — Information only, Shenandoah Drive.

June 11 — Information only, County Road 600.

June 11 — Cruelty to animals-neglect/mistreatment, Ray Court.

June 11 — Warrant arrest, Ray Court.

June 11 — Information only, no location listed.

June 12 — Agency assist, San Juan Street.

June 12 — Warrant arrest, Colo. 151.

June 12 — Disorderly conduct-petty, Canyon Circle.

June 12 — Dog at large, Cactus Drive.

June 13 — Death investigation, County Road 982.

June 13 — Driving under restraint, Eagle Drive.

June 13 — Failure to appear, Harman Park Drive.

June 13 — Information only, County Road 600.

June 13 — Vicious dog with bodily injury-bodily injury to domestic animal, Indian Land Road.

June 14 — Warrant arrest, East U.S. 160.

June 14 — Violation of protection order, Canyon Circle.

June 14 — Warrant arrest, Bonanza Avenue.

June 14 — Resisting arrest, obstructing a peace officer/police animal/fireman, Bonanza Avenue.

June 23 — Driving under the influence of alcohol, stop sign-fail to stop, Piedra Road.

June 24 — Information only, South Pagosa Boulevard.

June 24 — Driving under the influence of alcohol, alcohol-open container/drink in vehicle, careless driving, Eagle Drive/U.S. 160.

June 24 — Trespass warning, North Pagosa Boulevard/Eagle Drive.

June 24 — Domestic violence, violation of protection order-criminal, harassment-strikes/shoves/kicks DV, harassment-insults/taunts/challenges DV, Forest Circle.

June 25 — Weapon-prohibited use-drunk with gun, illegal possession or consumption of alcohol by minor, driving under the influence of alcohol, alcohol-open container/drink in vehicle, careless driving, South Pagosa Boulevard/U.S. 160.

June 25 — Death investigation, Jawbone Canyon Place.

June 25 — Warrant arrest, U.S. 84.

June 25 — Warrant arrest, U.S. 84.

June 26 — Information only, U.S. 160.

June 26 — Agency assist, County Road 600.

June 27 — Agency assist, Lewis Street.

June 27 — Information only, Harman Park Drive.

June 27 — Identity theft-use information to obtain thing, information only, Juniper Court.

June 28 — Violation of protection order-criminal, driving under the influence of alcohol, alcohol-open container-drink in vehicle, careless driving, Big Sky Place.

June 28 — Death investigation, Trappers Drive.

June 28 — Trespass warning, North Pagosa Boulevard.

June 28 — Lost/found property, Eagles Loft Circle.

June 28 — DUI per se, Cloud Cap Avenue.

**Pagosa Springs Police Department**

June 16 — Shoplifting/departs or attempts to depart without payment, Aspen Village Drive.

June 16 — Shoplifting/departs or attempts to depart without payment, Aspen Village Drive.

June 18 — Vehicle accident with no injuries, Talisman Drive.

June 18 — Possession of a controlled substance-Schedule III, IV or V, Country Center Drive.

June 19 — Littering, Eaton Drive.

June 20 — Theft, Aspen Village Drive.

June 20 — Harassment-strikes/shoves/kicks a person, San Juan Drive.

June 20 — Lost/found property, Lewis Street.

June 21 — Assault, 15th Street.

June 21 — Sexual assault-no consent, 15th Street.

June 21 — Theft/intends to deprive person, South 9th Street.

June 23 — Lost/found property, no location listed.

June 23 — Identity theft-use information to obtain thing of value, Country Center Drive.

June 23 — Information only, South 8th Street.

June 24 — Lost/found property, Talisman Drive.

June 24 — Stalking-emotional distress, fraud by check-other method, East Pagosa Street.

June 25 — Threats, Hot Springs Boulevard.

June 25 — Careless driving, Talisman Drive.

June 25 — Driving under the influence of alcohol, careless driving, Country Center Drive.

June 27 — Driving under restraint-alcohol/drug related, driving while ability impaired, alcohol-open container/drink in vehicle, careless driving, Lewis Street.

June 27 — Information only, Apple Street.

June 28 — Criminal mischief, Pagosa Street.

June 29 — Warrant arrest, County Road 600.

June 29 — Assault, owner/custodian allowed animal to run at large, Hermosa Street.

**Pagosa Springs Municipal Court: Judge Anthony D. Edwards**

June 23 — Julia Johnson, following too closely, four points off, fine, surcharge and costs — \$146.

June 24 — Sienna Kimsey, shoplifting, fine and costs — \$135.

June 24 — Carl Matthews, criminal trespass, fine and costs — \$85.

June 24 — Michael Shutt, shoplifting, four days incarceration.

**Archuleta County Court: Judge Justin P. Fay**

June 13 — Taylor G. Brewer, speeding 10-19 over limit, fines and costs — \$198.50.

June 13 — Richard Glenn Gotcher, speeding 10-19 over, fines and costs — \$190.

June 25 — Clifford Hockett, tail lamps/reflectors, fines and costs — \$46.

June 25 — Joshua Wayne Smith, overtaking a vehicle in crosswalk, fines and costs — \$61.

June 25 — Richard Caveness, burning without a permit, fines and costs — \$44.

June 25 — Michael Duane Short, driving under the influence-with prior, 374 days jail (364 days suspended imposition), 10 days electronic surveillance, 72 hours community service, 24 months probation, fines and costs

— \$2,520.50.

June 25 — Joe Angel Lopez, driving ability impaired-with prior, 425 days jail (365 days suspended imposition), 48 hours community service, 24 months probation, fines and costs — \$2,520.50.

June 25 — Landon Edward McNeil, violation p/o-criminal, 24 months probation, fines and costs — \$1,728.50.

June 25 — Christopher Griggs, passed when prohibited, speeding 10-19 over, fines and costs — \$351.

June 25 — Zachary R. Kitseally, speeding 5-9 over, fines and costs — \$160.

June 25 — June Balizan, violation p/o-criminal, 12 months probation, fines and costs — \$864.50.

June 26 — Carolyn M. Sens, speeding 10-19 over limit, fines and costs — \$198.50.

June 26 — Jonathan Andrew Siegel, speeding 10-19 over, fines and costs — \$190.

June 26 — Amber Dawn Landacre, speeding 5-9 over, fines and costs — \$125.

June 26 — JD Evan Gonzales, speeding 10-19 over, fines and costs — \$190.

June 26 — James Oegerle, speeding 10-19 over limit, fines and costs — \$210.50.

June 26 — Telesfor J. Chavez, speeding 10-19 over limit, fines and costs — \$240.50.

June 26 — Sayed H. Akbari, speeding 10-19 over limit, fines and costs — \$210.50.

June 26 — Kiana Johnson, careless driving, fines and costs — \$238.50.

June 26 — Jessica Rene Escalante, failed to use turn signal, speeding 5-9 over, fines and costs — \$206.

June 27 — Isaac Thomas, speeding 10-19 over, fines and costs — \$190.

June 27 — Michael A. Bradley, speeding 5-9 over limit, fines and costs — \$127.50.

June 27 — Peter C. Wertz, registration-unregistered vehicle, fines and costs — \$161.50.

June 27 — Brandon P. Aragon-Towle, speeding 10-19 over limit, fines and costs — \$198.50.

June 27 — Jake Gilbert Garcia, burning without a permit, fines and costs — \$84.

June 27 — Mantas Madelis, speeding 5-9 over, fines and costs — \$160.

June 27 — Donna Maurine Muir, license plates-expired, fines and costs — \$155.50.

June 27 — David Pehle, speeding 10-19 over, fines and costs — \$225.

June 27 — Caleb Branson Rigbsby, speeding 10-19 over, fines and costs — \$225.

June 27 — Alexis Brooke Ventillie, speeding 10-19 over, fines and costs — \$225.

June 27 — Peter C. Wertz, obedience to official traffic control device, fines and costs — \$170.

June 27 — Tyler J. Woodworth, speeding 20-24 over limit, fines and costs — \$314.50.

June 27 — Cadence Anne Green,

speeding 10-19 over, fines and costs — \$225.

June 27 — Lorenzo H. Bermudez, speeding 10-19 over limit, fines and costs — \$233.50.

June 27 — Butch Anthony Bottini, registration-unregistered vehicle, fines and costs — \$161.50.

June 27 — Justin Aaron Brauer, speeding 10-19 over, fines and costs — \$225.

June 27 — Andrew Madison Davis, license plates-expired, fines and costs — \$124.50.

June 27 — Victor Hugo Delgado Leyva, driver's license-driving without, license plates-expired, marijuana-use or consume in vehicle, fines and costs — \$260.30.

June 27 — Cameron O'Keen Elthie, obedience to official traffic control device, fines and costs — \$170.

June 27 — Breanna June Kirsop, registration-unregistered vehicle, fines and costs — \$161.50.

June 27 — Santiago A. Largo, driver's license-driving without, fines and costs — \$107.50.

**6th Judicial District Court: Judge Justin P. Fay**

May 21 — William James Sause III, assault 3-know/reckless cause injury, one year probation, fines and costs — \$916.50.

June 26 — David Lee Ashby, assault 3-know/reckless cause injury, 12 months probation revoked, probation revoked and reinstated new term revoked two years, probation revoked and reinstated new term revoked four years, 78 days jail, fines and costs — \$3,203.50.

June 26 — Bryan Hugh Tracy, weapon-prohibited use-aim firearm, one year probation, fines and costs — \$903.50.

June 26 — Octavio Avila, criminal mischief-\$1,000 to \$2,000, 12 months probation, fines and costs — \$903.50.

**6th Judicial District Court: Judge Jeffrey R. Wilson**

June 16 — Beau Brunson, burglary 2-theft of firearm, four years Department of Corrections, fines and costs — \$428.50.

June 17 — Matthew David Ball, controlled substance-possession with intent to distribute, felony menacing-real/simulated weapon, four years Department of Corrections, three years Department of Corrections, fines and costs — \$2,596.50.

## Your Dream Wedding Venue

**ELKWOOD MANOR**  
10 years of making dreams come true!  
Located on Hwy 84 — 2.5 miles from downtown Pagosa Springs

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Our packages include:

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+

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coloradohearingaid.com

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970.398.0022





# Public Notices

**ARCHULETA COUNTY  
REQUEST FOR PROPOSALS**  
RFP Issue Date: June 19, 2025  
RFP Title: Workers' Compensation Third Party Administrator  
RFP Questions Due: 7/18/2025  
Proposal will be received until: 8/1/2025  
For additional Information please contact: Mitzi Bowman  
@ mbowman@archuletacounty.gov

**ARCHULETA COUNTY  
REQUEST FOR PROPOSALS  
PROPOSAL INSTRUCTIONS  
COUNTY WORKERS' COMPENSATION THIRD  
PARTY ADMINISTRATOR**

**1. PURPOSE/BACKGROUND:** The Archuleta County Board of Commissioners by and through its Human Resources Department is accepting proposals for the purchase of a WORKERS' COMPENSATION THIRD PARTY ADMINISTRATOR as specified herein from a source of supply that will provide prompt and efficient service to the County.  
**2. SUBMISSION OF PROPOSALS:** The proposal must be received before the due date and time as specified in this Solicitation. The Contractor is responsible for addressing the envelope as indicated below. If the submittal arrives late, it may be returned unopened. Address the envelope(s) as follows:  
Archuleta County HR  
PO Box 1507  
Pagosa Springs CO 81147

**3. TERM OF AGREEMENT:** This is a one-year agreement with the option of four one-year renewals.  
**3.1. OPTION TO RENEW FOR FOUR (4) SUBSEQUENT YEARS:** The prices or discounts quoted by the Contractor in its Proposal shall prevail for the first one-year term of the Agreement, at which time the County shall have the option to renew the Agreement for four (4) subsequent one-year periods and to negotiate price for each renewal term. Continuation of the Agreement beyond the initial period is a county prerogative and not a right of the Contractor. This prerogative will be exercised only when such continuation is clearly in the best interest of the County and upon budget approval.

**4. CONTRACTUAL OBLIGATIONS**  
4.1. The successful Contractor will be required to sign an Agreement substantially similar to the Sample Agreement in Appendix A. The County reserves the right to add or delete provisions to the form prior to Agreement execution.

4.2. Issuance of this Solicitation does not commit the County to award any Agreement or to procure or Agreement for any equipment, materials or services.

4.3. If a formal Agreement is required, the Contractor agrees and understands that a Notice of Award does not constitute an Agreement or create a party interest of any nature until an Agreement is signed by the Awardee and the Board of County Commissioners and/or their authorized designee.

4.4. Contractor is responsible for reviewing the form Agreement and understanding the terms and conditions contained therein, including, but not limited to, insurance requirements, indemnification, equal opportunity, non-appropriation, and termination.

4.5. Contractor's Response must state its willingness to enter into the form Agreement or Contractor shall identify and include any proposed revisions they have for the form Agreement. Any proposed revisions made by the Contractor after the County Notice of Intent to Award the Solicitation may be grounds for rescinding said Notice. The identification on of willingness to enter into the standard Agreement is for general purposes at this time, but is part of the evaluation process and must be included. There may be negotiations on a project-by-project basis that provide clarification.

4.6. Incorrect Pricing/Invoicing. As part of any award resulting from this process, Contractor(s) will discount all transactions as agreed. In the event the County discovers, through its Agreement monitoring process or formal audit process, that material or services were priced/invoiced incorrectly, Contractor(s) agree to promptly refund all overpayments and to pay all reasonable audit expenses incurred as a result of the non-compliance.

4.7. The County may, during the term of the Agreement and any extensions/renewals, request additional work at other locations throughout the County by the successful Contractor.

**5. METHOD OF AWARD** - It is the intent of the County to award an Agreement to the Contractor who provides the best value for Archuleta County.

5.1. Pricing MUST be submitted in a separate sealed envelope.

5.2. Evaluation criteria, other than costs, are evaluated first. After rating the written Responses, costs are then considered against trade-offs such as satisfaction of requirements in the Solicitation, qualifications, risk and incentives, and financial condition of the Contractor.

5.3. The County reserves the right to conduct negotiations with Contractors and to accept

revisions of Responses. During this negotiation period, the County will not disclose any information derived from Responses submitted, or from discussions with other Contractors. Once an award is made, the Solicitation file and the Responses contained therein are in the public record.

5.4. Questions which arise during the Response preparation period regarding issues around this Solicitation, purchasing and/or award should be directed, via email, to Mitzi Bowman, Human Resources Director, mbowman@archuletacounty.gov. The Contractor submitting the question(s) shall be responsible for ensuring question(s) is/are received by the County.

**6. INTERPRETATION:** Any official interpretation of this RFP must be made by an agent of the County who is authorized to act on behalf of the County. The County shall not be responsible for interpretations offered by employees of the County who are not agents of the County.

**7. COOPERATIVE PURCHASING:** Archuleta County encourages cooperative purchasing in an effort to assist other agencies to reduce their cost of bidding and to make better use of taxpayer dollars through volume purchasing. Contractor(s) may, at their discretion, agree to extend the prices and/or terms of the resulting award to other state or local government agencies, school districts, or political subdivisions in the event they would have a need for the same product/service. Usage by any entity shall not have a negative impact on Archuleta County in the current term or in any future terms.

The Contractor(s) must deal directly with any governmental agency concerning the placement of purchase orders/agreements, freight/delivery charges, Contractual disputes, invoices, and payments. Archuleta County shall not be liable for any costs or damages incurred by any other entity.

8. Budget will not be disclosed.

9. By submitting this proposal, the Contractor warrants and certifies they are eligible to submit a proposal because their company and/or subcontract(s) is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in a transaction by any Federal, State or local department or agency.

**REMAINDER OF PAGE LEFT BLANK INTENTION- ALLY**

**ARCHULETA COUNTY  
REQUEST FOR PROPOSALS  
SCOPE OF WORK**

**I. INTRODUCTION**

Archuleta County is seeking proposals from qualified and experienced firms to provide **A WORKERS' COMPENSATION THIRD PARTY ADMINISTRATOR**.

**II. REQUIRED DOCUMENTATION**

Failure to provide the required information may deem your submittal non-responsive. Items which must be included in the response/submittal in order to be accepted and

evaluated:  
• Proposal  
• W-9  
• Pricing Form (In separate marked and sealed envelope)

• Contractor's Certification of Compliance (Signature required)

• Contractor's Statement (Signature required)  
• References Form - Four (4) recent projects of similar size and scope or complexity  
• Vendor Information Form

• One (1) marked, ORIGINAL proposal, One (1) USB with a single PDF formatted proposal and four (4) paper hardcopies of the proposal.

**III. RESPONSE FORMAT**

Failure to respond in the required format may deem your submittal non-responsive.

**SUBMISSION OF PROPOSALS:** ONE (1) hardcopy proposal marked ORIGINAL, ONE (1) electronic origi-

nal version (USB with a single PDF formatted proposal document) and four (4) PAPER COPIES of the proposal submittal. The Proposal must be received at the time and place specified on the first page of this Solicitation. Submittals should be prepared simply and economically providing a straightforward, concise description of the Contractor's ability to perform the requirements of this Solicitation. Failure to submit the required number of copies may deem the Contractor non-responsive. The electronic copy shall be an EXACT reproduction of the original documents provided. All sections shall be combined into a single PDF electronic document.

**PRICING MUST BE SUBMITTED IN A SEPARATE SEALED ENVELOPE. THERE MUST NOT BE ANY PRICING INFORMATION WITHIN THE HARD COPY PROPOSALS.**

1. Provide Proposal submittal without reference to Archuleta County logo.  
2. Proposal shall be in an organized and easy-to-find format.  
3. Profile of the Firm (if applicable) - State whether your firm is local, national, or international.

**Also include the following:**

a. The Firm's key contact name, phone number and email address for this project.  
(Your Firm's "Project Manager").  
b. The size of the firm and the size of the local office.  
c. Number and nature of the professional staff to be assigned to the project on a full-time basis.  
d. Number and nature of staff to be assigned to this project on a part-time basis.  
e. Identify the supervisory and management staff who will be assigned to the engagement. Provide resumes for each person that will be assigned to this engagement.  
f. Provide any substantiated complaints against the firm in the last three (3) years and any outstanding litigation.

**IV. BACKGROUND:**

Archuleta County is seeking a Workers' Compensation Third Party Administrator (TPA) for its Workers' Compensation Fund and is looking for comprehensive services to manage and administer these claims.

The County is particularly interested in a Third-Party Administrator who can offer creative, innovative approaches, with a proven track record, that allows the County to contain or reduce costs.

Provide annual data for the calculation of the County's experience modification factor.

**V. SCOPE OF WORK**

• Review and process all workers' compensation claims.  
• Create files and conduct the necessary investigations in consultation with the County.  
• Establish and maintain reserves on the basis of most probable final cost.  
• Obtain medical records and pay medical bills as required by statute. Monitor treatment for appropriateness.  
• Admit or deny claims, with prior approval from the County, in accordance with statutory guidelines based on investigation and analyses of medical information.  
• Pay disability benefits on admitted cases in a timely manner. Obtain medical verification on continuing disability before payment.  
• Outline claim strategy regarding defense and further claim handling in accordance with settlement authorization by the County.  
• Refer claims to authorized counsel when necessary.  
• Assist the County with defense of litigated cases when requested.  
• Investigate and refer files for subrogation, where appropriate.  
• Refer cases to vocational rehabilitation in accordance with State requirements.  
• Appropriately document all files.  
• When requested, provide copies of all written correspondence to medical care providers, claimants, attorneys, rehabilitation counselors, investigators, State agencies and the County as their interests may require.  
• Attend hearings, pre-hearings and settlement conferences as needed.

• Reports to excess insurer per policy requirements.  
• Provide monthly cumulative check register, giving a summary of all medical, indemnity and other payments for that month.  
• When requested, quarterly vendor reports.  
• Provide 1099's to vendors.  
• Provide annual data for the calculation of the County's experience modification factor.  
• Analysis of claims data.  
• Monthly performance/experience reporting to include trend analysis.  
• Reports for annual self-insuring permit renewal and loss runs for IBNR.  
• Provide annual benchmarking report.  
• Provide quarterly staffing on all open claims.  
• Provide consultation on best practices including return to work program.  
• Assist with development of long-range goals, objectives and strategies including recommending innovative ideas and new products, proven programs and services to ensure a cost-effective workers' compensation program.  
• Provide telephone consultation as needed.  
• Provide RMIS that allows for direct/online claim entry and County access to view claim information.

• Provide a comprehensive range of services, including fee scheduling, pharmacy management, specialist network, diagnostic referrals, DME, investigations, set asides and bill payment.  
• Provide full transparency of all fees with specific details for services provided including:  
o Monthly/ Annual Fees  
o Per Claim Fees  
o Special Project Fees  
o File Conversion Fee, if any  
o All other fees  
o Specifically itemize fees in your proposal and then provide one singl

**VI. EVALUATION CRITERIA**

All proposals will be evaluated based on the following criteria:  
• Expertise and experience of the representative(s) that will be assigned to our account.  
• Understanding of the services requested and outlined in the STATEMENT OF WORK.  
• Innovative or creative solutions offered in proposal  
• Location and availability of the personnel assigned to the County's account  
• Administration Fees for services provided  
A second phase may be incorporated in the procurement process, in which the Evaluation Committee will invite a limited number of vendors who received the highest scores during phase one to provide an oral Presentation. If the Committee incorporates this second phase, the numbers of vendors who are invited to provide oral presentations will be determined by the Committee after the written Proposals have been scored. The evaluative score from the oral presentation will be used to determine the successful supplier.

**END OF STATEMENT OF WORK**

**ALLY**  
Published June 26, July 3, 10 and 17, 2025 in *The Pagosa Springs SUN*. (267610)

**ARCHULETA COUNTY  
REQUEST FOR PROPOSALS (RFP)**

RFP Issue Date: June 19, 2025  
RFP Title: Third Party Administrator for County Employee Insurance Benefits  
RFP Questions Due: 7/18/2025  
Proposal Due Date: 8/1/2025  
For additional information, please contact:  
Mitzi Bowman, Human Resources Director  
Email: mbowman@archuletacounty.gov

**I. PURPOSE / BACKGROUND**

Archuleta County is seeking proposals from qualified and experienced Third Party Administrators (TPAs) to provide administrative services for the County's fully insured employee benefit plans. These include medical, dental, vision, prescription drug, COBRA, FSA/HRA/ HSA, and related benefit administration. The selected TPA must have a strong history of compliance, custom-

er service, employee support, and innovative solutions for cost control and plan management.

**II. TERM OF AGREEMENT**

The County intends to award a one-year contract with the option to renew annually for up to four (4) additional one-year terms based on performance and budget approval.

**III. CONTRACTUAL OBLIGATIONS**

The successful TPA will be required to enter into a contract substantially similar to the County's standard form. Vendors must indicate acceptance of the terms or submit proposed changes. Any discrepancies post-award may result in disqualification.

**IV. SCOPE OF WORK**

The selected TPA shall provide a comprehensive range of administrative services, including but not limited to:  
- Claims coordination with insurance carriers  
- Stop-loss claims support  
- Customer service with dedicated account representatives  
- Secure online portal for employees and HR  
- Enrollment and eligibility administration  
- COBRA, FSA, HRA, and HSA administration  
- Compliance assistance (HIPAA, ACA, etc.)  
- Monthly and annual reporting with data analysis  
- Open enrollment support  
- Plan design consultation and cost containment strategies  
- Wellness program integration or coordination  
- Transparent fee structure with itemized pricing

**V. REQUIRED DOCUMENTATION**

To be considered, proposals must include:  
- Proposal Narrative  
- W-9 Form  
- Pricing (in a separately sealed envelope)  
- Contractor's Certification of Compliance (signed)  
- Contractor's Statement (signed)  
- References for four (4) similar clients  
- Vendor Information Form  
- One (1) original, four (4) hard copies, and one (1) USB with a PDF version  
VI. EVALUATION CRITERIA  
Proposals will be evaluated based on the following:  
- Experience and qualifications of the proposed team  
- Understanding of the County's needs and the services requested  
- Technology capabilities and reporting tools  
- Innovation in service and cost control  
- Fee structure and transparency  
- Customer service and reference feedback

**VII. SUBMISSION INSTRUCTIONS**

All proposals must be received by the deadline indicated above. Proposals must be submitted in hard copy and digital format as specified. Pricing must be in a separate sealed envelope. Any questions must be submitted in writing to Mitzi Bowman by the specified deadline. Published June 26, July 3, 10 and 17, 2025 in *The Pagosa Springs SUN*. (267609)

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE  
NO. 2025-003**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:  
On April 17, 2025, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Archuleta records.  
Original Grantor(s): Justin Schroeder  
Original Beneficiary(ies): L&CO, LLC, a New Mexico Limited Liability Company  
Current Holder of Evidence of Debt: L&CO, LLC, a New Mexico Limited Liability Company  
Date of Deed of Trust: September 22, 2017  
County of Recording: Archuleta  
Recording Date of Deed of Trust: September 29, 2017  
Recording Information (Reception No. and/or Book/ Page No.): 2170608  
Original Principal Amount: \$11,500.00  
Outstanding Principal Balance: \$4,209.95  
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for

in the evidence of debt secured by the deed of trust and other violations thereof.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 645 IN ASPEN SPRINGS SUBDIVISION NO. 6, according to the plat thereof filed for record August 3, 1971 as Reception No. 74689, Archuleta County, State of Colorado**

**Purported Colorado address: 326 Justin's Road, Pagosa Springs, CO 81147.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/14/2025, at the Archuleta County Treasurer's Office at 449 San Juan St. Pagosa Springs, CO 81147, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 6/19/2025

Last Publication 7/17/2025

Name of Publication Pagosa Springs Sun

**IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;**  
DATE: 04/17/2025

Elsa P. White, Public Trustee in and for the County of Archuleta, State of Colorado  
By: Elsa P. White, Public Trustee  
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Danita S. Alderton #37275  
Altman, Keibach, Lytle, Parlapiano & Ware, P.C. 503 N. Main Street, Suite 125, P.O. Box 333, Pueblo, CO 81003 (719) 545-7325  
Attorney File # 326 Justins Rd

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

Published June 19, 26, July 3, 10 and 17, 2025 in *The Pagosa Springs SUN*. (264828)

**DISTRICT COURT  
ARCHULETA COUNTY, COLORADO**

Court Address: 109 Harman Park Drive  
Pagosa Springs, CO 81147  
Phone Number: 970-264-8160  
Attorney for Plaintiff:  
Daniel L Fiedler #47916  
190 Tailsman Drive, Suite D-6  
Pagosa Springs, CO 81147  
970-507-8528  
Case Number 2025CV030026

Plaintiff:

TRACI SAMMETH

v.

Defendants:

The Testate and Intestate Successors of HAROLD HOPPE, deceased, and All Persons Claiming by, through or under such Decedent, and All Unknown Persons Who Claim Any Interest In The Subject Matter Of This Action.

**SUMMONS BY PUBLICATION**

**PLAINTIFF: TRACI SAMMETH**

**TO THE ABOVE-NAMED DEFENDANTS 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 Complainant to Quiet Title Pursuant to Rule 105 filed with the Archuleta County District 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 service of this summons upon you. Service of this summons shall be complete on the last day of 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 with 35 days after the date of the last publication, judgment by default may be entered 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 particular described as follows:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4SE1/4SE1/4E1/4) OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 1 WEST, N.M.P.M., ARCHULETA COUNTY, COLORADO.

Respectfully submitted this 22nd day of May, 2025.

/s/ Daniel L. Fiedler

Daniel L. Fiedler

First publication: June 5, 2025

Last publication: July 3, 2025

Published June 5, 12, 19, 26 and July 3, 2025 in *The Pagosa Springs SUN*. (265870)

**FOR PLANNING COMMISSION HEARING ON JULY 24, 2025**

JAMES STRICKLER has requested an APPEAL HEARING regarding a VACATION RENTAL PERMIT DENIAL, on Unit #201, Building One, The Links Condominiums, at 109 Ace Ct, Unit 201, Pagosa Springs, CO. The property is zoned PLANNED UNIT DEVELOPMENT (PUD).

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 PFlores@archuletacounty.gov prior to the public hearing by the Archuleta County Planning Commission on July 24, 2025, at 6:00 p.m. in the County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs and via Zoom Link. Public comment will be taken at the meeting in person or via Zoom.  
Published July 3 and July 17, 2025 in *The Pagosa Springs SUN*. (268052)

**FOR PLANNING COMMISSION HEARING ON JULY 24, 2025**

PROJECT SANCTUARY is renewing their WILDERNESS LODGING ESTABLISHMENT BOARD CONDITIONAL USE PERMIT on the Parcel in the SW1/4NE1/4 of SEC 13, TWN 34N, RNG 1W, at 1099 Blue Creek Rd, Pagosa Springs, CO (PLN23-153). 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 July 24, 2025, at 6:00 p.m. in the County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs and via Zoom Link.  
Published July 3 and July 17, 2025 in *The Pagosa Springs SUN*. (268049)

**NOTICE TO CREDITORS**

Estate of Scott Alan Gray, Deceased  
Case Number 2025PR30022

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 October 20, 2025, or the claims may be forever barred.

Thomas F. RuBane, Attorney for the Estate  
2922 Akron Ct  
Denver, CO 80238

Published June 19, 26, and July 3, 2025 in *The Pagosa Springs SUN*. (267082)

**ARCHULETA COUNTY  
MAY 2025 PAYABLES**

**VENDOR**

COLORADO TITLE SVCS  
BUILDINGS BY DESIGN  
LA PLATA CNTY TREASURER  
UMB BANK  
CIGNA HEALTH AND LIFE INSURANCE  
WAGNER RENTS  
DESERT MOUNTAIN CORP  
PS COMMUNITY DEVELOPMENT CORP  
TYLER TECHNOLOGIES  
ECHO IT CONSULTING  
NONSTOP ADMINISTRATION & INSURANCE SVCS  
TOWN OF PS

C & J GRAVEL PRODUCTS  
WELLS FARGO  
DAVIS ENGINEERING SVC  
TRANSWEST TRUCK TRAILER RV  
AXON ENTERPRISE  
VAL'S VIP CLEANING  
MOTOROLA SOLUTIONS  
FLYERS ENERGY  
ARLIN LEP  
AXIS HEALTH SYSTEM  
WORLD FUEL SVCS  
INLAND KENWORTH US  
SHAMROCK FOODS  
HINKLE & COMPANY PC  
A SAFE PLACE IN PAGOSA  
LPEA  
VISIONARY COMMUNICATIONS  
4 CORNERS EQUIPMENT  
MUTUAL OF OMAHA  
HEALTHY ARCHULETA  
BROWNS HILL ENGINEERING & CONTROLS  
ROSE MOUNTAIN  
DELTA DENTAL OF CO  
TRES RIOS SILVER  
REYNOLDS ASH & ASSOC  
PAWSD  
CENTURYLINK  
PARTS PLUS OF NM  
CO DEPT OF PUB HEALTH AND ENV  
MICHAEL F. ARNALL M.D. P.C.  
KOY DINGBOOM OATES  
SHORT-ELLIOTT-HENDRICKSON  
MSC INDUSTRIAL SUPPLY

AT&T  
ICENOGLE SEAVAR POGUE PC  
LUTEC MEDICAL  
SHRED BMX SHOW  
HARMAN PARK OWNERS ASSOC  
BLACK HILLS ENERGY  
THE MASTER'S TOUCH  
RIGGING FOR RESCUE  
VAN DIEST SUPPLY CO  
DAY LUMBER CO  
AMAZON  
CUMMINS SALES AND SVC  
CAPITAL BUSINESS SYSTEMS  
LARGO TANK EQUIPMENT  
ARCH CNTY VICTIM ASSISTANCE PGRM  
THOMSON REUTERS - WEST  
ID NETWORKS  
QUADIENT FINANCE USA  
FORREST CONST-BEARFOOT GARAGE DOORS  
WESTERN PAPER DISTRIBUTORS  
AMERITAS LIFE INSURANCE CORP  
WALTER BODY SHOP  
MHC KENWORTH  
BAYFIELD GLASS  
DAILEY CDL SOLUTIONS  
STATE OF COLORADO  
ARCH CNTY WEED & PEST  
GRAINGER  
TRAUTNER GEOTECH  
DRUG AND ALCOHOL TESTING ASSOC  
CHARM-TEX  
2982LLC  
RIO GRANDE HOLDINGS  
CROSSFIRE AGGREGATE SVCS  
HCCC  
THE PONDEROSA LUMBER CO  
NAVAJO TRAIL RENTAL CENTER  
B HUNT  
ELITE RECYCLING & DISPOSAL  
RELADYNE WEST  
THE PAGOSA SPRINGS SUN

**DESCRIPTION**  
2901 CORNERSTONE DR PURCH  
TRANSIT FACILITY CONSTRUCT  
DA SHARED EXPENSES  
CONST COP INT  
EMPL BENEFITS  
EQUIP RENTAL/REPAIR SVCS/PARTS & SUPPLIES  
MAG CLH  
BROADBAND & ECONOMIC DEV  
SFTWR ANN FEES  
COMP EQUIP/SUBSCRIPTS/LABOR/TRANSIT SVC  
RUNOUT  
E GATEWAY RIVER PARK PURCH/CONSV  
TRUST/WATER UTILITIES  
GRAVEL/FUEL SURCHARGE  
CNTY P-CARD PURCHASES  
WATER FLOW ENG/DS ENG SVCS  
FLEET EQUIP  
BDY CAMERAS CONT  
CNTY CLEANING SVCS  
ASTRO SYSTEM ESSENTIAL PLUS PKG  
CNTY FUEL  
FAIR 2025 ENTERTAINMENT  
INMATE MED SVCS  
CNTY FUEL  
PARTS/SUPPLIES/REPAIR SVC  
INMATE FOODS/SUPPLIES  
YEAR END AUDIT  
AFPA SUBMISSION #35  
CNTY ELECTRIC UTILITY  
BROADBAND  
EQUIP RENTAL  
EMPL BENEFITS  
CONTRACT SVCS  
LEACHATE RADIOS & RAS  
MNTLY LEASE AGREEMENT  
EMPL BENEFITS  
FAIR 2025 PRIZES  
TRANSIT FACILITY CONSTRUCT  
CNTY SEWER UTILITY  
CNTY LANDLINE UTILITY  
PARTS & SUPPLIES  
LF Q1 RPTING/WQ65 OWTS Q1 FEES/PHD CERTS  
AUTOPSY FEES  
LEGAL SVCS  
CELL 48 ENG  
PARTS & SUPPLIES  
CNTY CELL PHONE USAGE & DATA  
LEGAL PROFESSIONAL SVCS  
SD MOBILE COLPOSCOPE  
FAIR 2025 SHOW  
ANN ASSESS/STMT BAL  
CNTY NATURAL GAS UTILITY  
POSTAGE/MAILING SVCS  
SEMINAR  
HERBICIDE MATERIALS  
R&B SUPPLIES  
CNTY/INMATE SUPPLIES  
REPAIR SVC  
CNTY COPIER LEASE & USE  
FLEET EQUIP  
CONTRACT SVCS  
SFTWR SUBSCRIPT  
SFTWR MAINT  
METERED POSTAGE  
REPAIR SVC  
JANLT SUPPLIES  
EMPL BENEFITS  
BODY/PAINT JOB  
REPAIR SVC/SUPPLIES  
WINDSHIELD REPLCS  
CDL TESTS  
RENEWALS  
PEST CONTROL SVCS  
PARTS/SUPPLIES/EQUIP/ISM TOOLS  
TRANSIT FACILITY TESTING  
TESTING & COLLECT  
INMATE SUPPLIES  
FAIR 2025 BAND DEPOSIT  
FAIR 2025 BAND DEPOSIT  
GRAVEL  
CALL SVCS  
CNTY SUPPLIES  
FLOW PARTS  
PER DIEM-IACME CONF/REIMB-POSTAGE  
CNTY TRASH UTILITY  
FLEET SUPPLIES  
CNTY PUBLICATIONS

**AMOUNT**  
\$2,515,891.43  
\$352,662.09  
\$287,042.93  
\$183,450.01  
\$166,910.52  
\$106,233.14  
\$79,236.00  
\$62,500.00  
\$61,854.64  
\$59,781.53  
\$51,477.29  
\$48,080.63  
\$34,635.32  
\$34,107.54  
\$27,248.50  
\$27,063.13  
\$23,073.49  
\$22,350.00  
\$20,228.50  
\$20,037.07  
\$20,000.00  
\$18,274.06  
\$18,047.52  
\$17,872.90  
\$16,118.21  
\$16,000.00  
\$12,647.22  
\$12,591.22  
\$10,363.09  
\$9,875.00  
\$8,644.13  
\$8,568.00  
\$8,490.40  
\$8,333.34  
\$8,139.26  
\$7,870.00  
\$7,402.66  
\$7,242.36  
\$6,559.49  
\$6,471.40  
\$6,423.28  
\$6,000.00  
\$5,950.00  
\$5,250.77  
\$5,236.23  
\$5,213.81  
\$5,000.00  
\$5,000.00  
\$5,000.00  
\$4,966.44  
\$4,762.19  
\$4,590.43  
\$4,580.00  
\$4,083.16  
\$4,038.06  
\$3,998.73  
\$3,721.95  
\$3,227.63  
\$2,873.00  
\$2,500.00  
\$2,



# School

■ Continued from front the poll.

Before reviewing the poll results, ASD Superintendent Rick Holt reviewed the process the district’s Master Plan Advisory Committee (MPAC) has gone through over the last six months to review data on the district’s current facilities, potential renovation and new build costs, and potential new site locations the district could build on.

Holt explained that the MPAC reviewed things such as school funding mechanisms in Colorado, which spurred conversations about the district possibly applying for a Building Excellent Schools Today (BEST) grant, which can provide up to a 44 percent match for capital projects for school districts in Colorado.

Holt also noted that 68 percent of the district’s students live uptown, or west of Piedra Road, and 32 percent live downtown, or east of Piedra Road, and that “a large number of elementary kids live uptown.”

He mentioned that, according to state demographers, the school district is projecting a flat enrollment rate over the next few years.

Holt reminded the BOE that the purpose of the MPAC is to review data and explore possible solutions to suggest to the BOE, but that it is ultimately up to the BOE what the district decides to do in addressing its facility needs.

He explained that during the February MPAC meeting, the idea of building a kindergarten through 8th grade (K-8) campus was initially brought up, and that the difference in cost of building one new building compared to two would be around \$25 million.

Holt noted that, during the April MPAC meeting, the group explored the community’s potential bond capacity and found that to be around the \$125 million mark, though he noted there are alternate ways of calculating that capacity to potentially increase that amount.

Holt also noted that the MPAC ranked as its No. 1 preference for the district to build a K-8 building, with the next preference to build two new separate buildings to serve as a middle school and elementary school.

Holt went on to indicate that there are two potential building sites being explored, explaining the current Pagosa Springs High School (PSHS) property is 46 acres and could have a K-8 building built on it.

He also noted that the Vista property the district owns uptown is 31 acres and could also be built on.

Holt explained that if the PSHS property is developed, one of the existing baseball fields would likely be covered with parking and that a new field could be constructed into the shale hillside.

He mentioned that one of the “cons” about the Vista property is the proximity of it to U.S. 160 and that might trigger a traffic light needing to be installed.

BOE member Butch Mackey commented that other taxing entities in the community also have projects going on and are considering going to voters for tax increases.

“Almost every taxing entity has kicked the can down the road a long ways, and everybody’s kinda getting to the same point,” he said, explaining that the county may be willing to hold off on going to the ballot for anything this year to give ASD the “first shot.”

Mackey also noted that residential and commercial development is still taking place in the county, and that more developments would bring down everybody’s share of a bond.

BOE president Bob Lynch explained that the current state of the

district’s buildings has to do with the history of those buildings being added onto multiple times over the years.

BOE member Amanda Schick asked what the district would do with its remaining buildings once a new facility is constructed.

Holt indicated that there has been commercial interest in the Pagosa Springs Middle School building, and that the county may also consider some sort of recreation center option for the campus.

Lynch also commented that he doesn’t want the district to be in a similar situation 10 years from now, noting that future growth should be factored in with a potential new building.

The first poll question Hansen reviewed had to do with if people have heard, read or seen anything about ASD in the past two months, with 57 percent responding “yes.”

“This is incredibly high in my experience,” she said.

Hansen went on to explain that when testing potential ballot language, she wanted to get a “very clean read,” which included language asking respondents if ASD should take on \$123 million in debt in order to build a new K-8 campus.

Hansen explained that, in response to that question, 33 percent indicated a “definite yes” and 18 percent indicated a “probably yes.”

She noted that 19 percent indicated a definite no, and 13 percent indicated no decision.

Hansen summarized the responses to that question as a 24 percent total no and 51 percent total yes.

Hansen went on to explain that the survey respondents were sampled in two groups, with different language being tested in regard to potential monthly or annual tax impacts, noting that when using monthly costs there was an uptick in the percentage of people who would vote yes compared to using annual amounts.

The poll also included questions about if the district going for a BEST grant would make someone more likely to vote yes on the ballot measure .

Hansen commented that there is some “hesitancy around voting yes, period.”

In regard to a preference on a location for a new building, 50 percent of respondents indicated they’d prefer the PSHS property to be developed more, with 28 percent having no preference and 21 percent preferring the Vista site.

“That does surprise me,” Mackey said.

Hansen went on to explain that once the student distribution information was presented, those responses changed to 40 percent preferring the PSHS property and 37

percent preferring the Vista site with 22 percent having no preference.

“The decision about the location is one of the things we found in this poll to be vital about continuing to support among voters,” Hansen said, explaining the district will “really need to build up your reasoning” and spend some time with the community “in that decision-making process.”

The poll also asked respondents to give ASD a grade based on a scale of A to F, with only 2 percent giving the district an “A” grade, Hansen noted.

She explained that 26 percent responded with a “B” grade, 40 percent gave a “C” grade, 13 percent gave a “D” grade and 7 percent gave it an “F”

“People are not happy, period,” Hansen said, explaining those results may be due to the general state of the world, affordability issues and discontent amongst communities across the nation.

“We may be seeing that here,” she added.

She then noted that 56 percent of respondents indicated that they agree that ASD spends tax dollars wisely and that 79 percent of respondents have been in an ASD building within the last two years.

BOE member Tim Taylor noted that the board should keep in mind the margin of error included in the poll results, which Hansen noted to be approximately plus or minus 5 percent.

Mackey and Lynch both commented that the initial results were better than expected.

“I pay taxes, too; I don’t like it more than anybody else,” Mackey said.

BOE member Davey Iverson commented that it seems like the community recognizes “the need” within ASD.

Lynch explained that the board has until August to make a decision about whether or not something will be put on the ballot for this November’s election.

Hansen commented that there “is still a lot of work to do,” explaining that there is no “clear-cut” path about whether the district should go to the ballot this year or next year.

Hansen commented that her best advice is, “I think you should probably wait for [2026] and have the details,” encouraging the district to keep up its outreach efforts while working out more details.

In response to a question about if the community goes for the full bond

amount of \$125, approximately the cost it would take to build a new K-8 building, if the BEST grant could be applied prospectively, Holt explained, “If you pass the full amount, you will not get funded by BEST.”

He explained the bond could be based on an amount contingent on being awarded a BEST grant, but noted that could limit what the district is able to actually build if costs go up while waiting to be awarded.

Holt went on to comment that the BOE may want to consider athletic field needs as well when moving forward and making a decision, indicating the Town of Pagosa Springs is planning on building a new sewage treatment plant south of the PSHS property at some point.

PSHS teacher Darcy DeGuise explained she was “all for” developing the PSHS property until she learned about the town’s plan, also noting school traffic brings about 800 cars downtown daily.

Iverson also commented on potential traffic concerns along 8th Street.

Holt explained that both the PSHS property and Vista property had preliminary soil tests performed that confirmed both sites are capable of being built on, noting the district’s Trujillo Road property is not buildable.

In response to a question from Schick on if the MPAC will reconvene, Holt said, “I think we do want to get that group engaged for a lot of reasons.”

Schick asked if the BOE needs to start identifying that a timeline to have something decided for 2025 is not possible.

“That is for you all to decide,” Holt replied.

He explained that, in his opinion, an Aug. 5 deadline would be “too hasty” for a full site analysis.

Holt also commented later on that the district is at least a couple of years out from moving into a new building.

Holt explained that he would work with MPAC chair Lisa Scott to engage the committee and start having meetings to review data.

Hansen indicated to the BOE that a final report of the poll results would be available in the coming days.

Holt indicated the MPAC could meet again beginning in August. [clayton@pagosasun.com](mailto:clayton@pagosasun.com)



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Fully embracing the Colorado mountain lifestyle, Valerie brings commitment to personalized service to help clients find not just a property, but an opportunity for their legacy to take root and grow.

**Valerie Vander Berg**  
REALTOR®, Broker Associate  
C: 970-585-6266  
[Valerie.PagosaRE@gmail.com](mailto:Valerie.PagosaRE@gmail.com)





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## Community news.

The Pagosa Springs SUN  
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## WE ARE AMERICA

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We are the Good Heart of our Country. Our Word is our Bond.  
Imagination inspires our Vision. Nature is our Wonder.  
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We love the warm hearty fullness that comes from lending a hand.  
We value the loyalty of friendship and the honor of belonging that teamwork wins.  
We seek the skill, dignity, and good manners of others who share positive goals.  
We strive for fairness, good will, and good humor to find common ground.

Our families fill our hearts' desire. We are their shield.  
They are our roots and our seeds.

We honor our elders and respect traditions for they hold the wisdom to guide us.  
We teach by example, to show our children how to fill their lives with Joy, Family,  
Strength of Character and Love, in all they do.

We know our place in the Grand Design. Our balance and humility come from  
the Majesty of Nature and the Divine Energy that flows through All.

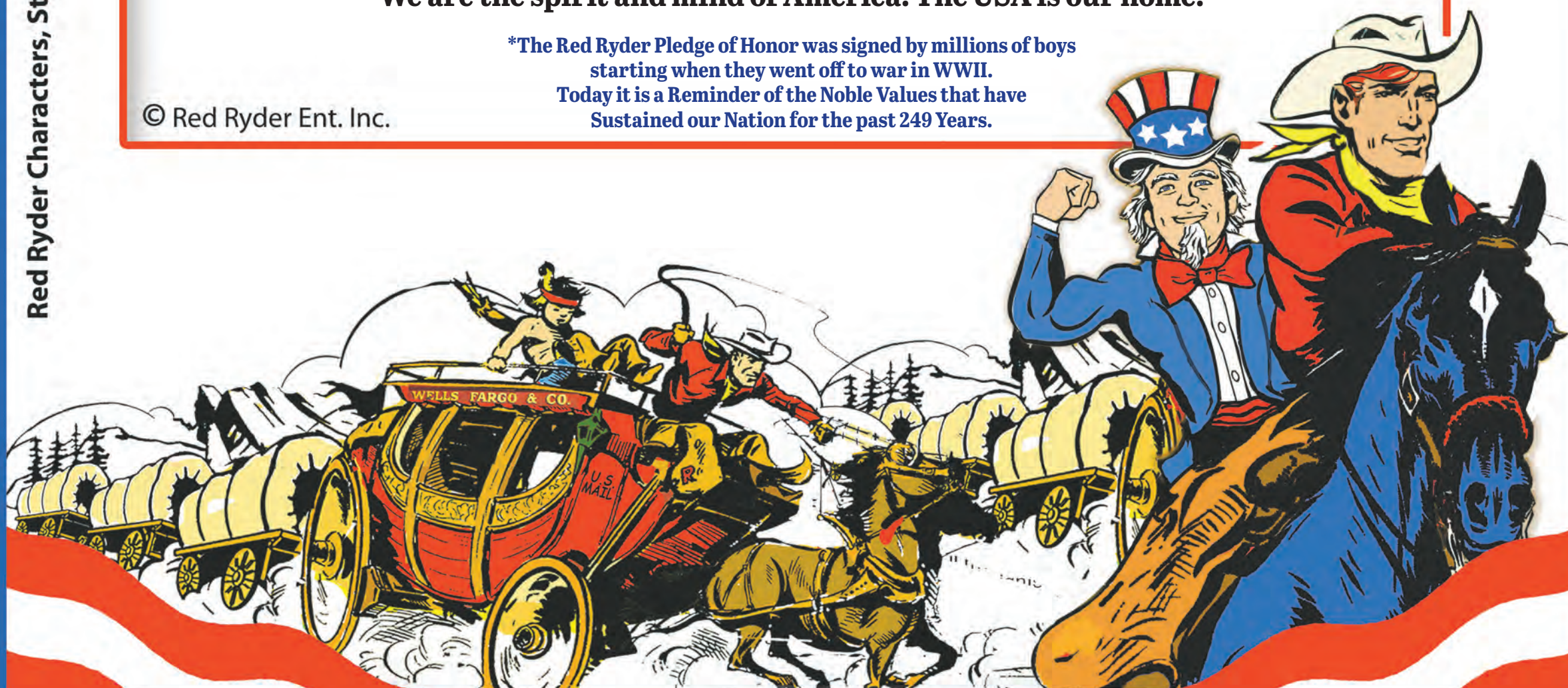
The generous, farsighted spirit of liberty is our birthright.  
We remember the struggles of those who gave this right to us.  
Their love of freedom and fearless integrity are in our blood.

We are the goal of our Ancestors. Our good works today  
will secure the foundation of future generations.

We are the Genuine that outshines all subterfuge and  
together we ascend for the greater good.  
We are the spirit and mind of America. The USA is our home.

\*The Red Ryder Pledge of Honor was signed by millions of boys  
starting when they went off to war in WWII.  
Today it is a Reminder of the Noble Values that have  
Sustained our Nation for the past 249 Years.

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# preview

## ARTS & LIFE

# Red Ryder Roundup Rodeo

July 3-5 • Western Heritage Event Center and rodeo grounds



PREVIEW photo/Randi Pierce



# Celebrating 75 years of Red Ryder Roundup Rodeo

By Lisa Scott and Diana Talbot  
Western Heritage Event Center

The 75th annual Red Ryder Roundup Rodeos are set for Thursday, Friday and Saturday.

The July 4 rodeo will be at 2 p.m., with the July 3 and July 5 rodeos being at 6 p.m.

They are presented at the Western Heritage Event Center arena and grounds off U.S. 84 and Mill Creek Road.

Tickets are available online and at the gate prior to the event.

Tickets are \$20 per adult and \$10 for children 12 and under. A limited number of box seats are available and can be purchased by calling (970) 749-3492.

Each daily performance begins with an impressive grand entry with flags waving from westerners on horseback.

Rodeo events are interspersed with a variety of other acts like the Mutton Bustin’ contest, Daisy BB gun raffle and rodeo clown.

The website [www.PagosaRodeo.com](http://www.PagosaRodeo.com) has detailed information about the entire event. Additional questions can be directed to (970) 749-3492 or [dtalbot111@gmail.com](mailto:dtalbot111@gmail.com).

**75 years of history**

For 75 years, this organization has been run by local dedicated volunteers, funded with individual and business donations from the local community, and a great many more have helped in other ways.

The Western Heritage Event Center (WHEC) continues to be an independent, self-sustaining and successful entity that owns and operates the rodeo grounds in Archuleta County.

■ See Rodeo on next page

## Live Performers

- Thursday**  
**Coyote Moon Lounge:** Open Mic with Eric Wade, 6:30 p.m.  
**Riff Raff Brewing Company:** Jaime & the Dreamers, 5 p.m.  
**The Pagosa Bar:** Karaoke, 8 p.m.
- Friday**  
**Coyote Moon Lounge:** Out on Work Release, 6 p.m.  
**The Springs Resort lodge atrium:** San Juan Mountain Boys, 5 p.m.
- Saturday**  
**Coyote Moon Lounge:** 3Man Cult, 7 p.m.  
**Riff Raff Brewing Company:** Robin Davis Duo, 5 p.m.  
**The Springs Resort lodge atrium:** Maxwell Miller, 5 p.m.
- Sunday**  
**Coyote Moon Lounge:** Mason Hoberg, 5 p.m.  
**Riff Raff Brewing Company:** Banjo Joe, 5 p.m.
- Monday**  
**Coyote Moon Lounge:** The Status Crowes, 5 p.m.  
**Riff Raff Brewing Company:** Third Eye Switch, 5 p.m.
- Tuesday**  
**Riff Raff Brewing Company:** Terry Rickard, 5 p.m.  
**The Springs Resort lodge atrium:** Dustin Burley, 5 p.m.
- Wednesday**  
**Riff Raff Brewing Company:** Highway 17, 5 p.m.

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# Rodeo

## ■ continued from previous page

1948: A group of local ranchers organized an effort to start a regular named rodeo series in Pagosa Springs. The initial group of volunteers included Glen Edmonds, Fred Harman, Daily Hott, Leon Montroy, Terry Robinson and Babe Shahan. They collaborated with the owner of the Red Ryder registered trademark to use the registered name to brand this rodeo with the cartoon character that is so famous in this region. The elected board of directors was R.T. Harras, Edmonds, Robinson, Shahan and Harry Sharp, all local ranchers.

1949: The first two-day rodeo was held at the site of the current Ross Aragon Community Center. Photographs show how automobiles were placed in a large circular formation to create the boundary of the rodeo arena. Spectators stood behind the cars. A parade opened the show on the Fourth of July with Fred Harman III as grand marshal and H. Ray Macht as parade chairman.

1949: The committee advertised and sold stock, \$1 per share, in the rodeo organization, named Pagosa Springs Enterprises (PSE), and raised \$15,000. With these proceeds, 37 acres of land, on the corner of U.S. 84 and Mill Creek Road, was acquired from Leon and Margaret Montroy for the expressed use of hosting the annual rodeo.

1950: Ranchers and merchants donated items for an auction to finance improvements of the grounds. Construction included a rodeo arena with wood boards and woven wire, a half-mile horse racing track and covered wooden grandstands. Construction of a Fitzhugh-Haven-Doerrie is managing the dirt work and H.W. (Red) Sisson is supervising the surveying and general work. All was accomplished just prior to the July Red Ryder Roundup Rodeo.

1951+: Over time, the structures that exist on the rodeo grounds today were constructed as additional stock was sold for the purpose of raising money and creating a supporting membership.

1953: 500 wooden and steel bleachers were purchased.

1954: The present grandstands with roof, box seats and guard rails were purchased for \$11,000 with the sale of bonds that were retired in 1964.

1974: A starting gate for horse races was purchased.

1978: Pipe fencing was installed around arena and the rodeo increased to three-day event.

1980s: Horse racing was discontinued after a fatal accident on the track, and the track was removed.

1980s-1990s: Repairs, maintenance and modest improvements were funded with modest proceeds from the annual three-day rodeo event.

July 1997: The WHEC Board of Directors began the Red Ryder Award, awarded for making a positive commitment to the western culture of this community and who has been a strong supporter of the organization

and rodeo.

July 1999: Celebration of 50th year of Red Ryder Roundup Rodeo. Randy Talbot was president of the PSE. Other board members included: Charles Betts, JR Ford, Rhonda Ward, Jim Bramwell, Bob Haag and Marguerite Seavy. The stock contractor was Buster Webb W/A.

2000: The corner of land containing the Colorado State University Extension building was deeded to Archuleta County by the WHEC.

November 2004: The organization obtained its IRS nonprofit status and renamed the organization the Western Heritage Event Center. It's mission is to provide an annual three-day Red Ryder Roundup Rodeo as well as a year-round venue for education and training for youth and equestrian events for Archuleta County. The WHEC is dedicated to preserving the history and traditions of the American West.

2005-2006: The 4-H / WHEC build-  
■ See Rodeo on next page

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# Rodeo

■ continued from previous page

ing was constructed with \$136,500 of Great Outdoors Colorado funds and \$175,000 of private donations secured by the WHEC board. The breezeway, an extension of the cover over the grandstands, was also added. This building was deeded to Archuleta County by the WHEC to provide ongoing maintenance, insurance and management of use.

2012: New roping chutes were installed — donated by Jack and Claudia Rosenbaum in honor of longtime friend Jim Bramwell upon his retirement from the WHEC Board of Directors after 15 years.

2014: The board of the Charles J. Hughes Foundation approached the WHEC to contribute funds to collaborate in building a covered arena.

Nov. 5, 2014: A presentation was made to the board of county commissioners to request a \$150,000 matching grant. The WHEC begins construction planning.

Summer 2017: Groundbreaking and construction begins.

2018: R.D. Hott, a lifelong resident of Archuleta County, and the son of a founding member of the Red Ryder Roundup Rodeo, following his death in 2018, designated his estate to be used for the “Preservation of Western Heritage in Archuleta County.” This generous donation for improvements of the facilities at the rodeo grounds has led to the development of a master plan for the rodeo grounds and created a public/private partnership with the WHEC and Archuleta County. The Hott Fund is providing private matching grants for the continued improvement of the spaces on the rodeo grounds, which will drive increased activities and use for the benefit of the community while

preserving the history and traditions of the American West.

2019: The WHEC and R.D. Hott Fund Advisory Committee developed a master plan for rodeo grounds.

2020: During the COVID pandemic, the Red Ryder Roundup Rodeo was not held for the first time in its history. The Hughes Pavilion was used for drive-through COVID testing.

January 2021: Creation of the rodeo grounds and fairgrounds joint-use agreement — a partnership between the WHEC, R.D. Hott Fund Advisory and Archuleta County Board of County Commissioners for the collaborative management of the grounds and facilities.

August 2021: The first county fair to utilize Hughes Pavilion for 4-H livestock shows and auction.

August 2023: Ribbon cutting celebration for the Hughes Pavilion and the 4-H Hall.

2024: New bucking chutes ere installed, donated by Mancuso Family Foundation.

July 2025: Celebration of 75th year of Red Ryder Roundup Rodeo. Diana Talbot is the president of the WHEC. Other board members include: Katelyn Bailey, Pennie DeClark, Keith Jacobson, Bob Kavli, Wes Lewis, Ryan Montroy, Twyne Regester, Lane Schaaf and Lisa Scott. The stock contractor is Bucking H Rodeo Company.

### Hott Trust contribution

Funds from the Hott Trust have contributed to these improvements:

- Hughes Pavilion: Addition of the livestock building with livestock pens, wash rack and storage. Pavilion improvements of sprinkler system, bleachers, courtyard and front entrance.

• 4-H/WHEC building: Improvements to building interior and surrounding external area for integration of adjoining facilities. It is now named the 4-H Hall.

• Historic structures: The well-known and loved R.G. Gomez store has been relocated and is being preserved. Other Archuleta County historical structures have been moved to the site, including the Joe Macht family cabin and an original Camp Lewis officer’s residence. Items of historical significance from the Macht, Hott and other families will be displayed in buildings for public viewing.

• Grounds: A circular roadway around the grounds, fencing and drainage improvements and an official entry sites on Mill Creek Road including decorative gates.


• 2026 plans: Multipurpose event building to support the Archuleta County Fair and community events, and display historic items.

### Into the future

The WHEC continues to maintain a relationship with Red Ryder Enterprises Inc. and the family of Shirley Ann Slesinger-Lasswell, which owns the Red Ryder trademarks and copyrights. They continue to grant permission to the WHEC to utilize the trademark name for the annual Red Ryder Roundup Rodeo. Their generous contributions and support for past, present and future rodeos is greatly appreciated.


The WHEC is a charitable organization as qualified by the IRS under Section 501(c)(3) and donations are tax-deductible to the full extent of the law (federal EIN #20-1363398).

Donations may be made to: Western Heritage Event Center, P.O. Box 1841, Pagosa Springs, CO 81147.



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# Artist Reception

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Thursday, July 10th

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Meet artists Tricia Bass and Michelene Berkey. Enjoy a glass of wine and learn about their art. Light refreshments.



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## 369 Beaver Cir

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owner, single level on double  
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## 225 East Pagosa St

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Market location



## 85 & 115 Sparrow Cir

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MLS 813678 • \$299,000  
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MLS 820146 • \$205,000  
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# July Photography Club meeting to focus on ‘Learning Photography from the Pros’

By Andy Butler

Pagosa Springs Photography Club

The next meeting of the Pagosa Springs Photography Club will be held on Wednesday, July 9, at 6 p.m.

We will meet at the Community United Methodist Church at 434 Lewis St.

While the program will start at 6:30 p.m., feel free to arrive anytime after 6 p.m. to socialize. Photography Club meetings are open to the public. Please use the side door near the parking lot to enter.

Our topic this month is “Learning Photography from the Pros,” presented by Herb Grover.

We are lucky to live in a time when tips and tutorials on any number of subjects, including photography, are available online. Many pro photographers post regular articles and YouTube videos providing information on photographic topics. Some are better than others.

Grover will introduce video tutorials by several of his favorite pro photographers who are also very good at presenting information in a clear and useful fashion. The photographers Grover will discuss include tutorials from both landscape and wildlife photography, as well as topics related to post-processing. Most nature or landscape photographers could learn from these presentations.

Who are your favorite pro photographers for learning more about photography?

Grover is a retired university professor who spent more than 40 years teaching university courses in ecology, plant biology and environmental science. He is now retired, living near Pagosa Springs, and focusing his creative energies on nature photography and videography.

Photography Club presentations are available on Zoom for those who can’t attend a meeting. For the Zoom link to this meeting, please contact hgroverco@gmail.com.



Photo courtesy Andy Butler

**A native calypso orchid blooms near Williams Creek. The next meeting of the Pagosa Springs Photography Club is set for July 9.**

Photography Club members may bring up to five recent images to show and discuss with the group following the presentation in our monthly Image Share session.

### Virtual Shutter Therapy

The Photography Club’s current Virtual Shutter Therapy topic is “Spring Flowers,” through July 6.

Our Pagosa Springs wildflowers are attracting both pollinators and photographers. Vibrant colors and a variety of sizes from tiny to bold grace our hillsides. Please take part in this challenge by sharing up to three photos on the topic, as comments to the post about this topic on our Facebook page at <https://www.facebook.com/PagosaPhotoClub>.

This topic is open for entries until July 6, and is open to all photographers. Like and comment on the works of others.

### Photography Club 2025 Digital Photography Contest

The Photography Club holds an  
■ See Photography on next page



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#### Enrollment Form

(To enroll, please call and send form with child.)

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Mailing Address: \_\_\_\_\_ Mother: \_\_\_\_\_  
Age: \_\_\_\_\_ Grade: \_\_\_\_\_ Phone: \_\_\_\_\_  
Enrolled By: \_\_\_\_\_  
Needs Transportation? Yes \_\_\_\_\_ (Please call to arrange) No \_\_\_\_\_  
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**EST. 2025**

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# Photography

■ continued from previous page

annual photography contest, open to club members. This year the entry deadline is Sept. 10.

Club members may enter up to six images, among four categories (Nature, Landscape, People and Creative).

Winners will be announced, and awards presented at our Oct. 8 meeting.

For contest details and entry form, see our website, <https://pagosaspringsphotoclub.org/news/>.

## Pagosa Sidewalk Astronomers astrophotography contest

The Pagosa Sidewalk Astronomers are holding a photo contest to promote astrotourism and raise awareness about dark skies in the Pagosa Springs area.

This contest will run until Aug 31. Winners will be announced on Sept. 10 at the Pagosa Springs Photography Club meeting.

For details on this contest, see <https://pagosasidewalkastronomers.org>.

## Photography Club membership

If you are looking for ways to improve your photography, consider joining the Pagosa Springs Photography Club.

The club welcomes anyone who enjoys making and appreciating great photographs. Our club meetings and outings provide valuable insights into composition, light and technique from experienced photographers. Regardless of the type of camera you use, club membership can help you take better photos.

Membership benefits include educational programs, image sharing and discussion, photo outings, and contests to foster improvement in photography.

The annual membership fee is just \$25. You can apply for membership on our website, <https://pagosaspringsphotoclub.org/about/>, or at one of our meetings.



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# 4TH of JULY

## EVENTS & ACTIVITIES

**PARK TO PARK ARTISAN AND FOOD MARKET**

July 3rd, 4th , & 5th: 10am - 5pm  
July 6th: 10am - 4pm  
Town Park and the Athletic Field: Food vendors, beer garden, live music, jewelry, art, crafts, collectibles, clothes, & gifts.

**RED RYDER ROUNDUP**

July 3rd: 6pm  
July 4th: 2pm  
July 5th: 6pm  
The Red Ryder Roundup Rodeo returns to the Archuleta County Fairgrounds for its 75th Anniversary!

**FREEDOM FLOAT**

July 4th: 1pm  
Float on your own event! Grab a tube, don your best red, white, and blue, and join the Freedom Float on the San Juan River through downtown.

**THE ADVENTURE ZONE**

July 3rd, 5th, 6th: 10am - 7pm | 4th: 12pm - 7pm  
Bouncy House fun zone in Baseball Field at Yamaguchi Park.

**COMMUNITY BAND CONCERT**

July 4th: 2pm  
Enjoy patriotic tunes on the lawn by The Springs Resort.

**STARS & STRIPES STROLL**


July 4th: 3pm  
Walking parade honoring our veterans and first responders around Yamaguchi Park.






**INDEPENDENCE DAY MUSIC FEST**

July 4th: 5pm  
Enjoy a festive evening of live music, food trucks and a beer garden in Yamaguchi Park brought to you by the Pagosa Springs Summer Concert Series. No Cover.

**FIREWORKS** (depending on fire conditions)


July 4th @ Dusk (approx. 9pm)  
Enjoy the fireworks show from downtown Pagosa Springs. Yamaguchi Park provides one of the best viewing areas.





### Events

VisitPagosaSprings.com/Events





# Three Thingamajig Theater Company shows now running in rep

By Tim Moore  
Thingamajig Theatre Company

The summer repertory season is officially in full swing.

Three big musicals, one hardworking cast and a schedule packed with everything from Elizabethan puns to Prohibition-era drama to aristocratic body counts. All shows are now open and running in rotation at the Pagosa Springs Center for the Arts.

Here's what's onstage:

- "Something Rotten!" A fast-paced musical comedy where Shakespeare is a rock star and two struggling playwrights invent the musical — accidentally. Expect big numbers, bigger egos and enough wordplay to keep the English majors happy.
- "The Wild Party." Jazz, gin and dangerous chemistry collide in this darkly glamorous musical set in the late 1920s. It's a party you'll be glad you only have to attend from the audience.

• "A Gentleman's Guide to Love and Murder." A charming nobody discovers he's ninth in line to a fortune — and decides to speed things up. One actor plays all eight doomed relatives. The jokes land as quickly as the bodies.

All three are running in rep now through Aug. 30, with performances rotating throughout the week.

Please note the center and box office will be closed Friday, July 4, in observance of Independence Day. No performances will be held that day. Regular shows will resume Saturday, July 5.

Also underway: The kids' summer theater camp is in session, working toward a lively production of "James and the Giant Peach JR." Performances are scheduled for July 12-13, starring our youngest cast members and directed by the future of theater itself.

There will be three shows, one cast and plenty of chances to get in on the action.

For tickets and show information, visit [pagosacenter.org](http://pagosacenter.org) or call (970) 731-SHOW (7469).



Photo courtesy Thingamajig Theatre Company

Caite Leonard brings triple-threat energy to the stage, starring in all three summer repertory productions at the Pagosa Springs Center for the Arts: "Something Rotten!," "The Wild Party" and "A Gentleman's Guide to Love and Murder."

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Photo courtesy Leslie Cole

About 35 members of the Archuleta County Democrats met for an ice cream social downtown on Sunday afternoon. This is part of their continuing effort to support downtown businesses disrupted by the U.S. 160 construction project. You can learn more about the monthly happy hours, Archuleta County Democratic Club meetings and gatherings at local businesses by going to [archuletadems.org](http://archuletadems.org).

## Gomez Mercantile Store to be open Fourth of July weekend

Special to The PREVIEW

The historic Gomez Mercantile store located at the Archuleta County Fairgrounds will be open for the Fourth of July weekend during the days and hours listed below.

This mercantile store was originally opened in 1912 in

the railroad town of Pagosa Junction.

You can tour the store, which has the original pot belly stove and many items from the 1920's era.

The Gomez Mercantile store will be open to the public:

- Thursday, July 3, from 5 to 7 p.m.
- Friday, July 4, from 1 to 2:30 p.m. and 4 to 6 p.m.
- Saturday, July 5, from 5 to 7 p.m.

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# CHRISTMAS IN JULY

July 3rd – July 6th 10:00 AM – 5:00 PM

Unwrap the best deals of the summer  
on all your favorite gear:

Columbia, Patagonia, 686, Smartwool, Roxy, Volcom, and so much more!

Up to  
**50% off**  
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# Our Community Eats and PORCH Communities partner to launch PORCH Pagosa Springs

By Jennifer Kready and Sandra Dillon  
Our Community Eats/PORCH Communities

Our Community Eats is partnering with national nonprofit PORCH Communities to launch PORCH Pagosa Springs, a neighborhood-driven food collection initiative that will help feed local families facing hunger.

With more than 12 percent of Archuleta County residents experiencing food insecurity, the chapter aims to build a community-powered solution rooted in simplicity and service.

Our Community Eats currently serves 3,000 individuals per month with some level of food support. By partnering with PORCH Communities — whose model turns ordinary front porches into hubs of food collection — the organization seeks to scale its reach and create lasting infrastructure to fight hunger locally.

Volunteers as chapter leads and neighborhood coordinators are needed to help launch and sustain this effort. These roles involve organizing, recruiting and training volunteers, organizing monthly food pick-ups from neighbors' porches, and delivering donations to Our Community Eats for redistribution.

"Partnering with PORCH Communities allows us to bring more people into this work with a model that's simple, consistent and proven," said Sandra Dillon of Our Community Eats. "Every can or food staple left on a porch and every volunteer who steps up gets us closer to a hunger-free community."

Founded in 2010, PORCH Communities supports 50+ chapters across 15 states, having delivered 15 million pounds of food through its volunteer-led approach. The organization of-

fers chapters step-by-step guidance, resources and a supportive network to ensure sustainable success.

For Our Community Eats, the launch of a PORCH chapter means increased food donations, stronger volunteer engagement and the ability to continue providing necessary food staples to community members who need it most, including seniors, low-income families and individuals experiencing temporary food insecurity.

Community members interested in helping launch PORCH Pagosa Springs can contact Jennifer Kready at [jennifer@porchcommunities.org](mailto:jennifer@porchcommunities.org) or visit [www.porchcommunities.org](http://www.porchcommunities.org).

## About Our Community Eats

Our Community Eats connects food to families in need in Pagosa Springs and surrounding areas through a market-style pantry. Patrons shop and only take food items they will use, eliminating food waste from unwanted items typically provided in a prepackaged food box.

Our Community Eats partners with TEFAP, Care and Share, local farmers and producers, nonprofit foundations, volunteers, and grocery stores to secure food and build a hunger-free Archuleta County. Learn more at [www.ourcommunityeats.com](http://www.ourcommunityeats.com).

## About PORCH Communities

PORCH Communities is a grass-roots organization mobilizing volunteers to create sustainable hunger relief programs in their local areas. Our simple model is used by 2,000 volunteers in 600+ neighborhoods across 15 states. Visit [www.porchcommunities.org](http://www.porchcommunities.org) to learn how PORCH is helping neighbors.

# The Weekly Crossword

by Margie E. Burke

- ACROSS**
- 1 It may be blind or bright
  - 5 Soak in a tub
  - 10 "Mighty" partner
  - 14 \_\_\_\_ mater
  - 15 One way to read
  - 16 China setting
  - 17 Does a 10K
  - 18 Word thief
  - 20 Did impressions of
  - 22 Dynamite sounds
  - 23 Iberian and Yucatan
  - 25 Tops a cake
  - 27 Keep going
  - 31 Auction unit
  - 32 Backpack part
  - 35 \_\_\_\_ Park: Meta site
  - 36 Maintain
  - 38 Skin lesions
  - 40 Peruse
  - 41 "Judy" portrayer
  - 43 Pompous walk
  - 45 Adam's mate
  - 46 Posh properties
  - 48 Attached to a taskbar, say
  - 50 Named, as a ship
  - 53 Perfume sampler
  - 56 Choice of words
  - 59 Socialism and others
  - 61 Lobster serving
  - 62 Road sign silhouette
  - 63 Dishwasher cycle
  - 64 Coastal flier
  - 65 Partner of odds
  - 66 Winter weather
  - 67 Gosling of "The Fall Guy"
- DOWN**
- 1 Draped dress

1	2	3	4		5	6	7	8	9		10	11	12	13
14					15						16			
17					18					19				
20				21					22					
			23						24					
25	26							27				28	29	30
31				32		33	34			35				
36			37		38				39		40			
41				42		43				44		45		
46					47				48		49			
				50				51	52					
53	54	55					56						57	58
59						60					61			
62					63						64			
65					66						67			

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- 2 Shade of purple
- 3 All-powerful
- 4 Samples a bit of
- 5 St. John et al.
- 6 Type of wrench
- 7 Marsh croakers
- 8 Affectionate greeting
- 9 Safe to swallow
- 10 Pesters
- 11 Egyptian fertility goddess
- 12 General meaning
- 13 Bowlers and berets
- 19 Wake-up call?
- 21 Picnic pests
- 24 Shoe top
- 25 Emergency signal
- 26 Wanders
- 28 Combustible
- 29 Toil away
- 30 In shape
- 33 Martini's partner
- 34 Gallery piece
- 37 Meltdown sites
- 39 Exercises without rest in between
- 42 Lucy's best friend
- 44 Fey of film
- 47 Proofer's finds
- 49 Aerie builder
- 51 Place for a book title
- 52 This one and this one
- 53 Ocean motion
- 54 Genesis locale
- 55 Farmer's purchase
- 57 One of three in 1492
- 58 "Twisters" actor
- 60 "CSI" character

## Answers to Previous Crossword:

H	O	S	T	S		B	A	B	A		P	E	A	L
I	B	E	R	O		A	S	E	A		A	R	C	O
N	E	P	A	L		L	I	G	H	T	N	I	N	G
G	L	A	D	I	O	L	A		E	R	A	S	E	S
E	I	R	E		P	O	T	S	D	A	M			
		A	S	C	E	T	I	C		M	A	R	I	E
A	C	T	I	O	N		C	A	M	P		E	R	A
T	H	I	N	N	E	R		D	E	L	E	T	E	S
T	A	N		T	R	I	G		S	E	X	I	S	T
A	N	G	L	E		C	L	A	S	S	I	C		
			E	N	R	O	U	T	E		G	U	F	F
L	E	A	N	T	O		C	O	S	T	E	L	L	O
A	D	M	I	S	S	I	O	N		O	N	A	I	R
V	I	E	T		E	L	S	E		A	C	T	E	D
E	T	S	Y		S	L	E	D		D	Y	E	R	S



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## Healthy Archuleta excited to announce next professional development session on cultural competency

Healthy Archuleta

Healthy Archuleta is pleased to announce our upcoming professional development session on cultural competency, a vital component for fostering thriving communities.

Effective health care relies on collaboration and a deep understanding of diverse cultural backgrounds. By embracing intercultural development, self-reflection and cultural contexts, health care providers can significantly enhance their effectiveness, particularly within Archuleta County's rich Hispanic and Latino communities.

Cultural humility emphasizes viewing each patient as a unique individual, shaped by their heritage, migration experiences, socioeconomic status and family. Practicing active listening, valuing cultural knowledge and building collaborative relationships honor these traditions, ultimately fostering trust, reducing health disparities and improving the quality of care for everyone in our community.

Building on the important concept of being curious about our patients, Dr. Jose Canaca will lead a second virtual professional cultural competency session on Monday, July 7, at 5:30 p.m.

This session will focus on mental health literacy and cultural competency training specifically for health care providers.

Canaca, a board-certified psychiatrist and faculty member at the University of New Mexico (UNM), brings extensive experience from working with vulnerable populations

in rural communities across Latin America and New Mexico, including Native American, Hispanic/Latino communities and immigrants. He also leads cultural psychiatry lectures at UNM.

One hour of free CME credit is available for attending this session.

Space is limited, so if you are interested in participating, please RSVP to [fsfearchuleta@gmail.com](mailto:fsfearchuleta@gmail.com) by Thursday, July 3, to confirm your attendance.

Healthy Archuleta is dedicated to supporting our local community's well-being. As part of this commitment, we recently hosted a successful two-day motivational interviewing training.

Led by Stacey Foss, a licensed addictions counselor, this training was attended by staff from eight local health and human service agencies in Archuleta County.

Motivational interviewing is a person-centered approach that empowers individuals to make positive life changes by addressing ambivalence and harnessing their internal motivation.

The training covered motivational interviewing fundamentals, key concepts and offered valuable hands-on practice, including the OARS tool (open-ended questions, affirmations, reflective statements, and summaries) to help counselors guide conversations and explore client perspectives.

ent perspectives.

Attendees gained practical skills, found the motivational interviewing approach effective in reducing the emotional toll of client work, and praised its nonconfrontational, positive and supportive nature for identifying and changing negative habits.

Participants completed the 12-hour training with enhanced skills and new professional connections.

We encourage you to join us for future professional development sessions. For more information, please contact [fsfearchuleta@gmail.com](mailto:fsfearchuleta@gmail.com) or visit our website, [www.foodcoalition-4archuleta.org](http://www.foodcoalition-4archuleta.org).

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AGES 3 TO 4TH GRADE



# SpiritFire Inspirational Living Center announces upcoming events

By Shayla McClure  
SpiritFire Inspirational Living Center

The July 6 Sunday service at 11 a.m. will be an annual picnic and will include “Celebrating Gratitude for Your Freedom to be Your Authentic Self” with Shayla Azriel.

Bring a dish to share and a lawn chair.

A love donation will be collected. There will be lively music.

Text or call (970) 510-0309 for directions.

### Upcoming events

Save the date for the following activities at the SpiritFire Inspirational Living Center:

- July 6, 11 a.m.: Annual outdoor service and picnic at Xanadu. Bring a dish to share. Music will be provided. A love donation will be collected.

- July 11, 7 p.m.: Illuminations presentation on “The Benefits and Uses of Lavender” with Susanne Bryant.

### About us

The 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; emailing [pagosacommunitynewthought@gmail.com](mailto:pagosacommunitynewthought@gmail.com); mailing P.O. Box 1052, Pagosa Springs, CO 81147; or calling (970) 510-0309.

### HUD Publisher's Notice



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# SUDOKU

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

Level: Advanced

### 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!

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



# Being open to a creative alternative

By Joyce Holdread  
PREVIEW Columnist

Change seems to rattle us (some of us more than others), and we can fall into patterns day after day of thinking and acting from which we don't deviate — until something tumbles into our lives that demands a different response.

I once owned a piece of property with two houses on it — one a modest-sized home and the other a small mother-in-law cottage. The latter was used for exactly that; my mother lived there next door to us until she died. Afterward, I got a job in a distant city. Later I returned to university to earn a master's degree, so I rented out the larger house, and the cottage sat empty for many years. During that time, a major plumbing problem appeared that I was sure would cost a sizeable amount to fix. I had decided that eventually I would sell both houses, but it weighed heavily on me that I couldn't sell the cottage until the plumbing problem was repaired.

As a poor student in the city with living expenses of my own, I couldn't afford to lay out the kind of money needed for the plumbing repair. So, I was stuck: I couldn't move ahead in my life until I could sell the houses; I couldn't even put the houses on the market until I fixed the plumbing, and I didn't have the financial resources to do that.

I labored under this thought burden for years, even as I tried to arrange to meet with local plumbers or contractors to verify the actual situation and get accurate estimates of the cost of repair. I drove to the property (more than 400 miles round trip) at least once or twice to meet with someone,

## A Matter of Faith

only to have no one show up.

I was at my wit's end. As I was driving back to the city, with an angry, frustrated, hopeless, grumbling session swirling in my head, a gradual thought formed in my consciousness: Be open to the creative alternative. Where in the world did that come from?

I pressed on, graduated with my degree, remained in the city, where I continued in my job while studying for a further educational certification via an online program. When that finished, I knew I didn't want to settle in the city, so chose to move to Pagosa, where I had some family. Once in a while during this time, the same thought would again seep into consciousness: Be open to the creative alternative.

After more than a year in Pagosa, I found a cabin that was "just me." I knew I'd have to sell the other houses to get it. I contracted a different realtor who found a buyer within a month — a Texas couple — but we both knew I'd have to declare the major plumbing problem to the prospective buyers. I was sure they would retract their offer once they understood the problem. But, they didn't. At the closing, the husband said in his Texas twang, "Oh, 'bout that plummin' problem, no big deeeal, 'cause I'm a plumber."

Years of fear, stress and worry rolled

off my back. Later that day, the thought again surfaced, "Be open to the creative alternative," and I laughed and cried as I recognized the Creator's touch.

*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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To tour this home go to:  
<https://pspixeltree.com/33-Fawn-Ct>




**1001 Soaring Eagle Court**  
**\$925,000**

MLS # 822945

2 Bed, 2 Bath, 2,073 sq foot house on 36.44 acres. Navajo River Ranch has 2 private entrances into the forest. This home has wonderful views of the San Juan Mountain Range and great decks. 2 tributaries come together to form a seasonal creek called Oil Well Creek on the property.

To tour this home go to:  
<https://tinyurl.com/1001SoaringEagleCourt>



**65 Caballero Drive**  
**\$695,000**


MLS # 823461

This home is perfectly located on approximately an acre of land in the Pagosa Lakes area. Open the back door and a 700 sq ft deck will provide additional space for a BBQ grill, plenty of outdoor seating, and a new hot tub for your relaxation and enjoyment. 4 beds/2.5 baths with 2,350 sq. ft.

To tour this home go to:  
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**109 Carol's Curves**  
**\$320,000**

MLS # 824583


The mobile home portion of this residence is 500 square feet. 1304 square feet is stick built. There is also a small cabin built in 1993, 576 square feet with bath and studio kitchen. The 1.2 acres is partially fenced for dog's and the acreage is all usable. The house has large picture windows with very nice views. There are 3 outbuildings, the septic has been inspected.



**324/356/294 Sparrow Circle**  
**\$325,000**

MLS # 821243


3 separate lots 4.5 Acres total with no HOA or Covenants. This 2-bedroom 1 bath home is purged and is in very good shape. This is a very solid home with a well-constructed snow shed over the top. There is a 2-vehicle carport and a workshop behind the carport. There is a road behind the house going up the hill to get to a couple of nice building sites. The views are amazing up there. This is an awesome property and if needed the two vacant lots could be sold separately.




**X Tall Pines Place**  
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MLS # 821844


35+ acres in Alpine Lakes Ranch with amazing views of Navajo Peak and the San Juan Mountain range. This property has a number of nice building sites with year-round road maintenance, central water and underground utilities at the road. The subdivision borders thousands of acres of National Forest and hunting is allowed. This is a wonderful property for your horses and it is only 18 miles from town.




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# Unitarian Universalists to hold picnic

**By De Anna Hoyle**  
Pagosa Unitarian Universalist Fellowship

Summer has arrived in full bloom, and the Pagosa Unitarian Universalist (UU) Fellowship will gather for an annual fellowship picnic this Sunday. We invite those interested in attending to email us at [info@pagosauu.org](mailto:info@pagosauu.org) for directions.

We are an inclusive faith community working toward a beloved community centered in love.

Following is a calendar of upcoming services and gatherings.

Our summer schedule varies some as we connect to the earth and the outdoors. Typically, we hold worship services the first and third Sundays of each month beginning at 10:30 a.m. The second and fourth Sunday are dedicated to growing our spirits and doing good — Going Deeper sharing circle and Action Sunday have allowed our community to deepen their own spiritual path while sharing in a safe, small-group setting.

July 6, 11 a.m.: Fellowship picnic off-site at the home of one of our members. There will be food, song and community, which means laughter, joy and connection. We will honor the seasonal shift into summer. All are welcome.

July 13: Our regularly scheduled Going Deeper Sharing Circle will take a break this week as many of the fellowship members will attend

a UU Durango Fellowship worship morning on the Pine River.

We will carpool from the fellowship about 9 a.m. If interested, you can email us or simply meet to carpool.

July 20: “Turning Inward to Expand our Welcome” with guest speaker Anna Royer.

The Sunday service will be at 10:30 a.m.

Creating the beloved community is work that is both individual and collective, and both inward and outward facing. Let’s build on the public, celebratory work of Pride Month by turning inward to question our own assumptions, stereotypes and implicit bias. We will hold the question, “How do we do the internal work necessary to create welcoming spaces for people who hold transgender, nonbinary and gender expansive identities?”

As a cisgender woman striving to be an ally, Royer will share personal stories of learning about diverse gender identities, ways we can educate ourselves and hold ourselves accountable to creating welcoming community and draw connections between this work and our UU values.

Royer speaks not as an expert, but as a fellow spiritual traveler committed to social justice and the inherent worth and dignity of every person. She has lived in southwest Colorado for 20 years, supporting youth as a

professional social worker and as a volunteer in school, nonprofit and UU congregational settings. This role includes the recurring privilege of listening to youth share their authentic selves, and she honors them as her primary teachers in learning about diverse gender identities. We welcome Royer back in our midst, as a previous friend and attendee of Pagosa UU.

July 27, 10:30 a.m.: Action Sunday. Join us for Action Sunday. Our practice of doing good will focus on last week’s service as we explore further work toward our Welcoming Congregation renewal.

Join us for any of our programs. We are located at Unit B-15 of the Greenbriar Plaza, 301 N. Pagosa Blvd., on the north side facing the Pagosa Peak.

We offer Zoom streaming of our service, and a link to join online can be found at [PagosaUU.org](https://www.uua.org), where you will find our current newsletter with information about our programs.

Pagosa UU Fellowship is a Welcoming Congregation; we believe that all of who you are is sacred, and all of who you are is welcome. Find out more at <https://www.uua.org/lgbtq>.

# Moon party set for July 4

**By Dena Laterza**  
Pagosa Sidewalk Astronomers

The Pagosa Sidewalk Astronomers will host a free, educational public event on July 4 — a moon party — before the fireworks.

Look for us in Yamaguchi Park near the pickleball courts starting at 8:30 p.m.

This event will be fun for kids and adults alike. During our interactive, educational program, we’ll cover the size, distance from Earth, phases of

the moon and other fun facts.

Enter our drawing to win cool giveaways (including a free private star party). Take pictures of your little ones in our spaceship photo booth.

When it gets a bit darker, everyone is welcome to view the beautiful waxing gibbous moon through our telescopes, including one telescope that you can take a photo through.

We’ll have a moon map on hand to help you identify moon features such as mare, mountains and craters.

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This beautiful split-level home with A/C sits conveniently between uptown and downtown Pagosa Springs on 7.86 acres and is set up perfectly for horses with a 2 stall 48’x23’ barn that includes space for parking equipment; spacious 60’x120’ outdoor riding arena, 2 turn outs, and a fenced grazing area on the lower section of the property. This lovely home has been recently updated with fresh interior paint, engineered hardwood flooring, new carpet, oversized kitchen island, beautiful new granite, updated bathroom vanities, fixtures, updated landscaping and much more! Do you have an RV? Bring it along and park it in the 18’x44’ covered RV storage that is complete with electricity. There is ample parking for additional trailers, toys or equipment. The current owner has also installed a large 20’x18’ log sided storage building with electricity that could also be used for additional livestock as it has a stall and plenty of room for tack & feed storage.



MLS# 823159 • \$995,000 • 57 Antler Court

## Mountain views and privacy

Enjoy privacy and unobstructed mountain and valley views from this almost 2000sq ft 3 bedroom 2 bath single level home on over 5 wooded acres. This hilltop oasis is very energy efficient and features a 2 car attached garage, fully finished and heated shop, a modern mountain exterior of low maintenance stucco and metal siding, landscaped yard, plenty of parking for an RV, trailers, toys, you name it and great southern exposure for the driveway makes this a perfect hilltop home and mountain retreat! This home is conveniently located only 5 minutes from City Market, restaurants, and Pagosa Lakes rec center.



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# Library unable to accept book donations for a year

By Carole Howard  
PREVIEW Columnist, and the library staff

Donations of books to your library have always been vital to our health. They add breadth and depth to our collection. They also provide pleasure to buyers and profits at the Friends of the Library's book sales, with all funds benefiting library programs and operations.

Recent donations provide dramatic examples of Pagosa generosity.

When Director Barb Brattin spread the word that the library's classics section was woefully sparse, about 40 new and gently used classics arrived from multiple generous patrons, along with a donation of \$1,000 to buy more. Another example: a recent donation of lavishly illustrated books featuring the works of great artists whose painting are hanging in the Metropolitan Museum of Art in New York City transformed our adult art collection.

As well, the book drive June 28 in the library parking lot brought wonderful contributions to the forthcoming Friends of the Library book sale July 17-19.

"These gifts have a remarkable impact on our ability to provide the best possible service with our limited budget," Brattin said.

That's why she was so reluctant to make the decision to cease accepting book donations for a year beginning immediately. But the reality of preparing to operate in a much smaller space while construction happens on the first phase of your library's long-awaited expansion made the action a necessity.

Library staff are deep into planning to minimize disruption to pro-

## Library News

grams and patrons during construction. Digging up the current parking lot will be the first step, signaling the start of the project on Aug. 4, which is expected to continue through June 2026.

Initial construction involves creating a new entrance to the library on the west side of the building, where you'll enter through the community garden.

The new addition will feature a large program room that can accommodate 100 people or be divided in two for smaller groups, as well as a children's room and an adjacent children's garden.

Eagerly awaited improvements like these will happen only with some temporary dislocation to library operations as construction proceeds, according to Brattin.

"But, the good news is that we are staying in the building during construction," she said.

The circulation desk will remain in place with your dedicated, knowledgeable staff there to help you, but you'll enter the building by a different route. Parking will move to a new lot west of the library, on property donated by Margaret and Jim Wilson, which you'll enter off U.S. 160.

You'll have the same copy, fax and print services available, but fewer computers and no meeting rooms during construction. Children's

programs will move temporarily to the Turner Reading Room, and the Hershey and Chimney Rock Collections will go into storage to make this happen. Inside bathrooms cannot be accessed, so porta-potties will have to do.

Brattin pointed out that she and  
■ See Library on next page

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# Library

■ continued from previous page

her team are looking for space elsewhere in the community to temporarily house programs like after-school tutoring, adult crafts and book clubs.

“We’re determined to keep disruptions to a minimum as construction proceeds over the next two years,” Brattin said. “We’re excited because we know the end result will make the temporary interruptions more than worthwhile as the new building will provide so many of the facilities our patrons have requested for a very long time.”

Brattin pointed out that the expansion is totally paid for by private donations and grants — not taxpayer money — that has raised \$4.2 million. As an example, she cited a \$840,000 grant from the Colorado Department of Local Affairs. Fundraising continues for upgrades to the existing building.

“All of us on staff are already dreaming of the new and improved programs and services we’ll be able to offer when the construction is complete,” she said.

## Library closure

Your library will be closed Friday, July 4.

As well, we will close Aug. 4-9 while we create a new entrance and walkway from the new parking lot to the west (see above for details). To keep you safe, we are closing the library while we construct that new entrance and build a temporary wall to separate our service area from construction activity. We will welcome you back to a reduced space on Aug. 11.

## Save the date for free musical fun

Next Friday, July 11, from 1 to 2:30 p.m., a local musician, Kim, will play her favorite instruments — bass, violin or viola. Patrons will use tambourines, shakers and bells to accompany Kim and her songs.

## Writing and storytelling advice

Today, Thursday, July 3, from 1 to 2:30 p.m. is a special free session on writing and storytelling with Ruby’s Writers Guild authors where you’ll enjoy creative exercises to hone your skills.

## New yoga session for all ages

Next Wednesday, July 9, will be a free yoga session for all ages from 11:30 a.m. to 12:15 p.m. when instructor Janice McIntyre will lead us in moves suitable for all ages and abilities in the library courtyard as weather allows. Bring your own mat or use one of ours.

## Ruby’s Book Club

Ruby’s Book Club will meet from 2 to 3 p.m. on Tuesday, July 8, to discuss “The Ride of Her Life” by Elizabeth

Letts. Copies are available at your library.

This free adult book club is held the second Tuesday of each month, alternating between fiction and nonfiction titles. Anyone is welcome to attend.

## Legal clinic

This month’s free legal clinic is by appointment Wednesday, July 9, from 2 to 3:40 p.m. Come to the library to meet privately via Zoom with our volunteer civil attorney. To schedule an appointment, phone (970) 264-2209. When you call, let us know if you need a translator. Registration opens the first of the month and is required as space is limited.

## LEGO play Saturday

Kids aged 6-11 are invited to the free LEGO play on Saturday, July 5, from 11 a.m. to noon. Bring your own LEGOs or use ours.

## Conversational Spanish

The Conversational Spanish group will meet July 7 from 4 to 5 p.m. This is a great opportunity to practice your Spanish in a free group setting. No minimum skill level needed.

## Music fun Monday

Pagosa Unplugged is free from 4 to 6 p.m. on Mondays, July 7 and 21, for amateur musicians of all abilities to play, sing and jam with other people. Also note a special session outside in the library garden on July 28.

## 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.

## Hiatus for bilingual storytimes

Please note that Hora de Cuentos, the bilingual storytime for children, will take a break in July and return in August.

## Writers Guild

Every Thursday from 9 to 11 a.m., Ruby’s Writers Guild welcomes writers looking for support, guidance, resources and camaraderie with other writers at this free gathering.

## Tech Time

Free in-person slots are available from 2 to 4 p.m. on Thursdays.

Taylor helps 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.

## 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.

## 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. No appointment is necessary.

■ See Library on next page

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# Library

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## Summer book sale plans

Mark your calendar for the hugely popular Friends of the Library book sale in July at the Community United Methodist Church located downtown at 434 Lewis St., when you can take advantage of great bargains on books of all genres for all ages while helping the Friends raise money for your library.

July 17 from 5:30 to 7:30 p.m. is the members-only early shopping opportunity — and if you are not a member, you're welcome to join at the door. Annual memberships are \$15 per person or \$25 per family. Lifetime memberships are \$150 per person.

July 18 from 9 a.m. to 3 p.m. and July 19 from 9 a.m. to noon, the book sale is open to the public.

## Reading rewards

Pick up your free Summer Reading Program bingo sheets every week at the library through Aug. 1. Then, complete activities to earn rewards throughout the summer and a chance to win a grand prize. There will be awards for different age groups: infants and preschool, youth aged 5-11, tweens and teens, and adults.

Watch for details with dates and times of Summer Reading events and activities in future "Library News" columns throughout the summer. And, pick up the Summer Reading

Program flyer at the library so you don't miss any of the free programs, events and 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.

## Large print fiction

"The Love Haters" by Katherine Coulter features a video producer facing her own fears. "Finlay Donovan Digs Her Own Grave" by Elle Cosimano is book five in the mystery series. "Jilted" by Vi Keeland tells of a bride magazine writer dealing with a complicated personal situation. "Halfway to Hell" by William W. and J.A. Johnstone is book one of a new Slick Parker western series. "A Death in Diamonds" by S.J. Bennett features a young Queen Elizabeth II investigating a murder. "Speak to Me of Home" by Jeanine Cummins follows an American family returning to their Puerto Rico homeland after a hurricane.

"My Friends" by Fredrik Backman focuses on a search for three tiny figures featured in a famous painting.

"The Yellowstone" by Win Blevins is book one of the new Rivers of the West series about the American West. "The Grapes of Wrath" by John Steinbeck is the classic Great Depression epic by this Nobel and Pulitzer Prize-winning author. "FDR Drive" by James Comey is a legal thriller by

■ See Library on page 20



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# PAGOSA SCENE . . .

## PSMC FOUNDATION GALA

Photos courtesy Jeff Laydon, Pagosa Springs Medical Center Foundation  
Scene ... raising funds for Pagosa Springs Medical Center (PSMC). The PSMC Foundation hosted its annual summer fundraising gala at the Alley House Grille on June 16. Funds raised will support capital projects, services and the purchase of medical equipment for PSMC.





# Bird of the Week



Photo courtesy Charles Martinez

This week’s Bird of the Week, compliments of the Weminuche Audubon Society and Audubon Rockies, is the common yellowthroat.

Across most of the United States and Canada, these birds are common summer denizens of thick, tangled vegetation habitats. They are one of the most abundant warblers in North America. Although the central part of Colorado is not within their normal range, our southwestern corner of the state is. They are most often found at the edges of marshes and wetlands where dense vegetation extends low to the ground, but will also show up in drier brushy fields, shrub-covered hillsides, prairies and pine forests.

Unlike most of its warbler relatives, the yellowthroat does not spend its time up in the tree canopy. Instead it is a skulker that keeps itself hidden in thick foliage close to the ground. Here it forages for insects and spiders, bouncing around and on the move, much like a wren.

Hearing this vocal bird is much easier than spotting it. The male’s “witchety-witchety-witchety” song is distinctive and given frequently in summer. In attracting a mate and defending territory, he may repeat his short song as many as 300 times in an hour. They are inquisitive birds and often will pop out in the open briefly in response to pishing noises that attract their attention. Persistence and patience may be required to track this bird and be rewarded with a sighting.

The small male common yellowthroat wears a black bandit mask that extends through his eyes and across his face. A thin line of white separates his mask from his olive upperparts. A bright yellow throat patch is the source of his name. Females lack the black and white head markings but do have a yellow throat. Several subspecies of this bird, mainly differing in male facial patterns and the brightness of yellow, are recognized.

Most common yellowthroats are migratory, moving from summer breeding territories to winter in southern parts of the United States, Mexico, Central America and the Caribbean. By the end of September most will have left our area.

For information on events, visit [www.weminucheaudubon.org](http://www.weminucheaudubon.org) and [www.facebook.com/weminucheaudubon/](https://www.facebook.com/weminucheaudubon/).



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# Preview Calendar

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

## Thursday, July 3

**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.

**Labyrinth Guided Walk.** 10 a.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. Join a docent for a guided tour of the Chartres-design labyrinth. Walking the labyrinth can bring a sense of releasing, receiving and renewal. The labyrinth is available from dawn until dusk and is located in the wooded area behind the parking lot at the wooden cross.

**Park to Park Artisan Market.** 10 a.m.-

5 p.m., Town Park.

**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Summer Reading: Writing and Storytelling.** 1-2:30 p.m., Sisson Library. Creative exercises with Ruby's Writers Guild authors.

**Tai Chi.** 1:30-2:30 p.m., Yamaguchi Park. Hosted by the Senior Center. Free for ages 55 and older.

**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.

**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.

**Gomez Mercantile Open.** 5-7 p.m., Archuleta Fairgrounds. Tour the historic store.

**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.

**Red Ryder Roundup Rodeo.** 6 p.m., Western Heritage Event Center rodeo and event grounds. Tickets are available online at [www.pagosarodeo.com](http://www.pagosarodeo.com) and at the gate prior to the event. The cost is \$20 per adult and \$10 for children. Box seats are available and can be purchased by calling Diana at (970) 749-3492.

**San Juan Stargazers.** 6 p.m., Community United Methodist Church, 434 Lewis St. Social time will begin at 6 p.m., followed by an educational presentation at 7 p.m.

**Thingamajig Theatre Company Presents 'Something Rotten!'** 7 p.m., Pagosa Springs Center for

■ See Calendar on next page

## Library

■ continued from previous page

the former FBI director.

**Large print nonfiction**

"Cleavage: Men, Women and the Space Between Us" by Jennifer Finney Boylan examines and divisions and common ground between genders and reflects on her own experiences as a transgender American. "Sisters in Science: How Four Women Physicists Escape Nazi Germany and Made Scientific History" by Olivia Campbell explores the extraordinary lives of Hedwig Kohn, Lise Meitner, Hertha Sponer and Hildegard Stucklen.

and the purchase of books and DVDs.

**Quotable quote**

"There are always flowers for those who want to see them." — Henri Matisse (1869-1954), one of the most important French painters of the 20th century.

**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>.

**Books on CD**

"Hidden Natural" by Nora Roberts is a mystery featuring a female natural resources police officer. "The Children of Eve" by John Connolly is a thriller featuring PI Charlie Parker. "Ride the Moon Down" and "Death Rattle" by Terry C. Johnston are books seven and eight of the series featuring mountain man Titus Bass.

**DVDs**

"Agatha Raisin" is series two. "Lost Soul" features an aspiring rapper touring through Texas. "The Unbreakable Boy" is based on the true story of a child with a genetic condition. "Inspector Ellis" is a black female officer in rural England. "Oscar Micheaux" is a documentary about the most influential African American filmmaker of the first half of the 20th century. "Mohammad Ali" is a Ken Burns documentary.

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We are hugely grateful for a generous donation from Canada in memory of Bob Howard from his sister Pat Howard and husband Don Logan in support of Lifelong Learning lectures

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# Preview Calendar

■ **continued from previous page**  
the Arts, 2313 Eagle Drive. For tickets and more information, visit [pagosacenter.org](http://pagosacenter.org) or call (970) 731-SHOW (7469).

**Friday, July 4**

**A Mystery Tour of Chimney Rock.** 8 a.m., Chimney Rock National Monument. This tour provides an in-depth discussion along the Great House Trail about the connection of Chimney Rock to the greater Chacoan culture, the significance of the mesa-top Great House, and the day-to-day lives of the ancestral inhabitants of Chimney Rock. Tickets are \$20 for ages 13 and up and \$10 for ages 5-12, with those under 5 free. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Park to Park Artisan Market.** 10 a.m.-5 p.m., Town Park.

**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about an-

cient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Freedom Float.** 1 p.m., San Juan River. Don red, white and blue and float the river.

**Gomez Mercantile Open.** 1-2:30 p.m., Archuleta Fairgrounds. Tour the historic store.

**Stroll of the Three Sisters Tour.** 1:15 p.m., Chimney Rock National Monument. This tour along the Mesa Village Trail, where they will learn about an agricultural village and the crops and other foods grown and gathered there. Tickets are \$15 for ages 13 and up and \$8 for ages 5-12. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Red Ryder Roundup Rodeo.** 2 p.m., Western Heritage Event Center rodeo and event grounds. Tickets are available online at [www.pagosarodeo.com](http://www.pagosarodeo.com) and at the gate prior to the event. The cost is \$20 per adult and \$10 for children. Box seats are available and can be purchased by calling Diana at (970) 749-3492.

**Community Band Concert.** 2-3 p.m., The Springs Resort lawn. The band will present its annual Fourth of July concert.

**Stars and Stripes Stroll.** 3 p.m., Yamaguchi Park. A walking pa-

■ **See Calendar on page 23**

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U A I A C F A L G T A V D M O M L M N F  
F T L I Y K C L P O O L D R V M D E S B  
V S F R U I F I W E S R U O C I U D D L  
A I N T M K G B V A S T T R C N U Y V D  
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K W N F R B N M K I C E A L A P L W L G  
F C M Y W E R T F V E P T E F P C D T W  
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I T A O L F S I F O F C E T S A I R U G  
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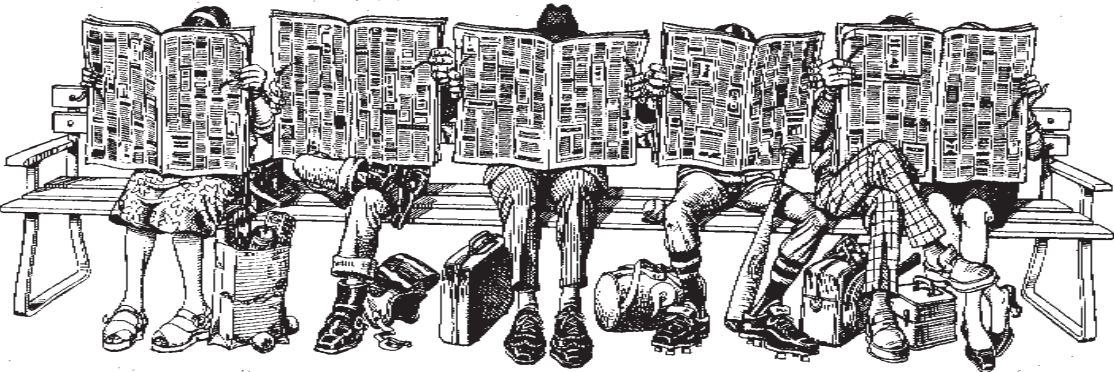
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# Preview Calendar

■ **continued from page 21**

rade honoring veterans and first responders.

**Gomez Mercantile Open.** 4-6 p.m., Archuleta Fairgrounds. Tour the historic store.

**Pagosa Sidewalk Astronomers: Moon Party.** 8:30 p.m., Yamaguchi Park. The Pagosa Sidewalk Astronomers will have telescopes near the pickleball courts beginning at 8:30 p.m. Learn all about the moon during the educational program, enter to win giveaways and view the waxing gibbous moon through the telescope. There will also be a kid-friendly rocket photo booth.

**Fireworks.** 9:15 p.m., Yamaguchi Park area.

**Saturday, July 5**

**Riverwalk Wetlands Tour.** 8 a.m., Centennial Park. Participants should bring water, hats, sunscreen and bug spray. Meet at the native plants garden next to the geothermal domes. Leave dogs at home. Tours will not occur during inclement weather.

**Chimney Rock Through the Ages Tour.** 8-10:30 a.m., Chimney Rock National Monument. This tour explores both the natural and cultural history of the area through geologic time and incorporates the anthropology and archaeology of the Puebloan people. Tickets are \$20 for ages 13 and up and \$10 for ages 5-12, with those under 5 free. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Park to Park Artisan Market.** 10 a.m.-5 p.m., Town Park.

**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**LEGO Play.** 11 a.m.-noon, Sisson Library. For kids 6-11 years old. Bring your own or use the library's LEGOs to free build. Contact the library at (970) 264-2209 for further information.

**Gomez Mercantile Open.** 5-7 p.m., Archuleta Fairgrounds. Tour the historic store.

**Red Ryder Roundup Rodeo.** 6 p.m., Western Heritage Event Center rodeo and event grounds. Tickets are available online at [www.pagosarodeo.com](http://www.pagosarodeo.com) and at the gate prior to the event. The cost is \$20 per adult and \$10 for children. Box seats are available and can be purchased by calling Diana at (970) 749-3492.

**Thingamajig Theatre Company Presents 'A Gentleman's Guide to Love and Murder.'** 7 p.m., Pagosa Springs Center for the

Arts, 2313 Eagle Drive. For tickets and more information, visit [pagosacenter.org](http://pagosacenter.org) or call (970) 731-SHOW (7469).

**Sunday, July 6**

**Park to Park Artisan Market.** 10 a.m.-4 p.m., Town Park.

**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Thingamajig Theatre Company Presents 'Something Rotten!'** 3 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit [pagosacenter.org](http://pagosacenter.org) or call (970) 731-SHOW (7469).

**Community Hymn Sing and Ice Cream Social.** 4 p.m., Community United Methodist Church, 434 Lewis St. Hymn singing will be led jointly by the Community United Methodist Church Choir and the St. Patrick's Episcopal Church choir.

**Monday, July 7**

**A Mystery Tour of Chimney Rock.** 8 a.m., Chimney Rock National Monument. This tour provides an in-depth discussion along the Great House Trail about the connection of Chimney Rock to the greater Chacoan culture, the significance of the mesa-top Great House, and the day-to-day lives of the ancestral inhabitants of Chimney Rock. Tickets are \$20 for ages 13 and up and \$10 for ages 5-12, with those under 5 free. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Line Dancing.** 9:30-11:30 a.m., PLPOA Clubhouse, 230 Port Ave. Beginners meet at 9:30 a.m. and the advance group meets at 10:15 a.m. If you haven't attended before, please call Beverly at (970) 264-2064 for more information.


**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Stroll of the Three Sisters Tour.** 1:15 p.m., Chimney Rock National Monument. This tour along the Mesa Village Trail, where they will learn about an agricultural village and the crops and other foods grown and gathered there. Tickets are \$15 for ages 13 and up and \$8 for ages

5-12. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Conversational Spanish.** 4-5 p.m., Sisson Library. Practice your Spanish conversation skills in a group


■ **See Calendar on next page**




## Trinity Anglican Church

*“There is joy in heaven over one sinner that repents, more than ninety-nine that need no repentance,” said Jesus. Rejoice in the grace of God with us this Sunday at 10am.*


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12691 and 12695 Hwy 151  
 South-facing, 3 bed, 2 bath, 2-car garage and 1 bed, 1 bath, 1-car garage apartment.  
 MLS 820151 ■ \$560,000



229 Hills Circle  
 3 bedroom, 2 bath, 2 car garage, fully furnished, near NF access  
 MLS 819751 ■ \$528,000

.21 acre near Lake Hatcher. MLS 821911, \$40,000.

.28 acre, greenbelt at the back, seasonal stream to the right. MLS 825046. \$50,000.

.35 acre on your way to Navajo Lake State Park. MLS 823897, \$55,000.

.28 acre in the Arboles area near Navajo Lake State Park. MLS 823898, \$55,000.

1.17 acres with RV, water cistern, generator in place. MLS 816068, \$75,000.

1.19 acres on the road to Navajo Lake State Park, water tap available. MLS 820402, \$99,000.

4.03 acres, surveyed, close to San Juan River. MLS 820153. \$175,000.

5 surveyed acres with mountain views. MLS 802696. \$250,000.

1.97 acres, 1 bedroom, 1 bath, 1-car garage in Ignacio area. MLS 822560. \$260,000.

3 acres, 4 miles south on U.S. 84. MLS 818681. \$300,000.

2 bedroom, 2 bath, 1053 sq. ft. with patio. MLS 825081. \$320,000.

2.25 acres on State Highway 151 near Navajo Lake State Park. MLS 822688. \$325,000.


2 bedroom, 2 bath, 2 sheds, spacious deck, fenced area, .8 acre with great views of Navajo Lake. MLS 822684. \$395,000.

3.7 acres, 5 minutes from Navajo Lake State Park. MLS 820794. \$400,000.


3 bedroom, 2 bath with detached garage on 20 acres, nice mountain views. MLS 820218. \$475,000.

3 bedroom, 2 bath, front and side porches, panoramic mountain views, 2-car garage. MLS 824632. \$485,000.

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# Preview Calendar

■ continued from previous page  
setting. No minimum skill level required.

**Pagosa Unplugged.** 4-6 p.m., Sisson Library. Musicians of all abilities are invited to jam and sing with others.

**Tuesday, July 8**

**Coffee and Kiddos Playgroup.** 10-11 a.m., Aspire Medical Services and Education, 602 S. 8th St. For those with kids ages birth to 3 years old.

**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.

**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

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

**Ruby's Book Club.** 2-3 p.m., Sisson Library. Join to discuss "The Ride of

Her Life" by Elizabeth Letts.  
**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.

**Chimney Rock Through the Ages Tour.** 5-7:30 p.m., Chimney Rock National Monument. This tour explores both the natural and cultural history of the area through geologic time and incorporates the anthropology and archaeology of the Puebloan people. Tickets are \$20 for ages 13 and up and \$10 for ages 5-12, with those under 5 free. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**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.

**Riverwalk Wetlands Tour.** 7 p.m., Centennial Park. Participants should bring water, hats, sunscreen and bug spray. Meet at the native plants garden next to the geothermal domes. Leave dogs at home. Tours will not occur during inclement weather.

■ See Calendar on next page



# INDEPENDENCE DAY

4th of July

**Celebrate the Colorado way and enjoy our community festivities!**

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## In Honor of Independence Day


The Primary Care Clinic and Outpatient Services will be closed on Friday, July 4, reopening on Monday, July 7 to serve you.

The Emergency Department is open 24 hours a day, 7 days a week.



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# Preview Calendar

■ continued from previous page  
**Thingamajig Theatre Company Presents 'Something Rotten!'** 7 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit [pagosacenter.org](http://pagosacenter.org) or call (970) 731-SHOW (7469).

**Wednesday, July 9**  
**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.  
**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.  
**Yoga.** 11:30 a.m.-12:15 p.m., Sisson Library. Instructor Janice McIntyre will lead an all-levels flow suitable for all ages and abilities.  
**Mindful Drawing.** 1:15 p.m., Senior Center.

**Mexican Train Dominoes.** 1:15 p.m., Senior Center.  
**Legal Clinic.** 2-3 p.m., Sisson Library. Meet with a volunteer civil attorney via Zoom at the library. Registration required as space is limited. Registration opens on the first day of each month. Space is limited. Call (970) 264-2209.  
**A Mystery Tour of Chimney Rock.** 5 p.m., Chimney Rock National Monument. This tour provides an in-depth discussion along the Great House Trail about the connection of Chimney Rock to the greater Chacoan culture, the significance of the mesa-top Great House, and the day-to-day lives of the ancestral inhabitants of Chimney Rock. Tickets are \$20 for ages 13 and up and \$10 for ages 5-12, with those under 5 free. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.  
**Pagosa Springs Photography Club.** 6 p.m., Community United Methodist Church, 434 Lewis St. Socializing will begin at 6 p.m., followed by the meeting at 6:30 p.m. Enter through the side door next to the parking lot. Herb Grover will present "Learning Photography from the Pros."  
**Order of the Eastern Star Peace and Harmony Chapter #158.** 7 p.m., Masonic Lodge, 277 Lewis St. Call Donna at (970) 946-8201 for more

information.  
**Thingamajig Theatre Company Presents 'The Wild Party.'** 7 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit  
■ See Calendar on next page



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# SOS

## SAVING OUR SEWERS

The PSSGID (Town sewer) is facing a critical funding shortage.


Join members of Town Council and staff at upcoming public meetings to:

- Learn how our sewer system works and where it is troubled
- Understand who's responsible (PSSGID + PAWSD)
- Discover why we're falling short on funding
- Explore options to fix it:
  - Potential 1% sales tax increase
  - Other funding options
- Ask questions. Share your thoughts.

Attend an upcoming meeting and be part of the solution!

Monday, July 14*	Tuesday, July 15*	Wednesday, July 16*
6-8 p.m.	12-2 p.m.	6-8 p.m.
Community Center South Conference Room	Town Hall Council Chambers	Community Center South Conference Room
Appetizers provided	Light lunch provided	Appetizers provided

\*Childcare (ages 5-12) available if requested by Friday, July 11 at 10:00 a.m. Call 970-264-4151 x0.



[pagosasprings.co.gov/SOS](http://pagosasprings.co.gov/SOS)



# Preview Calendar

■ continued from previous page  
pagosacenter.org or call (970) 731-SHOW (7469).  
**‘Moonlight in the Pundos’ Full Moon Forest Hike.** 9-10:30 p.m. The event is free, but registration is required at sjma.org/events.

## Thursday, July 10

**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.  
**Labyrinth Guided Walk.** 10 a.m., St. Patrick’s Episcopal Church, 225 S. Pagosa Blvd. Join a docent for a guided tour of the Chartres-design labyrinth. Walking the labyrinth can bring a sense of releasing, receiving and renewal. The labyrinth is available from dawn until dusk and is located in the wooded area behind the parking lot at the wooden cross.  
**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.  
**Tai Chi.** 1:30-2:30 p.m., Yamaguchi Park. Hosted by the Senior Center. Free for ages 55 and older.  
**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.  
**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.  
**Full Moon Program and Early Tour.** 6 p.m., Chimney Rock National Monument. Combine the Full Moon Program with an early, guided tour of the Mesa Village Trail to create a four-hour event. The cost is \$30. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.  
**Thingamajig Theatre Company Presents ‘A Gentleman’s Guide to Love and Murder.’** 7 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit [pagosacenter.org](http://pagosacenter.org) or call (970) 731-SHOW (7469).

## Friday, July 11

**A Mystery Tour of Chimney Rock.** 8 a.m., Chimney Rock National Monument. This tour provides an in-depth discussion along the Great House Trail about the connection of Chimney Rock to the greater Chacoan culture, the significance of the mesa-top Great House, and the day-to-day lives of the ancestral inhabitants of Chimney Rock. Tickets are \$20 for ages 13 and up and \$10 for ages 5-12, with those under 5 free. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.  
**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.  
**Summer Reading: Performing Arts.**  
■ See Calendar on next page



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## Mr. Sam Cassidy


Former Lieutenant Governor and State Senator Sam Cassidy has generously donated a prime riverfront parcel to Habitat for Humanity of Archuleta County. A recent appraisal values the property at \$295,000.

In a strategic effort to strengthen local housing initiatives, Habitat Archuleta's Board of Directors has voted to sell the parcel to a local builder, along with professionally designed blueprints valued at \$126,000.

This property is now available for purchase, with all proceeds dedicated to advancing workforce homeownership in Archuleta County.

For inquiries, contact  
Barbara Swindlehurst at (303) 618-7423 or  
[Barbara@mountainmeadowrealestate.com](mailto:Barbara@mountainmeadowrealestate.com)

**Riverfront Parcel For Sale – Supporting Workforce Homeownership**



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# Save the date for high tea

By Joan Ward  
PREVIEW Columnist

Archuleta Seniors Inc. (ASI) will be hosting high tea from 1:15 to 2:15 p.m. on July 24. Come by and try our cucumber sandwiches and scones. All ages are welcome.

## Senior Conversations

Join us every Monday at 1:15 p.m. for a series of Senior Conversations with local Bill Salmansohn.

Salmansohn brings to our conversations a variety of topics designed to stimulate discussions within a safe and comfortable environment as we explore our well-being and shared

## Senior News

experiences.

This is a unique opportunity to connect with others living within the Archuleta community for friendship and togetherness.

Snacks will be provided.

Afterward, hosted by Robin Williams, is a get-together created for those who wish to continue the

conversation. This opportunity is typically from 2:30 to 3:30 p.m., following Senior Conversations.

The group occasionally reconvenes as an informal gathering at various local restaurants.

## Stretching and mobility class

Community members are invited to attend free weekly classes every Tuesday from 10 to 11 a.m. at the Pagosa Senior Center at 451 Hot Springs Blvd., in the back of the Ross Aragon Community Center.

The stretching and mobility class-

■ See Senior on next page

# Preview Calendar

## ■ continued from previous page

1-2:30 p.m., Sisson Library. Play with local performers.

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

**Stroll of the Three Sisters Tour.** 1:15 p.m., Chimney Rock National Monument. This tour along the Mesa Village Trail, where they will learn about an agricultural village and the crops and other foods grown and gathered there. Tickets are \$15 for ages 13 and up and \$8 for ages 5-12. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**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.

**Thingamajig Theatre Company Presents 'A Gentleman's Guide to Love and Murder.'** 7 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit [pagosacenter.org](http://pagosacenter.org) or call (970) 731-SHOW (7469).

## Saturday, July 12

**Riverwalk Wetlands Tour.** 8 a.m., Centennial Park. Participants should bring water, hats, sunscreen and bug spray. Meet at the native plants garden next to the geothermal domes. Leave dogs at home. Tours will not occur during inclement weather.

**Chimney Rock Through the Ages Tour.** 8-10:30 a.m., Chimney Rock National Monument. This tour explores both the natural and cultural history of the area through geologic time and incorporates the anthropology and archaeology of the Puebloan people. Tickets are \$20 for ages 13 and up and \$10 for ages 5-12, with those under 5 free. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Conversations in the Garden.** 9-10

a.m., Pagosa Springs Community Garden.

**Pagosa Springs Scrapbook and Crafters Club.** 10 a.m.-3 p.m., Senior Center dining room. Bring your creative and scrapbooking projects and share time with other crafters. Bring a dish to share for the potluck lunch.

**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Thingamajig Theatre Company Presents 'The Wild Party.'** 7 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit

[pagosacenter.org](http://pagosacenter.org) or call (970) 731-SHOW (7469).

## Sunday, July 13

**Great House Tour.** 10:30 a.m., Chimney Rock National Monument. This tour goes to the top of the mesa ridge for a 360-degree panoramic view of the landscape and a close-up of the two pinnacles with stops along the way to learn about ancient Puebloan structures. Tickets are \$12 for adults and \$6 for kids. For more information and tickets, visit [www.chimneyrockco.org](http://www.chimneyrockco.org) or call (877) 444-6777.

**Bingo.** 5:45 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd. The doors will open at 5 p.m., with early-bird games starting at 5:45 p.m. and regular bingo games beginning at 6 p.m. No alcohol or outside and food and beverage are allowed. For more information, contact Mary Jo Coulehan at (970) 903-7815.



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## Mountain & Meadow Real Estate welcomes Valerie Vander Berg to our team.



**Valerie Vander Berg**  
REALTOR®, Broker Associate  
C: 970-585-6266  
[Valerie.PagosaRE@gmail.com](mailto:Valerie.PagosaRE@gmail.com)

Valerie is a seasoned real estate professional with over 10 years of residential and commercial experience across Arizona and Michigan, now building a dynamic presence in Colorado. Her diverse background has equipped her with deep industry knowledge and a keen understanding of varied markets and client needs.

Valerie's approach centers on authentic connection, trust, and transparency—values she believes are essential to guiding clients confidently through big decisions. Whether working with home buyers or sellers, seasoned investors, or commercial clients, she combines her expertise with genuine care to make every experience smooth, informed, and rewarding.

Fully embracing the Colorado mountain lifestyle, Valerie brings commitment to personalized service to help clients find not just a property, but an opportunity for their legacy to take root and grow.



**Shellie Hogue**  
REALTOR®, BROKER  
C: 970.759.8109  
[ShellieCHogue@gmail.com](mailto:ShellieCHogue@gmail.com)  
[www.shelliehogue.com](http://www.shelliehogue.com)



**Gail Brault**  
REALTOR®, Broker Associate  
C: 970.946.2051  
[GailBrault1957@gmail.com](mailto:GailBrault1957@gmail.com)



**Barbara Swindlehurst**  
REALTOR®, BROKER/ OWNER  
C: 303.618.7423  
[Barbara@MountainMeadowRealEstate.com](mailto:Barbara@MountainMeadowRealEstate.com)



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# Senior

■ continued from previous page

es for adults age 55 or better 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.

For more information, call ASI at (970) 264-2167.

## 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.

## Bridge

The longest-played bridge game in Archuleta County takes place on Tuesdays 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 p.m. 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.

No experience is necessary, so come willing to learn.

## 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.

## Mexican Train dominoes

A new group is forming and will meet on Wednesdays at 1:15 p.m. at the Senior Center.

## Tai chi

Tai chi classes are held at Yamaguchi Park from 1:30 to 2:30 p.m. on Thursdays.

The class is intended to support older adults who want to discover purpose and fulfillment in this transitional phase of life.

Tai chi 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 are free for older adults (age 55 and better) and class will last approximately one hour. No special clothing or equipment is required.

For more information, call ASI at (970) 264-2167.

## Bingo

The Senior Center usually hosts free community bingo games twice a month on Friday afternoons from 1:30 to 2:30 p.m.

The dates in July are July 11 and July 25.

Participation is free, and all we ask is you bring yourself and a friend for an hour of joyful fellowship. We will provide prizes for all winners, and snacks will also be provided.

No RSVP is required.

All ages are welcome, but we ask those 18 and younger to come with an adult chaperone. Seats are first come, first served.

For more information, contact ASI at (970) 264-2167.

## Scrapbooking and crafters club

The Pagosa Springs Scrapbooking and Crafters Club continues to hold monthly meetings the second Saturday of each month from 10 a.m. to 3 p.m. at the Community Center, 451 Hot Springs Blvd., within the dining hall in the Senior Center.

This creative tradition has been happening since 2005, and we invite all creative individuals to come and share ideas, connect with new and old friends, learn/share creative 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.

Help us create an intergenerational community. Those ages 18 and older are welcome. For those youth age 17 and younger, we kindly request an adult chaperone accompany them.

If you would like to be added to the mailing list, please send your request to [copenhavercreative@gmail.com](mailto:copenhavercreative@gmail.com) and you will receive notification each month of the upcoming meeting, along with handy tips and tricks for scrapbooking and more.

## Brain fitness program

The Ageless Grace Brain Fitness Program will not be held during the summer.

## Produce Box Program

ASI, in partnership with TerraWalk Farms and Nourish Colorado, is launching its second season of the Produce Box Program for seniors (55+) in Archuleta County. Through this Community Sup-

ported Agriculture initiative, eligible participants will receive weekly boxes of fresh, local, organic produce from June to mid-October.

Eligibility requirements: You must be a current or new ASI client (Meals on Wheels, congregate, pick-up/Grab-N-Go meals) or a resident of low-income senior housing (e.g., Casa De Los Arcos, Rose Mountain Townhomes).

Please note that the “Self-Survival Food Lecture Series” is canceled.

For more information, please call ASI at (970) 264-2167.

Participants pick up their boxes at the Senior Center on Tuesdays, 11 a.m. to noon and 1 to 4 p.m.

## Share lunch Monday through Friday

Please note that we are closed Friday, July 4, for Independence Day..

Join local elders, their friends, family and community at the Silver Fox’s Den in person for delicious meals Mondays through Fridays at the Community Center between 11 a.m. and 1 p.m.

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. Pickup via our convenient portico is also available

■ See Senior on next page



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# Senior

■ continued from previous page all week.

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 the age of 60.

Meals include a main course, side dish, fruit/dessert, garden salad plus beverage.

### Community Cafe menu

Please note that occasionally the menu must be changed at short notice.

Thursday, July 3 — Chicken fajitas, tortillas, guacamole, salsa, sour cream, garden salad, fruit and milk.

Friday, July 4 — Closed for Independence Day.

Monday, July 7 — Codfish Vera Cruz, rice pilaf, wilted spinach, garden salad, fruit and milk.

Tuesday, July 8 — Pork tenderloin, harvest chutney, roasted beets, dinner roll, garden salad, fruit and milk.

Wednesday, July 9 — Chicken Parmigiana, rainbow chard and onions, garlic bread, garden salad, fruit, and milk.

Thursday, July 10 — Beefmeatloaf, mashed potatoes, peas and pearl onions, garden salad, fruit, and milk.

Friday, July 11 — Black bean smoked tempeh and butternut squash, quinoa rice, garden salad, fruit, and milk.

### 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, call (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.

### 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) 403-6759 for an appointment and where to meet.

### Board vacancies

The ASI Board of Directors has 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.

Please stop by our offices at 451 Hot Springs Blvd. to pick up an application or call (970) 264-2167 for more information.

### Support the Senior Center

Please support our ongoing operations and programming that provide critical services to some of the most vulnerable in Archuleta County.

You may mail your donation to P.O. Box 3444, Pagosa Springs, CO 81147, or please visit our website: <http://www.psseniors.org/> (donation button).

Donation checks can be written to: Archuleta Seniors Inc.

Another way to donate: Are you 70.5 years old or better? Do you have an IRA from which you need to take a distribution? Did you know you can make charitable donations directly from your IRA without paying taxes on the distribution, up to \$100,000

per year? The donation from the account would be payable to Archuleta Seniors Inc. and sent to the address above. This gift option is called the IRA charitable rollover or qualified charitable distribution.

We are located at 451 Hot Springs Blvd. For more information about ASI, please visit <http://www.ps-seniors.org/>.

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**PAGOSA AA:** Monday, Wednesday, Friday, 5:30p.m. Mens' meeting Tuesday 5:30p.m. Saturday and Sunday 10a.m. Tuesday, Wednesday, Thursday 12 noon. 315 N. 2nd St., County Road 200 (.2 miles off 160). Women's Friday 12 noon at Yamaguchi Park. Zoom Sunday 10a.m. Zoom Thursday noon women only; Zoom ID 858319763, password 754234. 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. Ann: (303)918-8137. Charlotte: (970)903-9690. More resources: [www.aa.org](http://www.aa.org), [www.aa-westerncolorado.com](http://www.aa-westerncolorado.com), (970)245-9649, (888)333-9649 (24 hours).

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**RIVERSTONE CARPET CLEANING.** 25 cents/sq. ft. and \$3 per stair. No hidden charges. Owner/operator 20 years experience. Professional, trustworthy and punctual. 100% eco-friendly. Call Mike at (970)403-9222. Credit cards accepted with no fee. Hallways and closets always free.

**ROOF REPAIRS, LEAKS, RESCREWS, INSPECTIONS.** 35+ years experience. Call Jeff at Blair Roofing. (970)903-6556.

**Cole Plumbing**

24/7 Service  
EMERGENCIES SAME DAY in most cases  
Boiler service & repair  
Tankless water heater specialist



**Adam 575-574-7284**  
Located in Pagosa Springs

**ROOF RESCREWING, CHIMNEY CLEANING,** roof repairs, dryer vent cleaning, valley repairs. Arlie's Chimney Sweep. (970)731-2543.

**SNOWBIRD PROPERTY MANAGEMENT.** Snowbird to a different state with peace of mind. Deals on CASH. Call (970)317-4162 info on Facebook.

**STUCCO REPAIR BY LOCAL AMERICANS!** Call for a Free Estimate (970)317-4162 or email us at stuccosystemsest1993@gmail.com.

## Retractable Awnings

**(505)539-6021**

**TANKLESS/ON DEMAND WATER HEATERS.** Largest inventory in the area, including replacement parts. Same day Installation and service in most cases. We are the only company that extends the parts & labor warranty from 1 year to 5 years. VAIL HOME SERVICES, (760)835-1041.

**TREE & CLEAR LLC.** Tree removal, pruning mitigation, and lawn care. Certified and insured. Call (720)666-5761.



(970) 264-2100

Classifieds

(970) 264-2100

Office Hours: Monday — Friday 8 a.m. - 4 p.m.

Classified Deadline: Tuesday 10 a.m.

SERVICES



Remodeling  
Security Checks  
Maintenance  
High Meadows Properties, LLC  
Call today (970) 403-2263

SERVICES



Blueprints  
Have your plans drawn now.  
Don't wait!  
Be ready to start your house,  
barn, garage or deck on time.  
Call Rick  
946-1737

SERVICES

WEST CO. CONSTRUCTION & SERVICES.  
Services include but not limited to; fencing, gates, greenhouses, sheds, siding, windows, roofing, decks, gardens, remodels/ renovations, tree mitigation and removal. Call (970)698-1362.

WINDOW CLEANING —RESIDENTIAL  
Bonded and insured. 25 yrs. experience  
REFLECTIONS Window Cleaning. (480)892-1999 -FREE estimates.

HELP WANTED

HELP WANTED



Moving?  
Downsizing?  
Rehoming belongings  
of a loved one?  
Let us help you with your transition.  
Call Allison  
(586)703-7706  
Mountain Cactus Estate Sales

#1 in Painting  
Interior & exterior  
Staining & more  
35 years in Pagosa Springs  
Call Gary  
(970) 398-9223

HEALTH

HOT SPRINGS HEALERS. Sessions at hot springs! Introducing Quantum Reset. Also, cranial sacral, bodywork, massage. Serving Pagosa 27 years, Dr. Dean and Amanda, (970)844-0645, (970)903-5309.

HELP WANTED

ALPINE APPLIANCE OPENING SOON. We are looking for delivery drivers, installers, and repair technicians to join our growing team. Email resume to brian.hart@alpineappliancespagosa.com or call (970)731-0857.

BUSY HAIR STUDIO looking for a Professional Hair Stylist to join my team. Please inquire in person @ Lynn's Hair Studio, 729 San Juan St Suite C, or call Lynn at (309)657-9828.

CAREER OPPORTUNITIES. Front office administrative assistant or chair side procedural assistant positions available for immediate hire. Will train if necessary for these valuable positions. Flexible hours, full time or part time available. Great pay with room for advancement. Please send your resume today to pdimplants@yahoo.com.

CDL DRIVER. Ponderosa Lumber is hiring a CDL Driver. This is a full-time position. Duties include deliveries, loading /unloading trucks, and helping customers. Requires the ability to drive a stick shift and have a Class B endorsement. We offer paid time off, medical, dental, vision, prescription, 401(k) and Profit Sharing. Please apply at Ponderosa Lumber 2435 Eagle Dr. (970)731-4111.

COLORADO DREAM HOMES is expanding our crew! We are seeking multiple crew assist positions (framing /siding /finish carpentry). Starting rate is \$20+ an hour depending on experience. Paid holidays, accrued PTO and annual bonuses. Please send resumes to coloradodreamhomesinc@gmail.com or swing by our office at 2283 Eagle Drive to hand deliver or fill out an application.

EQUIPMENT OPERATOR — Busy excavation business looking to hire. CDL a plus, but not required. Pay based on experience — willing to train the right person. If you have a strong work ethic and are ready to get started, call Michael, Next Gen Excavation, at (970)946-7303.

## CUSTOMER SERVICE REPRESENTATIVE

The Pagosa Springs SUN is recruiting for a dynamic, versatile customer service representative. This position is required to work at our office at 457 Lewis Street, Pagosa Springs, CO 81147. Hours 8am to 4:30pm, Monday through Friday.

**Job Responsibilities**  
**Account Management:** Support the Advertising Department with account management activity that's associated with customers running ads in The SUN, PREVIEW, special publications and on our digital platforms.  
**Administrative:** Handle postal paperwork, insertion order processing and payment processing for advertising and subscriptions.  
**Service:** Provide personable, friendly customer service answering phones and interacting in person with customers that visit the office.  
**Communication:** Serve as a point of contact for internal and external communications. Answer phones, respond to emails and direct inquiries to the appropriate team members.  
**Project assistance:** Assist with special projects and initiatives as needed.

**Requirements**  
3-5 years of experience working in an office.  
Excellent attention to detail and accuracy in data entry.  
Strong organizational and time management skills to meet payroll deadlines.  
Excellent communication skills on the phone and through all communication channels.  
High level of proficiency in MS Excel and other Microsoft Office applications.

**Compensation Range/Benefits**  
\$17-\$20/hour depending on experience level.  
Eligible for medical, dental and vision benefits on the 1st of the month after 30 days of employment.  
Eligible to enroll in the company's 401 (k) retirement savings on the 1st of the month after 90 days. The company matches 50% of your contribution up to 2.5% of total compensation.  
16 days of PTO plus 4-5 paid holidays.  
Opportunity for advancement and career growth within the company.

**About the Company**  
O'Rourke Media Group is a fast-growing company that owns and operates hyper-local, community newspapers, websites, niche publications and a full-service digital agency. We are family-owned and mission-driven to save newspapers and local media companies by investing in the people, resources and technology needed to thrive for many years to come. O'Rourke Media Group now operates in eight states and 28 markets with 41 publications and hyper-local websites.

Send your email or letter of interest directly to  
CEO Jim O'Rourke at [jorourke@orourkemediagroup.com](mailto:jorourke@orourkemediagroup.com)

# The Pagosa Springs SUN

an O'Rourke Media Group company



CUSTOM HOMES  
BWD  
(970) 731-9700

Kitchen Deep Cleaning  
Now Offered!

Pagosa SPARKLES  
Detail Oriented, Trustworthy  
& Reliable Cleaners  
For All Your Housekeeping  
& Window Cleaning Needs  
Text/call Kim (970) 946-6446





The Water Runner  
Certified Bulk Potable Water Delivery  
Cistern Deep Cleaning  
You call, we haul!  
Since 1999 (970) 731-5022  
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PAGOSA SECURE STORAGE  
80 Bastille Dr. • 970-731-8599  
Storage units & parking spots  
Special rates available  
[pagosaspringsrealty.com](http://pagosaspringsrealty.com)

PLUMBING  
Semi-retired plumber  
30+ years experience  
15+ years in Pagosa  
Reasonable rates • Local references  
Michael • 480-685-6191  
I return all calls!



REMODELING  
NEW ADDITIONS  
COMMERCIAL  
BWD  
(970) 731-9700

TREE FELLING, TRIMMING, REMOVAL and lot cleaning! MTN Forestry specializes in hazardous and technical tree trimming and removals. Call anytime for a free quote! (970)403-6396.

TREE REMOVAL. 24 years experience. Insured. Jerome Nobles (970)317-8610.

TWO OLD DUDES FIREWOOD. Doug fir and Ponderosa. 14' trailer, \$500. 12' trailer, \$450. Call Kathie, (303)358-6218.

WE HAUL. WE WILL haul off anything but your marijuana or your mother-in-law. No job too big or too small. We also move buildings. We don't haul pigs. Dan Snow (719)849-8873.

Email us at [classads@pagosasun.com](mailto:classads@pagosasun.com) to submit your classified.  
PagosaSUN.com



THE ARCHULETA COUNTY FAIR BOARD is looking for laborers to help with setup, take down and various other job duties during the fair. We will need someone from July 24th to August 6th. Pay \$20 an hour.  
Send resume to [tsteadmon@archuletacounty.org](mailto:tsteadmon@archuletacounty.org) or call (970)264-8424.



(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

**NEWSPAPER REPORTER** — We are searching for a talented reporter to fill a full-time position in Pagosa Springs, Colorado, at The Pagosa Springs SUN. Our journalists are driven to find stories that matter to our community and are dedicated to fairness, accuracy, and ethics. The successful candidate for this position is someone who knows how to cover hard news but also loves to write about people and their passions. They know that a good interview is often a good conversation and know when to ask the tough questions, but also when to listen. The ideal candidate has exceptional writing skills and is willing to put in the extra effort and research to deliver an engaging story. Preferred qualifications for this position include: Degree or diploma in journalism, or a related field; At least 1-3 years of experience as a reporter with experience covering hard news and feature stories or experience at a college newspaper; The ability to meet tight deadlines and report the news as it happens; Superior language, writing and editing skills; Strong photography skills; Able to work a variety of schedules, including evenings, nights and weekends; Excellent critical thinking and problem-solving skills; Ability to work in a fast-paced environment; A valid driver's license and a reliable vehicle; Willingness to live in or near Pagosa Springs, Colorado. If this sounds like the perfect position for you, we would love to hear from you! To apply, please send your resume, letter of interest and relevant samples of your work to Chad Richardson, Vice President of News, crichardson@orourkemediagroup.com. Company Benefits: We offer competitive compensation plans and employees are eligible for medical, dental, vision, life insurance benefits, paid time off and our 401 (k) savings plan. This is an excellent opportunity for career development and growth within the company O'Rourke Media Group is a fast-growing company that owns and operates hyper-local, community newspapers, websites, niche publications and a full-service digital agency. We are family-owned and mission-driven to save newspapers and local media companies by investing in the people, resources and technology needed to thrive for many years to come.

**JAND J ENTERPRISES** is looking for friendly and enthusiastic people who are eager to help customers navigate the wide world of cannabis. We offer paid sick leave, product sampling, employee discounts, sales bonuses and comprehensive on-site training! Must be 21 years of age. A Marijuana Enforcement Division badge is required to start work. E-mail your resume to employment@jandjinc.net or check us out on Indeed.com.

**LANDSCAPE LABORERS WANTED.** Must have own transportation. Call for an application. Good pay for good help. (970)946-2277.

**LIKE GUNS OR GUITARS?** Come sell them for us. The San Juan Trading Post is looking for a sales person. Computer literacy and ability to lift 45 lbs. is required. Starting at \$15/ hour, part-time. Stop by in person at 635 San Juan St.

**LOOKING FOR A CHANGE** to get out of the extremely hot weather and work indoors while still being in construction? Mountain Men Disaster Mitigation is hiring! Full time guaranteed 40 hours a week and year round work with competitive wages. We are looking for smart individuals with good critical thinking skills. Call or text Lars at (970)946-0238 or Bruce (970)749-9028. MountainMenDm.com

**GENERAL LABORER NEEDED** Full time. Assorted Duties. Please send resume or work history to frontdesk@pagosalandcompany.com. Phone (970)264-5000.

**HORSEBACK TRAIL RIDE GUIDE,** ranch help, hunting guide. Must have horse experience. Call Mike with Lobo Outfitters, (970)759-8424.

## HELP WANTED



**PAGOSA PEAK**  
FAMILY DENTISTRY

## Front Office Star Wanted!

Pagosa Peak Family Dentistry, a fun, community-driven practice, seeks a coachable team member with customer service or administrative experience (no dental experience needed). Job would include smiling and greeting patients, coordinating appointments and insurance as we grow our administrative team. Enjoy competitive pay, health insurance, retirement benefits, and a tight-knit crew while enhancing community health. Email your resume to hello@pagosapeakfamilydentistry.com! Please include your favorite ice cream flavor!



**Come Work With Us!**  
Wild Finch  
at  
The Springs Resort

We are looking for:

**Chef de Partie** - \$18-22 (based on experience)  
full time or part time

**Porter** - \$17 | full time or part time

**Servers** - \$14 plus tips | full time or part time

**Hosts** - \$16 | part time only

Benefits include:

- Soaking privileges at The Springs Resort for you and your friends/family
- \$200 monthly housing stipend or lower cost housing (based on availability)
- Local partnership benefits including rentals and discounts
- Medical/Dental/Vision and Life Insurance

**SCAN TO APPLY**  
pagosahotsprings.com



**NO DEGREE REQUIRED. MY WORK MATTERS?** Help others? Earn great wages through hard work & showing up on time every day? We can train you to be a dental assistant. No experience needed! We are blessed to have weekends and holidays off. Beautiful facility, modern equipment, 401K, excellent pay, e-mail resume to office@pagosasmiles.com.

**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 hiring a Kindergarten Teacher, Lower Grades Aid, Upper Grades Part-time Teacher, PE Teacher, Aftercare Teacher. Please contact our Headmaster, Mr. Aaron Longmire, for position details at (970)585-6494.

**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 BAKING COMPANY** is hiring part time dishwasher/kitchen prep, weekdays. Pick up an application at the bakery, or find on our website. 238 Pagosa Street.

**MAIL CARRIER/USPS:** p/t 1-2 days a week. Memory and organization skills a must. Email Michelle: liveforeverinparadiseearth@gmail.com.

## HELP WANTED

## Now Hiring.

Archuleta County is hiring for multiple positions.  
Benefits package, paid time off, 401K match.  
Apply today.  
970-264-8379 • archuletacounty.org



**Individually strong, collectively mighty.**  
Join us and become a part of the bigger picture.

We are looking for reliable, motivated additions to our team!



**WE'RE HIRING**

Full-time and Seasonal  
**MULTIPLE POSITIONS**  
**MULTIPLE DEPARTMENTS**

Starting at \$17 per hour, dependent on experience.

Weekends and holidays required.

Benefits include discounts, paid time off, profit sharing and more!

Apply in person. Applications available on www.terrysace.com

**Terry's ACE**  
525 Navajo Trail Dr.

**PAGOSA CRAFT** is looking for trimmers to join our team! The perfect candidate is detail oriented, reliable, team focused and able to meet required quotas. We are willing to train the right person. Pay is per pound, hours are flexible, employee discounts offered. This position requires having a valid MED employee badge and being 21+ years of age. Please drop off your resume to 127 Goldmine Dr. or email to kc@pagosacraftcannabis.com.

**PAGOSA LIQUOR IS HIRING** a full-time cashier. Please come and apply in person at 30 N. Pagosa Blvd.

## 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

## RECRUITING COACHES!

**PAGOSA YOUTH SOCCER** is seeking passionate, experienced coaches to lead ages 8-15 for our competitive traveling soccer teams. Build skills, shape futures, and grow the game. Send resume or letter to doc@pagosayouthsoccer.org

**PART-TIME FRONT DESK Opportunity.** Are you friendly, organized, and customer-focused? We are looking to add a reliable and enthusiastic member to our team! Shifts may include a combination of mornings, days, nights, and weekends. Our front desk is open 8a.m. to 10p.m. daily, including holidays. Download application at www.pshotsprings.com or stop by to pick one up. Resumes/applications can be emailed to: sales@pshotsprings.com, Attention Front Desk Position or dropped off at Healing Waters Resort & Spa, 140 Hot Springs Blvd.

**ROOF LABORER NEEDED** with some construction experience. Will train. \$20-\$25/ hour to start. (970)749-0830.

Email us at classads@pagosasun.com  
to submit your classified. PagosaSUN.com



(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 TOWN OF PAGOSA SPRINGS** is seeking to hire an **Administrative Assistant** in the Parks and Recreation Department. The individual selected for this position performs a variety of routine and complex clerical, record-keeping, and administrative functions to support the operation of the Parks and Recreation Department. Assists the public as to available facilities, services, and programs offered at the Community Center. This is a full-time position with benefits. For more information on the position and to apply, go to the Town’s website at [www.pagosasprings.co.gov](http://www.pagosasprings.co.gov) and select Employment.

**THE TOWN OF PAGOSA SPRINGS** is seeking to hire an **Equipment Operator II** in the Public Works Department. The individual selected for this position performs a variety of **working-level, skilled, and technical duties** related to the construction, installation, maintenance, and repair of city streets, irrigation, geothermal water, and sewer systems. This is a full-time position with benefits. For more information on the position and to apply, go to the Town’s website at [www.pagosasprings.co.gov](http://www.pagosasprings.co.gov) and select Employment.

**UNDER NEW MANAGEMENT.** Looking for full time and part time workers, experience preferred but willing to train the right fit. Pay DOE. Contact Ben, (970)264-7992 or [ben@mountainpizzataproom.com](mailto:ben@mountainpizzataproom.com).

BUSINESS OPPORTUNITY

**OWN YOUR OWN BUSINESS IN 2025!** Four year-old profitable Side-by-Side rental business with extremely high reviews on Google. 1 to 8 Polaris Rzrs, LLC, website, reservation site, customer list, insured, bonded, licensed, maintenance and safety gear included. Better location than any of our competition. Operates May- Nov. Call or text Ryan (970)946-2409.

**SMALL CRANE BUSINESS FOR SALE.** National Crane truck, business, client list, and all attachments come with business. Inquire at (970)903-2381.

FOR SALE

**2017 KAWASAKI VULCAN S.** 650cc, maroon and black color, 21,000 miles, no damage history, original owner, \$4,500. (704)618-9000.

**DO YOU BURN FIREWOOD?** Guarantee yourself dry seasoned wood this winter and get stocked up now! Get a HUGE dump truck load split and delivered for \$550. Pine /Fir mix. Contact FIRE&ICE (970)582-0006.

**DRY FIREWOOD- PINE.** Pick up \$255 a cord. Delivery available. Call for prices. Bayfield. Gabe (970)403-2784.

**FIREWOOD DELIVERED,** DOUG FIR/PINE MIX. \$250 per cord or \$1400 for 6 cords. Call Kathie (303)358-6218.

**FIREWOOD. PONDEROSA PINE.** Already cut into 16 inch rounds. \$75 pick up load. Located on 4-Mile road. (970)585-4528.

FOR SALE

**NEW 20’ CONTAINERS FOR SALE** or rent. We deliver to homes or businesses. Pagosa Springs Storage (970)731-0007.

**ROOFNEST CONDORXL** roof top tent sleeps 4 plus Awning & Vestibule, new \$4000, NOW \$2500, good condition, (505)699-0150, Juli.

**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).

**SET OF 4** snow tires plus wheels — used with 2017 Forester, 2 seasons of wear. Michelin X-ICE 255/55R18-2019. \$500 OBO, cash. (626)318-5344.

LIVESTOCK

**HORSEBACK TRAIL GUIDE,** ranch hand, hunting guide. Must have horse experience. Call Mike with Lobo Outfitters, (970)-759-8424.

**IRRIGATED PASTURE.** 4 miles north of Pagosa, Snowball Road. 20 minute ride to forests and streams. (970)946-6274 or (216)618-3391.

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](http://www.PagosaHumane.org).

**AKC FRENCH BULLDOG PUPPIES.** Ready Aug 14. Health tested parents, chipped, wormed, shots, lifetime support. \$3,500. (719)640-6404. [www.DuneViewFrenchies.com](http://www.DuneViewFrenchies.com)

**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.

RECREATIONAL VEHICLES

**23’ GRAND DESIGNE.** Used twice. Many extras. \$44,500 new. Sell: \$35,000. (970)398-1155.

WANTED

**WANTED UNIT WIDE 77** deer vouchers. Open to 2nd, 3rd, or 4th season. Please call/text Curtis (435)828-4230.

AUTOS

**1988 FORD F250 XLT** Lariat, extended cab. EFI 460. 5 speed manual. 75k miles. Price reduced, \$7,200. (970)398-0100.

**GUARANTEED CREDIT APPROVAL!** 4X4 Auto Sales, 21698 Hwy. 160 West, Durango. (970)385-7940.

YARD SALES



*Golden Fleece  
Antiques*

*Come, visit us and explore our  
thrift finds • rustics  
vintage • antiques  
industrial • retro  
something for everyone*

1290 Grand Ave. • Del Norte  
[goldenfleeceantiques.com](http://goldenfleeceantiques.com)

**BIG YARD SALE.** 1075 8 Mile Mesa Road. Lots of household and other items for sale with home and rental and outdoor equipment and supplies. Something for everyone. Saturday, July 5th. Last driveway before entering National Forest. Follow the signs.

**ESTATE SALE.** Saturday, July 5, 9a.m. -2p.m. Inside 21 Pike Dr. Furniture, new leather sofas, new items, home decor, art.

YARD SALES



**Moving?  
Downsizing?**

Rehoming  
belongings  
of a loved one?

*Let us help you with your transition.*

**Call Allison  
(586)703-7706**

Mountain Cactus Estate Sales

**GIFT SHOP CLEARANCE SALE.** Everything in our gift shop is 50% off marked price (excludes books and fabric postcards). Kitchen towels, pot holders, crochet patterns, jewelry, quilt patterns, handmade pillows and more. Wednesday through Saturday, 10a.m. to 4:30p.m. Pagosa Springs History Museum, 96 Pagosa Street.

COMMERCIAL FOR RENT

**4 OFFICE SPACES.** Freshly remodeled, \$400-\$525. Well suited for spa services, 140-270 sq. ft. Beautiful spacious restrooms. (970)946-3232.

**COMMERCIAL BUILDINGS FOR LEASE.** 1501 W. Hwy 160 #1 and #2. (970)398-5290.

**DOWNTOWN OFFICE** Upstairs, \$325/ month including utilities, internet and shared kitchen. No smokers. No pets. (970)946-2728.

**FLEXIBLE COMMERCIAL/ INDUSTRIAL SPACE** on the western side of Pagosa Springs. two 1,000 sf spaces available. One is double height. Both come with overhead garage doors. Both units come with bathrooms. Will be delivered as a shell space ready to be customized with credits for Tenant Improvements. Tenants in compound include building trades, UPS, light manufacturing, and artists. Available July 1st. Rent ranges \$800 -\$1,000 depending on the unit. [raswheeler@gmail.com](mailto:raswheeler@gmail.com).

COMMERCIAL FOR RENT

**NEW LARGE SPACE AVAILABLE** located in Cloman Park. Near Airport and is also in an Opportunity Zone. Light Industrial. (720)470-2653.

**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 OFFICE SPACE** available downtown in the Pagosa Hotel. Call Jacque (970)946-7636.

**PROFESSIONAL PRIVATE OFFICE** for rent \$565/mo. 13’ 4” x 15’ 11” Includes water, sewer, heat, Wi-Fi, trash service, common area & snow removal. Contact Angelene at Hometown Insurance with questions or to schedule a showing. Call (970)264-4321 or email [angelene@hippsllc.com](mailto:angelene@hippsllc.com).

**THREE UNITS IN UPTOWN** 419, 364, and 1477 sq. ft. Available now. \$900 -\$2400. Utilities included. Call Gina (970)880-0910 for more info.

HOMES FOR RENT

**SADDLE MOUNTAIN TOWNHOME** For Lease off North Pagosa near Village Lake and rec center. 3 bedroom, 2.5 bath with 2 car garage. \$2550 per month includes H2O/ Sewer/snow removal. Text (512)626-8499.

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.

PLACE YOUR  
CLASSIFIED AD ONLINE!

Go to: [PagosaSUN.com](http://PagosaSUN.com) >> Shop Local  
>> Place Your Classified Ad

All classified line ads appear on [PagosaSUN.com](http://PagosaSUN.com)  
Regular categories deadline: Tues., 10 a.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*



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**Rocky Mountain**  
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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, 2 AND 3 BEDROOMS.** Call (720)869-8877. Hickory Ridge Apartments.

**2 BEDROOM, 1 BATH,** shared laundry facilities, private entrance, located in downtown, \$2,200 a month, utilities included in rental price. Call (970)946-5499.

**BASEMENT STUDIO APARTMENT.** Downtown, river view, furnished. \$1000 rent, \$1000 deposit. Utilities included. No smokers. No pets. (970)264-6797.

**BRAND NEW HOUSE FOR RENT.** 3 bedrooms, 2-1/2 bathrooms with a large 2-car garage. Scenic backyard and next to National Forest hiking and biking trails. Lake Hatcher area. No pets. \$3,000 per month, includes utilities. Contact Kevin, (505)470-4926.

**CUTE SPOT OUT OF TOWN.** 1 bedroom, large loft, repainted, fenced yard, wood stove, private ranch. \$1,500 /month. (970)731-2010.

**FIVE BEDROOM, FOUR BATH HOME** for rent. 1 acre, close to town. Rent \$2,800 per month. First, last and deposit. (970)946-3692.

**FOR RENT — 2 BEDROOM,** 1-1/2 Bath Duplex. Located on E. Golf with patio and 1 car garage. Washer and dryer included. Pets considered. Long term rental, \$1700/month. 303-210-7369.

**FURNISHED 2 BEDROOM** 2 bath townhome across from Lake Pagosa. Washer, Dryer. \$1,750. Pets Negotiable. Nicole, (970)398-1645.

**LONG TERM RENTALS AVAILABLE.** Call Team Pagosa (970)731-8599, 117 Navajo Trail Dr., pagosaspringsrealty.com.

**COMMERCIAL**

**2.25 ACRES, FENCED, COMMERCIAL.** Off Highway 151, \$325,000. Give Deb Archuleta at Archuleta Properties a call, (970)903-2817.

**COMMERCIAL**

**PRICE REDUCED.** Gas station, convenience store. Comes with nine long-term leases, high producing. \$1,350,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**PRIME BUSINESS LOCATION** Large building and land. \$1,250,000. Motivated seller. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**UNORTHODOX COMMERCIAL REAL ESTATE SERVICES** Learned from Master Investors. Pagosa Springs. Free Report at SouthwestTrust.com then to "Services" tab. F. Scott Tonges. 970-731-4421.

**HOMES FOR SALE**

**2 BEDROOM, 2 BATH,** 2 carports, 2 sheds. Overlooking Navajo Lake State Park. \$395,000. Give Deb Archuleta at Archuleta Properties a call, (970) 903-2817.

**64 ACRES, 46 SHARES OF IRRIGATION.** 3 bedroom, 2 bath home. 2 garages and shed, 3-3 phase electric outlets. Brand new Generac Generator, Pastures with beautiful views, too many extras to name them all. \$928,000. AP-10. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**GREAT STARTER HOME.** Two bedroom, 2 bath mobile home. Fenced yard. \$320,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**HOME FOR SALE.** 3200 square feet on 3 acres. 181 River Forest Drive. See on Zillow. Agents welcome. \$740K (970)585-9181.

**MOTIVATED SELLER, PRICE REDUCED** to \$530,000. Located across the street from National Forest access. 10 minutes from grocery store and other amenities. 3 bedroom, 2 bath, 1 car garage family home. 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**

**PRICE REDUCED. 3 BED 2 BATH** 2 car garage. 3.9 acres. 5 shares of water. Detached 1 bedroom, 1 bath, 1 car garage apartment. Great views. \$560,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**THREE BEDROOM 2 BATH** newly built 1454 square foot single level in Pagosa's Chris Mountain Two with central AC, XL attached garage, concrete apron, large redwood sundeck, porcelain tile, great views, and many more upgrades detailed and pictured at 18HomeCt.com.

**TWO BEDROOMS, TWO BATHROOMS,** manufactured home with 6" walls on secluded acre. Large back deck with view of meadow and trees. Insulated pump house and 225 sq. ft. log bunk house /studio. Property is on a cistern and propane. (970)731-3814, afternoons /evenings. \$305,000.

**RANCHES**

**40 ACRES 38 SHARES** Pine River Canal, well, septic, small mobile, Allison, CO area, very private, wild game, workshop, \$485,000. (970)403-9483.

**RANCHES**

**64 ACRES, 46 SHARES OF IRRIGATION.** 3 bedroom, 2 bath home. 2 garages and shed, 3-3 phase electric outlets. Brand new Generac Generator, Pastures with beautiful views, too many extras to name them all. \$928,000. AP-10. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**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.

**1.19 ACRES WITH VIEWS OF NAVAJO LAKE.** All utilities nearby. \$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.

**3.7 ACRES.** Great views of Navajo lake. Power near, water available. \$400,000. 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.

**5 MINUTES FROM DOWNTOWN.** 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.

**BACKS TO GREENBELT** with mountain views. Motivated seller, .28 acre, all utilities available. \$50,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**LAND/ BUILDING SITES**

**MOUNTAIN VIEWS, MEADOWS.** Unique high elevation and complete privacy. 5.6 acres bordering national forest, (970)769-3588 blancoretreat@gmail.com. \$450K.

**NATIONAL FOREST ACCESS.** .21 acres, buildable lot, tap available, motivated seller. \$40,000. Give Deb Archuleta at Archuleta Properties a call (970)903-2817.

**TWO ADJACENT 5 ACRES LOTS.** Available Separately. Meadows 4. Details at www.BLANCA257.com. Scott (970)731-4421 or fscott409@outlook.com.

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**“We hold these truths to be self-evident,  
that all men are created equal,  
that they are endowed by their Creator  
with certain unalienable Rights,  
that among these are Life, Liberty,  
and the pursuit of Happiness.”**

*Declaration of Independence, July 4, 1776*

“I am apt to believe that it will be celebrated, by succeeding Generations, as the great anniversary Festival. It ought to be commemorated, as the Day of Deliverance by solemn Acts of Devotion to God Almighty. It ought to be solemnized with Pomp and Parade, with Shows, Games, Sports, Guns, Bells, Bonfires and Illuminations from one End of this Continent to the other from this Time forward forever more.”

*John Adams, 2nd U.S. President,  
Commenting on the signing of the Declaration of Independence.*

### ***What Seventh-day Adventists Believe...***

**FREEDOM:** “Then Jesus said to those Jews who believed Him, “If you abide in My Word, you are my disciples indeed. And you shall know the truth, and the truth shall make you free.” *John 8:33*

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*A public service from your Adventist friends & neighbors at Pagosa Springs Seventh Day Adventist Church.*

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