



PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO 81147 www.PagosaSUN.com VOLUME 118 — NO. 9, THURSDAY, NOVEMBER 27, 2025



Photo courtesy Kevin Bruce, Wolf Creek Ski Area
Wolf Creek Ski Area opened for the 2025 season on Saturday, Nov. 22. As of Tuesday, Nov. 25, the ski area reported 33 inches of snow so far on the season.

Suspect in February fatal crash back in custody, bond set at \$1.5 million

By Randi Pierce
Staff Writer

The suspect in a fatal Feb. 15 crash on U.S. 84 who was reported as a missing person in Texas in October is now back in custody in Archuleta County.

Justin Levi McCelvey, 38, of New Braunfels, Texas, is facing charges stemming from a two-vehicle crash that took place near milepost 18 on U.S. 84 that killed two — a 7-year-old and an adult — and left another adult with serious injuries.

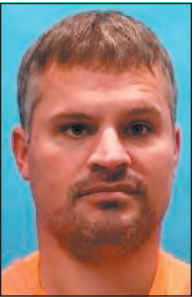
McKelvey was out on a \$1 million bond when he was reported as a miss-

ing person out of Port Aransas, Texas, with his last appearance listed on missing posts on Facebook as Oct. 9.

McKelvey was then booked into the Archuleta County jail on Nov. 20 after turning himself in.

The following day, McKelvey ap-

■ See Suspect A9



McKelvey

Post-Thanksgiving storm to bring snow to area

By Randi Pierce
Staff Writer

Winter weather returned to the mountains surrounding Pagosa Springs over the last week, with Wolf Creek Ski Area reporting 33 inches to date this season, including 9 inches from the last storm.

As of Tuesday, Nov. 25, the ski area reported the Raven, Treasure, Bonanza, Nova, Tumbler and Lynx lifts

are operating daily from 8:30 a.m. to 4 p.m., giving access to roughly 20 percent of the mountain.

Between Nov. 19 and Nov. 25, lower-elevation areas around Pagosa Springs received trace amounts of snow, according to the Community Collaborative Rain, Hail and Snow Network (CoCoRaHS), with a site northeast of Pagosa Springs reporting 5 inches of snow.

■ See Storm A7

Medical center board approves resolution to secure land for new EMS location

By Randi Pierce
Staff Writer

At its Nov. 18 meeting, the Upper San Juan Health Service District Board of Directors, which oversees Pagosa Springs Medical Center (PSMC), took multiple steps toward having a location for emergency medical services (EMS) on the east side of Pagosa Springs.

The steps came months after the board first heard the district had received communication from the San Juan Rangers regarding a parcel of land on San Juan Street that was potentially still held in the district’s name. The district then carried out a title search on the property.

Then, on Nov. 18, the board unanimously approved Resolution 2025-17 following an executive session.

That resolution authorizes PSMC

CEO Dr. Rhonda Webb to take actions to resolve any actual or potential title defects to the property and authorize fundraising for the renovation of the building to use it as an east-side EMS location.

PSMC Chief Administrative Officer/Legal Counsel Ann Bruzzese told the board the district is hoping to solve the title issues by agreement with the Town of Pagosa Springs.

The resolution explains that, on Oct. 16, the San Juan Rangers executed and recorded a quitclaim deed to PSMC conveying any interest it has to a surveyed description of 1.53 acres of property on San Juan Street.

That property, the resolution describes, “was initially conveyed in 1960 from the Town of Pagosa Springs to the Medical Center (a predecessor to the Upper San Juan Health Service

■ See EMS A8



SUN photo/Randi Pierce
Rotarians and Pagosa Springs Elementary School third-graders explore the students’ new dictionaries. In annual tradition, every third-grader received their own dictionary, with Rotarians then exploring the reference books with them.

Pagosa Springs Rotary continues third-grade dictionary tradition

By JoAnn Laird
Pagosa Springs Rotary Club

Laughter and excitement filled the halls of Pagosa Springs Elementary School last week as members of the Pagosa Springs Rotary Club delivered their annual gift of colorful dictionaries to every third-grade student.

More than 100 books were handed out, with students eagerly signing their names inside the front covers before diving in. Rotarians encour-

aged the children to look up various words, and it wasn’t long before the students began calling out suggestions of their own, quickly learning how to use their new dictionaries. The smiles on both sides made the day a clear win for everyone involved.

The Dictionary Project is made possible through generous community support, including fundraising events such as the Jeans and Jewels

■ See Tradition A10

BoCC discusses funding for main street grant program in 2026

By Clayton Chaney
Staff Writer

Since June, the Archuleta County Board of County Commissioners (BoCC) has awarded a total of \$83,612 through its main street grant program, with that total divided among 24 local businesses.

In BoCC meetings, Finance Director Chad Eaton explained that the program was “created to help businesses during the construction” of U.S. 160 through downtown Pagosa Springs.

Businesses are able to apply for grants in amounts ranging from \$500 to \$5,000 with requirements that the businesses is located in the Pagosa Springs’ main street district and has 20 or fewer employees, has a physical businesses address and presence within the district, and has been in businesses for at least one year prior to submitting an application.

The BoCC originally earmarked \$100,000 in its budget to go toward the program for 2025.

Discussion on the importance and potential funding amount for the program next year took place during a regular work session held by the BoCC on Tuesday, Nov. 18.

Commissioner Veronica Medina indicated that one of the businesses that had received a grant from the county had “sold and left after they received this money, which we can’t control.”

In a later interview, Medina indicated that two businesses that had received main street grants had sold afterward.

When asked about possible mea-

■ See Grants A8



SUN photo/Randi Pierce
Paizley Clark as Cindy-Lou Who reacts to Harison Jacobs as the Grinch while Max, played by Andrew Borders, sits nearby during Curtains Up Pagosa’s production of a holiday classic: “How the Grinch Stole Christmas: The Musical.”

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Opinion

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OUR VIEW

Happy Thanksgiving

"Gratitude can transform common days into thanksgivings, turn routine jobs into joy, and change ordinary opportunities into blessings." — William Arthur Ward.

We love this time of year, when we get to focus a little more on all those things we're grateful for, and the very fact that we have a long list of things and people to be grateful for.

We are grateful for every one of our readers for supporting The SUN, and for our team here at The SUN.

We love what we do and couldn't do it without your support. Thank you for letting us keep you informed, letting us share your amazing, inspiring stories and for running great businesses we love supporting.

We're also incredibly grateful we live in a community that cares.

You care about what's going on in your community, you care about supporting local businesses and nonprofits, and, while there is still a lot of division across the nation that we're not immune to here, when it comes down to it — we care about each other.

This Thanksgiving, and year-round, we want to encourage showing gratitude for what we have by continuing to be there for each other and continuing to build up this community in any and every way we can.

We know this is a difficult and lonely time for many. This is a time where some are just trying to survive and get by, and it's our turn to be there for them, as we hope they will be when we need it.

There are many who have recently lost loved ones, live alone with little family around, are no longer able to travel or get out of the house as much, have recently been sick, or for so many other possible reasons, are more likely to find themselves alone this holiday season.

Reach out to them. Let them know you're thinking of them and you're thankful they're in your life. It might mean the world to them.

We also know this is a difficult time with winter bills setting in, Christmas lists filled with expensive items being written, more illnesses passing around that could result in medical bills, and sometimes expectations to buy and make more food for gatherings. It's an undoubtedly expensive time of year every year, and this year's expenses have come with a side of unease for many on the heels of the government shutdown and prospects of insurance and other expenses likely to rise in the near future.

But this is one area where this community shines.

When many were left unsure where

future meals might come from, numerous efforts, both formal and informal, were launched to rapidly help stock our local food pantries and get food to any and all in the community who need it.

We're seeing similar efforts seeking to ensure every local family is able to have a merry Christmas and holiday season.

We are so grateful and thankful there are people here and elsewhere who give up time with their family and money throughout the holiday season to serve others. It makes us more than proud to call this place home.

This is also a community that never ceases to amaze us in its year-round support for the myriad nonprofits that help make this community what it is.

For those interested in finding nonprofits to support as the year draws to a close, we'll point out that swcogives.org features numerous regional nonprofits serving a variety of needs, with the Community Foundation serving Southwest Colorado spearheading the Southwest Colorado Gives effort "to inspire generosity in our five counties and increase online giving for local participating nonprofits."

From all of us here at The SUN, happy Thanksgiving.

Randi Pierce

LOOKING BACK



From the Nov. 18, 1999, Pagosa SUN — A 5K run around the Pagosa Lakes Recreation Center complex awaits these runners and one young 'stroller' in the Turkey Trot Saturday. The annual 5K race benefits the Ruby Sisson Library.

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LEGACIES

By Shari Pierce

100 years ago

Taken from SUN files of
November 27, 1925

Unless funds are provided soon for exploration and excavation work in Colorado's extensive prehistoric ruins, other states and outside private interests will invade Colorado with expeditions and help themselves to those priceless relics of a bygone age, J.A. Jeancon, curator of the state museum declared at the Friday luncheon of the City Club.

Up to the present, Jeancon said, other states and historical organizations have adopted a "hands off" policy with regard to the Colorado ruins as long as this state continued its exploration and development work.

However, the curator declared that work by the state must be abandoned next year unless additional funds are raised, as the legislature cut the appropriation too low to continue. In this case, the other states would be released from their pledge and would carry on the excavations.

W.J. Mauldin, this year's "potato king" of Archuleta county, planted between 12 and 14 acres of the popular goobers and have already marketed over 100,000 pounds. He is holding several thousand more for later delivery.

75 years ago

Taken from SUN files of
December 1, 1950

San Diego, Calif., November 24: Paul Alfred Day, FN, USN, son of Mr. and Mrs. C.A. Day of Pagosa Springs, arrived back in the United States today after more than four months of action in the Korean War. He was aboard the attack transport USS George Clymer, a unit of the Pacific Fleet Amphibious Force, which docked at Navy Pier here this morning.

The George Clymer was among the first units of the Fleet to engage in action against the Korean Communists. She carried the flag for the Amphibious Task Group which rushed elements of the First Marine Division from San Diego to the front lines in Korea in mid-July.

Officials of the La Plata Electric Association met with the Town Board on Monday night of this week to secure a lease on a small portion of Reservoir Hill for the purpose of erecting a radio transmitter. The transmitter will be located at the south edge of the town property, according to the lease which is to be granted by town officials. The station there will consist of a small building and tall pole with an antenna mounted on top.

50 years ago

Taken from SUN files of
November 27, 1975

Wolf Creek Ski Area is opening today, Thanksgiving, at 9 a.m. Skiing conditions are described as not the best, but some runs do have adequate base for good skiing. The area will operate on a daily basis from now until next spring.

Vic Poma was presented an award as "Friend of 4H" at the 4-H Achievement Banquet Sunday night. The presentation was made by Louella Sanchez. Mr. Poma was cited for his long record of assistance and contributions to the 4-H Clubs.

Snowfall thus far this season on Wolf Creek is very light. A new storm hit Tuesday and this may improve snow depths before it moves out of the area.

However, the snowfall is much less than last year. Snowfall there during October this year totaled 14-1/2 inches. In November this year 14 inches had fallen before the storm this Tuesday. Late Tuesday night the snowfall was reported as light on the top of the hill.

25 years ago

Taken from SUN files of
November 30, 2000

With plenty of snow on the ground at the Wolf Creek Ski Area, Thanksgiving holiday skiers enjoyed the best conditions in Colorado.

Despite the situation no records were broken at the area, but it is wise to keep things in perspective: there was no snow for the Thanksgiving holiday in 1999 and skiers did not arrive at the area until it opened Dec. 2.

Wolf Creek opened Oct. 28 this year and by Thanksgiving 100 percent was open with plenty of high-quality snow on the ground. Last year, when the area opened Dec. 2, there was barely enough snow to open one lift and a limited number of runs.

The number of visitors to the area increased to 1,787 Thanksgiving Day and the holiday high of 3,159 skiers enjoyed Wolf Creek Nov. 24. A strong weekend began with 2,732 skiers on the slopes Nov. 25 and ended with 942 skiers on Sunday.

Wolf Creek officials hope the trend continues to the Christmas holiday period.

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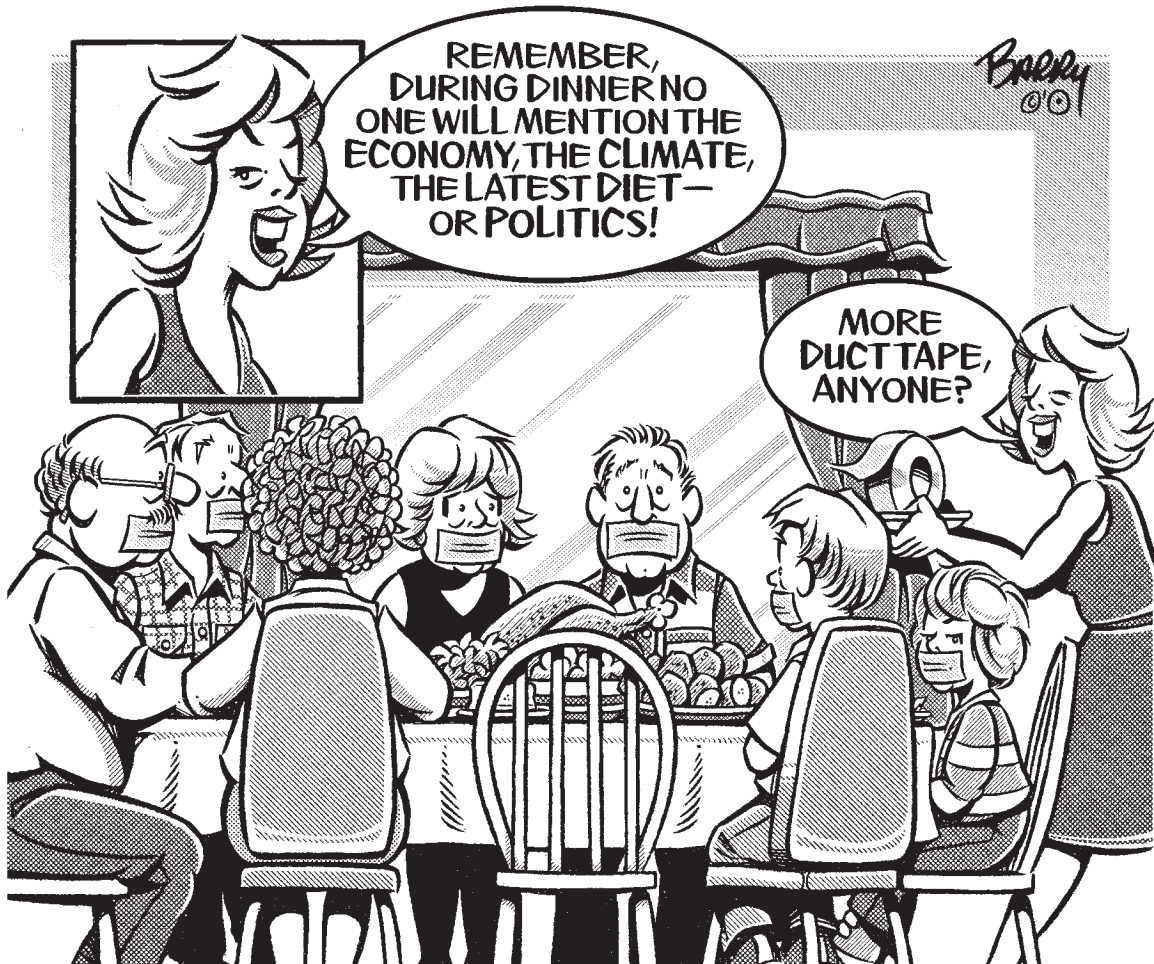


Weather data

Date	High	Low	Precipitation		NA	NA
			Moisture	Type		
11/18	50	23	0.00	NA	NA	NA
11/19	53	27	0.00	NA	NA	NA
11/20	48	32	0.34	NA	NA	NA
11/21	49	33	0.31	NA	NA	NA
11/22	54	26	0.02	NA	NA	NA
11/23	42	32	0.28	NA	NA	NA
11/24	40	32	0.00	NA	NA	NA

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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.

Keep costs down

Dear Editor:
Emailed 4.28.25 through PAWSD's website

Dear PAWSD Board,
Even though I do not support being taxed to help reduce the cost of new workforce housing; I do greatly appreciate your efforts to try and help the housing shortage. The unintended consequences of this tax are real and a part of why it is becoming increasingly too expensive to live here. You have a choice, keep your costs to us as low as possible to support and sustain the workforce already here or make efforts to help those who might want to move here to work. You cannot have both. Once the workforce that is here moves because the cost of living is too high, our homes will sell at market price, making them unaffordable to anyone thinking of moving here to work and needing a place to live. I ask that you stop the taxing of existing PAWSD customers and do all you can to keep our costs down.

Thank you,
Beverly Compton

Miss the mark

Dear Editor:
Two letters last week about the recent protests in Pagosa make some valid points, but ultimately miss the mark. One letter states that Trump is not a king, because if we had a king, such rallies would not be allowed. Exactly! The fact that we do not have a king is precisely the reason why we have our freedoms. Our Founders understood this, and risked their lives to make sure we never have a king. The problem, of course, is that Trump WANTS to be a king, even though he is not now. He has shown this many ways, such as prosecuting the Attorney General of New York and the past Director of the FBI simply because they enforced the law. Remember, Trump was convicted by a jury of more than 30 felonies. Trump also shows he wants to be king in his threats against former Congresswoman Liz Cheney and others who questioned his role in the January 6 insurrection. He shows the same when he denies disaster aid to blue states even when they suffer natural disasters that clearly meet FEMA criteria for assistance. Compare his response to requests for disaster declarations for flash floods in red Texas (quickly approved) to the ones in blue Illinois (denied). So there is good reason to believe that Trump wants to be a king, is acting like one, and is doing everything he can to gain kingly powers. That is why we protest. That letter also raises the discredited specter of "protesters who are paid to travel around to different locations at the beck and call of their puppet masters." I have been to numerous protests against the current regime and nobody ever paid me, nor do I know anyone who has been paid. What I can say is that in October, around 7 million Americans protested in thousands of locations everywhere in the United States, all at once. I do not think the most skilled puppet master in the world can get the same people to be in thousands of places at the exact same time!

The other letter objects to obscenities on signs held by some people at the weekly Saturday protests. I agree that people should not display signs with obscenities. However, that applies to everyone, not just one side. The letter-writer falsely attributes this behavior to just one side in our political debates. But every time I get my mail, I have to drive by a flag with obscenities directed to the immediate past president and vice president. This flag has flown for more than a year since the election, and is seen by children every day. The point that people should not act in this manner is entirely legitimate, but it is totally wrong to pin such behavior on one side or other when there are people on both sides doing it. So I am fine with getting the F-word off political signs and flags, but that applies to both sides, not just one.

John Farley

School planning

Dear Editor:
So, the new master planning 'advisory' committee has now become

the 'deciding' committee too? For some newly hatched proposed new high school build that they and newly installed DOE Rick Holt plan to burden this community with.

First of all what has been found so terminally wrong with the current high school that it has been suddenly decided to terminate it, is it mark making for themselves? The high school is the newest one here! Its many already well-established well thought out school and field amenities have proven themselves over and over including the community theatre and stage that gets lots of public use and if capacity from any current growth be the issue, all that can be easily added onto right where it sits.

Quickly hatched poorly thought out putting us in astronomical debt building a new not needed high school in this financially swelled unaffordable economy riding a current high, with nothing left to do but plummet and for building it out in Timbuktu is neither sensible nor affordable. Wherein Mr. Holt asks for this community' blind reckless support for, when not all here are in support of the support he seeks! That of by Dec 2 deadline, MPAC according to their resounding Yes poll already, returning with a solid decision for planting out in Vista that support he seeks for a new high school out there.

Any advisory committee should remain neutral (be plainly neutral) not expected to also be the voting committee for something many here don't see as necessary or even wise and which in this swelled economy where everything is currently sky-high is irresponsible anyway. And whether he or the advisory committee knows it or not; any locals here all know there is absolutely a higher greater price difference overall between building on undeveloped out of the mainstream property versus an established one already here unrelatedly not yet an issue but that should NOT be left to them or BOE Rick alone to decide it either way whether here in town or for out at Vista, both already leaning in that new direction with their individually polled resounding Yes given for building over there after (according to the 'school district article' in the paper) quoting that 67% of the school populace already lives in Vista anyway. My-my, Mr. Mrs. busybodies 'professional older brothers and sisters' all perceiving themselves more all-knowing. Amongst them wanting to make a fast poor reckless decision of impossible to identify long range costs to saddle us all with while they or he might well leave here undoubtedly feeling proud of what's been left behind, Chaos! Leaving us saddled with huge debt that like an albatross will hang around our necks for an eternity and a feels bad smells bad scenario.

Good reasonable judicious people downtown that like just-fine the high school downtown where it already is would undoubtedly want any new school build judiciously put to community vote first.

Any issue this big brought to a public vote first Guys.

Carmen Ferguson
Editor's note: There is no plan to

build a new high school. The school district, including the Master Plan Advisory Committee, have been looking at possibilities, including renovations or new construction, as well as possible locations for a new building or buildings that would house kindergarten through eighth grade. The decision of where any potential new building(s) would be located is up to the Archuleta School District Board of Education, as is whether or not to move forward with a question for voters on funding. The board will hold a work session from 5:30 to 7 p.m. on Tuesday, Dec. 2, in the middle school library for community members to share ideas and converse with the board.

A soldier's homecoming

Dear Editor:
After surviving San Francisco International Airport—where the only thing more dangerous than the crowds was the ticket pricing—I reported to the Oakland Army Depot on November, 1969. What followed was a 24-hour paperwork marathon that made combat seem refreshingly straightforward. I was inspected, injected, corrected, and directed through so many stations that I began to think the Army was just keeping me awake to see if I'd crack.

They issued fresh uniforms, because apparently the U.S. Army wants its departing soldiers to look sharp as they stumble out the door. Then came a surprise: a steak dinner at whatever hour your final form was stamped. It was delicious, which should've been my warning that something suspicious was happening—like freedom.

Sleep, however, was not provided. The Army can relocate an armored division in a day, but finding one empty cot? Impossible. By sunrise, I was holding my discharge papers like holy scripture and heading back to San Francisco to attempt something I hadn't done in ages: buy a ticket as a civilian.

All I needed was a half-fare stand-by flight to Dayton. The first counter sent me to another airline. That airline—naturally—sent me back. I trudged across terminals with a duffel bag the size of a small horse, muttering the traditional military benediction: "Damn."

Eventually, the travel gods relented, and I found myself in Chicago

■ See Letters A4

U.S. 160 reconstruction information

Week of Dec. 1-6

Work activity

- U.S. 160: The project team is on schedule to perform a traffic shift the week of Dec. 2. More details will be posted after the holiday weekend.
- Project team representatives will be available in the event something should occur in the work zone over the Thanksgiving holiday.
- 4th through 8th streets: Streetlight wiring and installation of push-button poles for pedestrians is beginning.
- 500 block: Remaining work includes sanitary sewer, water main line and storm sewer installation.
- 8th Street: Utility work continues across the 8th street intersection. This work will occur primarily at night to reduce impacts.
- The project team will break for the Thanksgiving holiday from Wednesday, Nov. 26, at noon through Sunday, Nov. 30.

Upcoming work

- 5th and Lewis Street: Utility work, grading and road base work will take place in advance of temporary asphalt paving operations between 5th and Lewis Street.
- The Town of Pagosa Springs has several concurrent projects taking place in and near the U.S. 160 work zone. For more information, visit <https://www.pagosasprings.co.gov/home-page/page/summer-2025-road-projects>.
- Saturday work will continue on the project for the foreseeable future with potential for work, occasionally, on Sundays.

Watch where you walk and park

- Pedestrian crosswalks are open at 1st, 3rd and 4th streets. Mid-block crossings between 4th Street and 5th Street are closed, but the crosswalk at 5th Street will remain open.
- Parking lots are open at 323 Hot Springs Blvd. and 811 San Juan St. Other public parking is available throughout the downtown.

Mountain Express Transit bus stop information

The River Center stop, #18, has moved to 1st Street and U.S. 160 in front of the museum. Bus stop #19, 2nd Street and U.S. 160, has moved to 2nd Street and Lewis Street.

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.
- There will be two-way traffic flowing in the eastbound lanes of U.S. 160 through the first season of operations.
- A 10-foot width restriction will remain in place 24/7 through Dec. 1.
- During inclement weather, project engineers will assess the roadway and work location to make determinations on work continuing depending on safety concerns for workers and commuters.
- 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.
- Subscribe to project updates: subscription.codrip.org.

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Commissioners review public nuisance ordinance, staff direction

By Clayton Chaney
Staff Writer

During a work session held by the Archuleta County Board of County Commissioners (BoCC) on Tuesday, Nov. 5, the BoCC continued its conversation on code enforcement in the county.

Commissioner Warren Brown explained that the topic first came up a couple of months prior and that he wanted to “help clear up” stuff for staff on what is in writing.

He commented that there was a “fear” of liberties being taken by former department managers and others.

Brown reviewed Ordinance 9-2008 relating to public nuisances and code enforcement by the county, explaining the ordinance applies to all properties located in unincorporated Archuleta County, but that it does not apply to agricultural properties.

“So, ag properties are exempt,” he said.

Brown went on to review the portion of the ordinance concerning complaints, and how county staff is supposed to review and act on formal complaints.

Brown indicated that anyone can file a complaint, and that a formal complaint shall be made in writing and be signed by the complainant.

He noted that the county is not obligated to investigate any anonymous complaints or complaints

made that are not in writing.

Brown also noted that code enforcement officers may act to investigate any complaint when provided with information by law enforcement, public health or other government officials if there is reasonable information that a violation is affecting public health, or if in their normal course of duties a code enforcement officer becomes aware of a potential violation.

Brown went on to explain that code enforcement officers are to perform a site inspection to determine the validity of a complaint.

He mentioned that it became common practice for enforcement officers to investigate the complainant’s property first to see if they are in compliance with the county’s regulations.

“According to this, that is not required,” Brown said, adding, “To me, this discourages people from filing a legitimate complaint.”

Brown suggested that violations continue because of people worrying that if they make a complaint, the county will find a violation on their own property.

In previous discussions on the matter, the BoCC discussed who is able to make a formal complaint on a property, with staff previously only taking complaints from neighbors.

“This says anybody can report it as long as they’re willing to sign it and it’s a legitimate complaint,” Brown said.

Brown commented that he wants to make sure that “staff have clear understanding that ... it is appropriate that staff receive direction that they’re to perform their job by the ordinance.”

Commissioner John Ranson mentioned that he had communicated with some constituents and that they were afraid to make a complaint.

“We shouldn’t put the burden on the people that are actually reporting and helping us,” Ranson said.

Ranson commented that he appreciated Brown’s work on the matter and not forgetting about it.

He added he doesn’t want to see police everywhere, but at least have staff be able to go assess situations.

“This got to be a mess,” Ranson added.

Commissioner Veronica Medina referred to County Manager Longinos Gonzalez as to how county staff felt on the matter, with Gonzalez explaining those discussions have been centered on the plain language in the resolution.

Medina explained that part of the problem is with some of the county’s ordinances, land use regulations and other plans.

“They all contradict each other,” she said.

Medina also expressed that “some liberties” were being taken previously, and the BoCC was receiving quite a few complaints about staff.

Medina indicated that a lack of communication was happening

between constituents and the community, which is when the commissioners decided to “pull back.”

Medina noted that there was no legal document, ordinance or amendment “of any sort” when the BoCC decided to direct staff to not investigate complaints not made by neighbors, and that it was just a vote.

She noted that with new staff in place, there “might be a better way forward.”

Medina also noted the county has anywhere from 100 to 150 nuisance cases, with some more than 10 years old.

“If we’re gonna tell staff to do the job, we need to do the job,” she said.

Medina commented that the county doesn’t need to necessarily change anything right now, but that staff should be “very aware of what it is they’re doing.”

She added that she has no problem with staff enforcing what the county currently has in place, “but I feel like there still needs to be direction given.”

Gonzalez commented that the priority for staff is always to work with residents to bring them into compliance over issuing citations and fines, noting that some residents may not be aware they are in violation of a regulation.

“There has to be good, solid judgment and discernment on behalf of the employee with the goal of solution,” Brown added, noting that, at times, “the wrong messages were being sent to our staff.”

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Leila Rose Constant

1937-2025

Leila Rose Constant, a beloved mother, grandmother, sister and friend, passed away peacefully at the age of 88 on Nov. 15, 2025, in Albuquerque, N.M. Leila’s life was a testament to resilience and grace, even as she faced the challenges of dementia in her final years.



Born in Terre Haute, Ind., on April 1, 1937, Leila was a graduate of the University of Albuquerque, where she earned a degree in business administration. She enjoyed a successful career at the Department of Energy and then followed her passion for real estate into managing real estate transactions and representing clients in Pagosa Springs. Her home, especially on her beloved Colorado ranch, was always open and she found great joy in having family and friends gathered around multiple tables for meals. No one made green chile enchiladas quite like her.

Leila and her husband, Jac, thoroughly loved the life they built on their ranch in Pagosa Springs, caring for horses and cows, fishing on the San Juan River and, of course, hosting their children and grandchildren who would visit often, sometimes

for weeks at a time. They particularly enjoyed having their morning coffee and watching the local wildlife, such as deer, bears, turkeys, mountain lions and hawks, pass by their window or graze in their meadow. She enjoyed travel, real estate, talking just about any topic, following the stock market and country music, but most of all she loved and supported her family.

Leila is survived by her brother and his wife, Tyrone and Lois Baker, of Las Animas, Colo.; her sons and their wives, Jesse and Gina Constant, of Albuquerque, Jack and Andrea Constant, of Las Cruces, N.M., and Mitchell and Jeanine Constant, of Xenia, Ohio; and her grandchildren, Tim Dosch, Jessanyum Constant, Hollie Constant, Tyler Kirtley and Alicia McCartney (Andrew); and her great-grandchildren, Christopher, Jordin, Gabriel, Alana, Lucy and Elizabeth. Her love and legacy lives on through them and she will be greatly missed.

She was preceded in death by her parents, Ira and Eva Baker; three brothers; and her beloved husband, James Alva (Jac) Constant. Jac and Lee were childhood sweethearts and were married 64 years.

The family wishes to express their heartfelt gratitude to the compassionate memory care staff at The Retreat Specialty Care in Rio Rancho, N.M., for their exceptional care and support. In memory of Leila, the family requests that donations be made to the Alzheimer’s Association to support research and provide support for families affected by the disease.

A funeral service will be held on Dec. 13 at St. Jude Thaddeus Catholic Church followed by a lunch reception. A memorial and burial service will take place in Pagosa Springs, Colo., in April of next year.

Frances Ruth Wholf

March 26, 1943-Nov. 9, 2025

Frances Ruth Wholf passed peacefully in her sleep on Nov. 9, 2025. She leaves behind a legacy of compassion, curiosity and unwavering love that will be cherished by all who knew her.



She was born March 26, 1943, to Frances “Ruth” (née Reid) and August E. Napper in Kansas City, Mo. Frances was the eldest of four children and a natural leader from the very beginning. She is survived by her siblings Joe (Janice) Napper, Cindi (Ron) Hurte and Suzy Smith.

She is also survived by her daughters, Elizabeth Mack, of Hennepin, Ill., and Rebecca Wholf, of Pagosa Springs, Colo. Frances’s joy was magnified through her four grandchildren — Luke Baxstrom, Sable Wholf-Corley and her husband Christian, Roman Mack, and Veronika Mack — and through her beloved great-grandsons, Crosby and Sylvester Wholf-Corley, who brought her boundless delight.

Frances devoted much of her life

to education, serving as both a passionate educator and school administrator. Her commitment to her students, colleagues and community touched many lives and shaped countless futures. After retiring, she made her home in Pagosa Springs, Colo., where she embraced a life rich with creativity, learning and family.

In her retirement, Frances cultivated a vibrant and fulfilling life. She found peace and purpose in her garden, immersing herself in the arts, reading thousands of books, tracing the branches of her family’s history and knitting gifts of warmth for those she loved. Above all, she treasured the countless hours spent with her grandchildren, nurturing their growth with the same dedication she brought to every part of her life.

Frances will be remembered for her kindness, her intellect, her humor and the steady, comforting presence she offered to all who were fortunate enough to know her. Her life was a testament to the enduring impact of love, learning and family.

She will be deeply missed and forever cherished.

A celebration of Frances’s life for Kansas City family and friends will be held at the KEC firehouse in Kearney, Mo., on June 6, 2026. Further details are to be announced.

Pagosa Springs family and friends, we will be having a local celebration as well. We will be announcing the details as soon as arrangements have been finalized in the next few days.

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Letters

■ Continued from A3

for a layover. The weather was cold enough to crack a court-martial. I huddled inside a café wearing my winter greens and a wool trench coat that appeared warm only in official Army photographs. I shivered so violently I nearly frothed the coffee myself.

At last, I boarded the final flight and landed in Dayton, Ohio—on November, Thanksgiving Day. I did not know this. My internal calendar had been left somewhere near the DMZ.

I grabbed a cab for the icy hour-long ride to my parents’ home. The cold sliced through me like I owed it money. When I reached the house, two unfamiliar cars sat in the driveway—a clear sign of company. Perfect. Just what a travel-worn, sleep-deprived, recently discharged soldier wants: an audience.

I walked around to the back door, knocked, and waited. My mother opened it, took one look, and went pale, as if she’d seen a ghost. Close enough.

From the kitchen came my father’s voice—equal parts disbelief and

gravy:

“Aggie! Is that my boy home?!”

Only then did I register the clatter of dishes, the smell of turkey, the warmth, the laughter. It was Thanksgiving. I had spent the last 48 hours in transit, paperwork purgatory, and airports cold enough to store frozen goods—completely unaware I was about to crash the family feast.

I hadn’t planned a dramatic entrance. I didn’t even know where I was on the calendar. But sometimes the best homecomings aren’t planned at all—they just walk through the back door looking for heat, a chair, and preferably mashed potatoes.

Coming home is especially great when it’s Thanksgiving Day.

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Business

LPEA's 2026 budget approved, no rate increases included

La Plata Electric Association

The La Plata Electric Association (LPEA) Board of Directors has unanimously approved the cooperative's 2026 budget, which includes no rate increase for members.

This decision comes even as Tri-State Generation and Transmission Association, LPEA's wholesale power supplier until April 2026, implements a rate increase that would have raised costs by \$9 per month for the average residential member starting in January 2026.

"Our members count on stability, and we are proud to announce that LPEA is holding rates flat for 2026," said LPEA CEO Chris Hansen. "Through disciplined financial management and forward planning, we're protecting our members' wallets at a time when costs are increasing nearly

everywhere else."

Utilities nationwide continue to face rising cost pressures due to inflation, supply chain challenges, infrastructure demands and tariffs.

In addition to holding rates steady, the 2026 budget reinforces LPEA's co-operative values and long-term financial strength. It includes a patronage capital allocation, ensuring margins are returned to members over time in alignment with cooperative principles.

The budget also meets the board's policy expectation of achieving a 3 percent operating margin, sustaining financial stability while enabling continued investment in infrastructure and member programs.

"This is the cooperative difference," said LPEA Board President Nicole Pitcher. "As a locally governed cooperative, not a corporation, we make decisions that put our mem-

bers, not shareholders, first. Holding rates steady in 2026 is the result of disciplined, long-term planning in preparation of our transition to a new business model."

The budget also reflects growing flexibility as LPEA prepares for its transition away from its wholesale contract with Tri-State. It maintains and optimizes member rebates, launches a new opt-in peak management program, and expands investments in wildfire mitigation, local energy generation and system reliability across LPEA's service territory.

The decision to keep rates flat also aligns with LPEA's updated strategic goal of striving to keep members' cost of electricity lower than 70 percent of other Colorado electrical cooperatives and, by 2030, reducing carbon emissions by more than 80 percent from 2005 levels, surpassing state

climate goals.

"As we enter this next chapter, LPEA is focused on protecting our members and building a stronger, more resilient cooperative," Hansen added. "We're not just keeping the lights on, we're ensuring long-term affordability, lower emissions and high reliability for Southwest Colorado."

For more information about LPEA and its 2026 rates, visit lpea.coop/lpea-rates.



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Colorado survey finds steady insurance market, improving mental health

By Joe Hanel

Colorado Health Institute

Health insurance for Coloradans remains steady after the COVID-19 pandemic, according to the 2025 Colorado Health Access Survey (CHAS), released Nov. 19 by the Colorado Health Institute (CHI).

The state's uninsured rate stands at 5.9 percent, in line with pre-COVID years.

What has changed for many is how they get their coverage. Medicaid membership fell to 21 percent of the state, down from 30 percent in the 2023 survey, when a pandemic-related rule kept more people in the program. More than half of Coloradans (53.0 percent) had employer-sponsored insurance for the first time since 2019. And 6.7 percent are covered in the individual market, where cuts to federal subsidies are causing price increases in 2026.

The survey did not capture the effects of recent federal changes to Medicaid and private health insurance, which will not take effect until 2026 or 2027.

"Most states don't have a data resource like the Colorado Health Access Survey," said Sara Schmitt, president and CEO of CHI. "With federal and state policies in flux, it's essential to have reliable, nonpartisan data to understand the experience of Coloradans. CHI is committed to providing this service through the CHAS, now and in the years to come."

The CHAS provides the state's best data on health, access to care and the social factors that affect health, including housing and food security.

The every-other-year survey samples about 10,000 households and has a record of data back to 2009. CHI makes the data free and available to the public. The large sample size allows questions to be analyzed by region, race, income and more.

This year's CHAS includes Spanish-language components. Partici-

pants were able to take the survey in Spanish, and all accompanying materials will also be available in Spanish.

One notable finding is an improvement in mental health.

The percentage of Coloradans reporting eight or more days of poor mental health in the past month dropped to 20.5 percent. This improvement follows years of worsening results that peaked at 26.1 percent in the 2023 survey.

The survey also found that children and middle-aged adults are getting improved access to mental health care compared to 2023. And it is increasingly common for Coloradans to talk to health providers about their mental health, with 33.1 percent doing so in 2025.

While it tracks trends over time, the CHAS is responsive to emerging issues. New this year is a series of questions on loneliness.

The CHAS found that 22.1 percent of Coloradans answered the questions in a way that indicates they are lonely. The survey also found that lonely people were twice as likely to report poor general health (25.7 percent to 10.7 percent) and four times as likely to report poor mental health than people who were not lonely (48.6 percent to 11.7 percent).

"Health researchers and health service providers are increasingly recognizing the effects of social isolation on people's health," said Suman Mathur, CHI's director of the CHAS. "The CHAS provides some much-needed local data on the problem of loneliness. The survey shows a stark connection between loneliness and not just mental health, but physical health, too."

Other notable findings:

- While insurance can make health care more accessible, it doesn't always make it more affordable: 27.3 percent of Coloradans with individual market insurance and 19.1 percent with employer-sponsored insurance could not afford general doctor care,

specialist care or prescriptions they needed because of cost; 23.2 percent of insured Coloradans put off mental health care because of cost.

In the past year, a third of Coloradans had trouble paying for health care, housing or food — 27.5 percent put off health care due to cost; 11.3 percent had problems paying their rent or mortgage; and 10.5 percent ate less than they thought they should because they could not afford food.

Southwest Colorado data

The following data is specific to Colorado's Region 9 — Dolores, Montezuma, La Plata, San Juan and Archuleta counties.

In southwest Colorado, 37.4 percent of respondents had employer-sponsored insurance, 17.9 percent are on Medicare, 23 percent had Medicaid/Child Health Plan Plus, 11.9 percent had individual insurance and 9.7 percent were uninsured. The region also reported figures

■ See Insurance A6

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Colorado’s Low-income Energy Assistance Program to distribute benefits

Colorado Department of Human Services

Coloradans in need of assistance covering their home heating costs this winter can continue to access the state’s energy assistance program. With the government shutdown now over, the state’s Low-income Energy Assistance Program (LEAP) is set to receive funding and will begin distributing benefits the week of Nov. 24.

Energy costs are expected to rise more than 10 percent nationally this winter. LEAP can help vulnerable Coloradans pay a portion of their winter home heating bills so they have more money to spend on other essentials like groceries, medicine and rent.

LEAP will accept applications

through April 30, 2026.

LEAP provides onetime energy assistance payments of several hundred dollars, distributed to customers through the primary heating fuel company, to defer heating energy costs. An estimated 80 percent of eligible Coloradans don’t take advantage of LEAP. To date, more than 49,000 Coloradans have applied for LEAP this season, which is a 3 percent increase over last season.

As a statewide program, LEAP helps eligible individuals and families pay winter home heating costs by making a onetime payment directly to the utility company on behalf of each LEAP-eligible household.

Last winter, more than 88,000 Coloradans received an average

benefit of \$565 from LEAP. Recipients may also be eligible to receive furnace repair and replacement in heat-related emergencies, and weatherization services pending the results of a home energy audit.

“Eligible families can expect to receive between \$200 to \$1,000 in energy assistance depending on the type of heating fuel, household income and other factors,” said Abby McClelland, director of the Food and Energy Assistance Division (FEAD) at the Colorado Department of Human Services (CDHS). “We encourage anyone who thinks they may be eligible to apply and take advantage of LEAP’s many benefits.”

To qualify for LEAP, Coloradans may have an income up to 60 per-

cent of the state median income, equating to a household income of less than \$83,256 a year for a family of four. Additionally, LEAP recipients must pay home heating costs directly to a utility company or landlord as part of their rent and have at least one U.S. citizen or permanent legal resident of the U.S. living in the household.

To access the LEAP application, visit cdhs.colorado.com/leap. On-line applications are processed through the CO PEAK system. You can also call the HEAT HELP line at 1-866-HEAT-HELP (1-866-432-8435) to receive an application via mail or email or visit your local county Department of Human Services office to pick up or drop off an application.

Insurance

■ Continued from A5

relating to affordability, with 15.1 percent not getting doctor care in the past 12 months due to cost (compared to 11.4 percent in the state), 13.6 reporting not getting specialty care (compared to 14.2 percent in the state), 12.5 percent reporting not getting prescriptions (compared to 12.3 percent in the state) and 21.2 percent reporting not getting dental care due to cost (compared to 18.1 percent in the state).

In southwest Colorado, 16.8 percent reported being in fair/poor health, compared to 13.9 percent at the state level.

The region largely matched the state in regard to mental health days, with 20.9 percent reporting eight or more days of poor mental health in the past month, and 12.5 percent

reported they needed but didn’t get mental health care, compared to the state’s figure of 12.9 percent.

In the region, 9.9 percent reported they ate less than they thought they should in the past year because there wasn’t enough money for food.

A total of 26.0 percent in the region answered the questions in a way that indicates they are lonely.

Data and graphics by region are available to download on CHI’s website: colo.health/CHAS25.

About the survey

CHI contracted with NORC at the University of Chicago to field the survey from Feb. 11 to July 21.

NORC sent letters to a randomly selected list of Colorado addresses to find respondents for the survey. Respondents could take the survey

online or call a toll-free number. One adult in each responding household answered the survey, and they could answer on behalf of a child or another adult in the household.

NORC recorded 10,922 responses. Statistical significance varies for each question.

The 2025 CHAS data workbooks include 95 percent confidence intervals. CHI researchers can help determine the statistical accuracy of any comparisons in the data.

Sponsors

Major funding for the CHAS comes from the Colorado Health Foundation and the Colorado Trust. Other funders and question sponsors include the Colorado Department of Health Care Policy and Financing, Colorado Springs Health Foundation

and Colorado Gives Foundation.

A complete list of funders is available on the survey website. Survey sponsors have no influence over how the survey is conducted or analyzed.

About CHI

CHI strengthens communities and systems with trusted analysis and collaborative solutions to improve health.

We work to improve the systems that influence people’s health and well-being. We work with people seeking to make those systems more effective and equitable. We answer critical questions, make sense of complex issues and support others to reach actionable solutions.

Our services include research, evaluation, facilitation and communications.

Statewide bipartisan postelection audit complete

Colorado Secretary of State’s Office

On Nov. 20, the Colorado Department of State announced that the 2025 statewide postelection Risk Limiting Audit (RLA) has been completed.

The 2025 audit has confirmed that Coloradans’ ballots were counted accurately and that voting equipment worked as it should have.

“Colorado’s bipartisan risk-limiting audit is complete and has confirmed that the 2025 Coordinated Election results were counted ac-

curately. For eight years, the RLA has shown that Colorado’s election model is accurate and secure, and that Colorado voters’ voices have been heard,” said Colorado Secretary of State Jena Griswold.

After every statewide election, the Department of State works with county clerks to conduct the audit. The RLA establishes a statistical level of certainty that ballots were counted according to voters’ intent and tabulating equipment worked correctly.

The RLA has been conducted in every Colorado election since the

2017 coordinated election. The audit has never found a discrepancy that was a result of the voting system not working as intended.

The steps to certifying the 2025 Coordinated Election are:

- After Election Day, county clerks continued processing and counting ballots until Nov. 14.
- On Nov. 17, the Department of State conducted the public meeting to establish the random seed number for the post-election audit — which was entered into a pseudo-random number generator to determine the

ballots that will be audited — to begin the audit. The audit included a statewide contest as well as a target contest in each county that uses voting machines.

• Colorado counties completed the statewide postelection audit Nov. 19.

• Each county canvass board will convene to approve the final tally of ballots cast and tabulated by Nov. 26.

After canvass reports are submitted, counties can begin any mandated or requested recounts; mandatory recounts must be completed by Dec. 5.

Once any recounts have concluded, the 2025 coordinated election results can be certified by the secretary of state.

PAWSD approves district manager employment agreement

By Josh Pike

Staff Writer

The Pagosa Area Water and Sanitation District (PAWSD) Board of Directors approved an employment agreement with its incoming district manager, Andrew Connor, at its Nov. 13 meeting.

Connor previously served as the

operations manager for PAWSD.

Prior to voting on the agreement, PAWSD board member Glenn Walsh noted that the agreement should be altered to read that the district would agree to pay Connor an annual salary of \$145,000 instead of stating that the district would pay Connor \$145,000 at the beginning of the month.

The board then unanimously

voted to approve the agreement with the suggested change.

“This is a very fair contract for your skill set and your experience,” Walsh said.

“I want to be able to prove to the board that I can do what I say I can do,” Connor said. “We still have plenty of years left.”

josh@pagosasun.com

Town planning commission cancels remainder of year’s meetings

By Katelyn Tunnell

Town of Pagosa Springs

The Pagosa Springs Planning Commission has canceled the remainder of

its meetings for the 2025 calendar year.

Community members are encouraged to access agendas, view meetings and sign up for meeting agenda e-notices by visiting the Town’s Civic-

Web portal at <https://pagosasprings.civicweb.net/portal/>.

Please contact the Planning Division with any questions at planning@pagosasprings.co.gov.



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Photo courtesy Pagosa Smiles

Pagosa Springs Veterans celebrate the annual free dentistry day offered at Pagosa Smiles. Pagosa Smiles is proud to have been blessed with the opportunity to donate over \$250,000 worth of dentistry to our amazing Veterans over the years.

Thank you, Veterans, for your service to our country!

Jordan Rutherford DDS

Our brave men and women put their lives on the line to defend the freedoms that our founding fathers blessed us with. Amazing!

Do they receive respect and praise everywhere they go? No.

The best way that I have found to uplift, encourage, thank, and bless our Veterans is to give them a day of free dentistry!

I thank every person that comes in for their service to our country.

I make it clear that we receive no outside funding & that my team and I are NOT getting paid to be here.

The astonished look on their faces is always followed by gratitude (and even an occasional tear).

The day is voluntary. If the team member doesn’t want to help, they don’t have to be at work that day. I have found that it draws the team closer together & gets them to buy into a

deeper understanding of why we exist — to serve others.

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PAWSD board hears water loss reduction project report

By Josh Pike
Staff Writer

At its Nov. 13 meeting, the Pagosa Area Water and Sanitation District (PAWSD) Board of Directors discussed efforts to reduce water loss with Operations Manager Andrew Connor.

Connor opened by providing an update on the district's work with Asterra, a company that uses satellite data to detect water leaks.

He explained that the district and Asterra staff investigated 104 out of 121 points of interest identified in the satellite images from the company.

Connor stated that the points that were not investigated were mostly located in downtown Pagosa Springs and were not investigated due to the road construction occurring downtown and the team running out of time.

He added that he would like to investigate these sites in 2026.

He explained that 18 leaks were found on the customer side of meters and that those customers were contacted about them.

Of the 52 total leaks detected from these sites, 35 were not causing water to appear on the ground surface, Connor stated.

He added that it was "very beneficial for the district" to be able to locate these leaks.

The project located 13 water main leaks, Connor indicated, and 10 of these had been fixed at the time of the meeting, with the remaining three scheduled for repair.

He indicated that, except for one, all the leaks found by Asterra were "very small" and the total water loss found was below 50 gallons per minute (gpm), meaning that the district's overall water loss did not significantly drop due to the repairs.

However, he noted that the project found 20 service line leaks, primarily from blown-out water meter bottoms likely caused by freezing and thawing cycles in the winter.

Connor explained that these leaks would be difficult to detect with conventional methods.

He added that the project also detected that some of the meters tested were not properly recording small uses of water, causing the district to lose revenue on water use for activities like pouring a drink of water or flushing a toilet due to the water use not being properly recorded.

PAWSD District Engineer/Manager Justin Ramsey noted that the meters had small issues outside of these lower flow levels, as well.

Connor stated that he would continue to pull and test more older meters to help determine if the issue with meters failing to register is widespread.

He added that he is working with three meter manufacturers to look at potential new meters.

PAWSD board member Glenn Walsh asked if the meters were registering wrongly in a consistent way, adding that, if this is true, the issue could be corrected with adjustments to billing instead of replacing meters.

Connor stated that this issue is difficult since a home with a single occupant might use lower volumes of water and its meter might miss more water use at low flows than another home with more occupants who would use water at higher volumes.

Thus, Connor suggested that it would be better to replace meters if a large-scale issue is detected.

He commented that new meters have warranties between 10 and 20 years.

Walsh commented that the district needs to balance fairness to each customer with a general statistical approach that would save money.

Connor stated that he would want to gather more data on the issue to present to the board before making a decision.

PAWSD board member Alex Boehmer asked what the overall reduction in water loss is with this project.

Connor stated that the loss found was below 50 gpm and the project did not identify large leaks, although he added that this "didn't really surprise me" since larger leaks would damage roads or ditches.

He commented that he believes the district has thousands of small leaks that accumulate to create significant water loss.

Connor stated that the entire project cost \$84,000 and resulted in "a couple percent" reduction in water loss.

"That's the best bang for our buck that we've gotten so far that I'm aware of," Boehmer said.

Connor commented that this is the only time in his career at PAWSD that, when the district brought in an outside contractor to detect leaks, a leak was found in every hole that was dug to detect leaks.

He stated that he would not want to repeat the satellite analysis next year, but would want to focus on resolving the meter issues and potentially bringing a team to analyze leaks detected by the satellite data in the downtown area.

Connor commented that locating leaks is particularly important downtown since the area has a large amount of asphalt and concrete that is costly to disturb.

He stated that having this team in

Pagosa Springs for 10 days would cost about \$40,000.

Ramsey commented that the district has likely located most large leaks and that replacing meters to reduce water loss through under-reporting meters, although it would be expensive, might be cheaper than getting a comparable decrease in water loss by fixing small leaks.

PAWSD board chairman Gene Tautges noted that newer meters do not contain moving parts like PAWSD's current meters, which might make leaks more difficult to detect since they cannot be heard.

Connor commented that there are "pros and cons" to the newer styles of meters, indicating that they are more accurate but require a full replacement if they break and make hearing leaks more difficult, although there are still ways to hear them.

He also expressed agreement with Ramsey that the cost of replacing meters could be less in some cases than fixing certain leaking pipes.

"Hunting for water on an asphalt road is extremely expensive," Connor said.

Ramsey added that he would not advocate for not fixing these leaks, but that ensuring the amount of water being used is read correctly could be valuable as well.

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County establishes Board of Reviews and Appeals

By Clayton Chaney
Staff Writer

During its regular meeting held on Tuesday, Nov. 20, the Archuleta County Board of County Commissioners (BoCC) unanimously approved Resolution 2025-66, repealing and reenacting Resolution 2025-19, related to the establishment of the Board of Reviews and Appeals (BoRA).

County Attorney Cathleen Giovannini explained that Resolution 2025-66 repeals Resolution 2025-19, "and it reestablishes the board of review and appeals and it sets out the composition, jurisdiction and procedural rules" of the BoRA.

Giovannini added that the former resolution set out "some" regulation for the BoRA, "but I don't know that that board has been active for many years, and we are changing the com-

position a little bit."

The BoRA will consist of five members, four of whom will be a part of the local building community, and one with an engineering or architectural background.

Giovannini mentioned that the BoRA was initially going to have a Pagosa Fire Protection District (PFPD) representative, but that the fire district already weighs in on these types of projects and that it is not necessary to have a PFPD representative on the BoRA.

According to Resolution 2025-66, the BoRA has the authority and responsibility to "Hear and decide appeals of orders, decisions, or determinations made by the Chief Building Official relative to the application and interpretation of the adopted Building Codes."

Giovannini clarified that projects relating to the county's land use regu-

lations will still go before the county's planning commission, at which constituents can appeal a decision to go before the BoCC for a final decision.

"This is a little different," Giovannini said in regard to the BoRA, explaining that if a constituent wants to appeal a BoRA decision, the matter will then go to court.

Commissioner John Ranson asked when members would be appointed to the BoRA, with Giovannini explaining that appointments would be made as soon as possible, but for process purposes she did not want the board to establish the BoRA and make appointments in the same meeting.

"But we know that this has kind of been a long time coming," Giovannini said, explaining that the appointments would be made on Dec. 9 during a special meeting held by the BoCC at 8:30 a.m.

clayton@pagosasun.com

Storm

■ Continued from front

Precipitation amounts reported around Pagosa Springs over that period ranged from .78 inches to 1.42 inches, according to CoCoRaHS data.

But there's hope for more in the forecast with a storm expected to move into the area after Thanksgiving.

Pagosa Weather's Shawn Prochazka notes in a Nov. 24 forecast "this will be a cold system with mostly snow!"

The National Weather Service forecasts the round of snow will move in around 11 p.m. on Saturday night, Nov. 29, with a low of around 17 degrees.

Snow showers are likely Sunday and Sunday night, according to the forecast, with a high near 38 and a low around 17.

The chance of snow showers continues Monday, with the high again expected to be near 38.

On Tuesday, AccuWeather stated the post-holiday storm could cause more widespread travel issues than the storm that hit the eastern half of the country ahead of Thanksgiving.

"A storm over the long holiday weekend is expected to spread snow from the Rockies on Friday to the Midwest on Saturday. Snow could reach parts of the interior Northeast on Sunday," AccuWeather Vice

President of Forecasting Operations Dan DePodwin said. "In many locations, such as Omaha, Des Moines, and Kansas City, this may be the first plowable snow event of the season, coinciding with a busy travel period. The first measurable snowfall of the season for Denver may finally arrive this weekend."

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Community news.

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Grants

■ **Continued from front**
sures the county could take to prevent a similar situation going forward, Medina stated, “I have spoken to our finance director to see what we could do for next year.”

She noted that it would be something that the BoCC would need to agree on.

“But that is something I think we should do,” Medina added.

During the work session, Commissioner John Ranson mentioned he had discussions with a few business owners, “and had two fairly strong suggestions from several of them,” while also commenting on the county’s 2026 budget, noting it has been trimmed down. Ranson then mentioned that participation in the county’s main street grant program has not been as strong as it could be due to some businesses not wanting to have certain information shared with the public.

Ranson also indicated that he would like the county to “keep that \$100,000 next year in the budget for these folks, not because we can afford it ... but it’s just a bad message right now to send them, that we’re cutting it back when they’re down 35, 40 percent.”

He added, “And I think we can afford it.”

Ranson stated that businesses in the main street district have not had a lot of help other than what the county has provided.

“I’d sure like to keep that,” he said.

Commissioner Warren Brown referred to County Attorney Cathleen Giovannini “to see if there were something that might make this more palatable for businesses to participate in this process.”

Brown noted that he can see the point of businesses not wanting certain information being made public, “but I also know that we have an obligation to make sure that taxpayers know where their money’s being spent.”

“It’s free money,” Medina commented.

Giovannini indicated she would research other ways the county could conduct its main street program.

Brown also commented on the suggestion of keeping \$100,000 in the county’s main street grant program fund for 2026, noting that, as a former business owner, loans and in-kind services are great, “but, at the end of the day, what really matters is the money, and not having to leverage yourself

to try to recover from a project that was not of your choosing, not of your involvement and probably not of your consent to go forward.”

Brown mentioned that the Region 9 Economic Development District’s low-cost loans are not being accessed, “and I don’t know if I can blame them” in choosing to take a debt when there is uncertainty within the business.

Brown indicated that he would like to keep the fund at \$100,000 for 2026, “just because I know that there’s no other help coming. We’re it.”

Medina expressed the county has made cuts in other areas, suggesting that the main street grant program fund be budgeted at \$50,000.

“We’ve cut on staff, we cut the [cost-of-living adjustment], we cut on merit increases, we said no to Road and Bridge for equipment and staff. We’ve said no to a lot of infrastructure. We’ve said no to county staff. We’ve done a lot there to bring it down,” Medina said. “I think we did the right thing for 2025 with \$100,000 because it was an unknown.”

Medina explained that businesses now have a year of experience dealing with the road construction project and “hopefully it won’t be as bad because it sounds like the construction is maybe a little bit ahead of schedule.”

Medina also mentioned that as a business owner, “you forecast and look and are gonna know what’s ahead, and so I think keeping it at \$50,000 is the right thing.”

She noted that she was supportive of the \$100,000 budgeted for the fund in 2025, but noted that with the county cutting its budget in so many other areas, she would prefer the fund be budgeted for \$50,000 for 2026, adding that she supports the businesses and is shopping downtown more than ever.

“That’s why I say the \$50,000 — just because we have cut everywhere else,” she said.

During the interview, Medina expressed that having \$50,000 budgeted for the program is appropriate, adding, “I still am happy that the county wants to participate and help in any way that we can.”

She added, “But even the finance director said that the \$50,000 should be the right number based on where we were at the middle of the year and moving forward and how that other side of the road would be open where most of the businesses are.”

Medina also indicated that the grants have “probably definitely helped” businesses, but described it as a “Band-Aid” and not a long-term solution.

Medina also encouraged people to shop local and “show [local businesses] the support and love that I know this community can show.”

In a later interview, Brown, when asked about businesses receiving funds and then selling, expressed that the county “has gone to some pretty great lengths to try to ensure the businesses that apply for these funds meet specific guidelines,” but that unfortunately “there will always be people who take advantage.”

He mentioned that he would rather “err on the side of grace” when it comes to what may or may not be happening within a business.

“I think it’s wrong to not go forward with a good intended, and good purpose, plan,” Brown said, noting that it is “unfortunate that this has happened,” but that the funds have helped other businesses. “I know that these funds have significantly helped many of our businesses.”

Brown also spoke about businesses not wanting to share certain information when applying for the grants.

“And I so appreciate that perspective, but to me I think the conflict comes when spending taxpayer money,” he said. “We need to be transparent, and I want to make sure that we remain transparent.”

Brown also noted that he would be interested in seeing if there is something the county could do to “minimize” businesses exposure when applying for a grant.

“This is a well-intended effort,” Brown stated.

Brown also expressed that he feels \$100,000 for the program for 2026 would be appropriate, noting that there are always “tough decisions” when looking at the county’s budget and trying to identify needs in the community.

He mentioned that businesses need to be able to provide documentation “so we can look our constituents in the eye and justify, yes, this is a valid cost as the application reads.”

Brown also indicated that there might be an even greater need next year and that \$100,000 budgeted for the program would be appropriate.

“I think the need is still there,” he said, “And, honestly, the main street

is the lifeblood of our community, financially speaking, and we have to protect that.”

In a later interview, Ranson explained that initial drafts for the 2026 budget showed a shortfall of approximately \$1.5 million. After revising revenues by raising them slightly while still staying at a conservative projection of 20 to 30 percent below 2024 and 2025 totals, the county was able to start closing that shortfall.

Ranson explained that the biggest issue the county is facing is having to pay \$440,000 more for its health insurance program in 2026 compared to 2025.

“We did cut some of our contributions that we’ve done in the past,” Ranson added, explaining that other smaller expenses between \$5,000 and \$30,000 were also cut.

Ranson also explained that the main street grant program fund was initially dropped to \$50,000, but that he pushed back on that wanting to keep at \$100,000 “just because it sends such a bad message to those business owners that are already hurting.”

Ranson then explained that the county cut its cost-of-living adjustment for employees, but is going to keep merit increases up to 4 percent based on manager decisions.

“Those are hard,” he said, noting it is “difficult when it starts impacting lives.”

Ranson also spoke about business in the main street district being uncomfortable with private information being shared in the grant application process.

“Once you’re dealing with government and people’s money, it has to be transparent,” he said, suggesting that the county could come up with a way to make it more appealing for business to apply for the funds.

When asked about business receiving funds and then selling, Ranson indicated that he would be open adding potential measures about if a business sells within a certain time period, then the funds would need to be paid back.

“Something along those lines,” he said.

Ranson also noted the BoCC will be holding a work session on Thursday, Dec. 4, at 8:30 a.m. to continue discussions on its budget, which is scheduled to be approved at the BoCC’s regular meeting on Tuesday, Dec. 9, at 1:30 p.m. in the commissioners room at 398 Lewis St.

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EMS

■ **Continued from front**
District d/b/a Pagosa Springs Medical Center) and as a result of subsequent conveyances to the San Juan Rangers (and its predecessor the Colorado Mounted Rangers Troop F), the 1.53 acres are now known as:

- 350 San Juan Street (1.34 acres of land) titled in the name of the Town of Pagosa Springs ...; and
- 302 San Juan Street (0.19 acres of land) titled in the name of Pagosa

Springs Medical Center ...”

It adds, “certain historical conveyances and/or agreements have resulted in actual or potential issues that PSMC would like to remedy before it expends sums of money to renovate the building on 302 San Juan for the operation of an east-side EMS.”

The resolution also indicates the matter will come before the Pagosa Springs Town Council, noting, “the PSMC Board is hearing this matter

in advance of any opportunity for the same to be reported to Town Council so PSMC staff seek authority to negotiate, execute documents and/or take other actions to secure PSMC’s uninterrupted right of use of 302 San Juan.”

The resolution and Bruzzese also noted the facility will need renovations, with the resolution stating, “the building at 302 San Juan needs renovation before PSMC EMS staff can safely and effectively work in the building for 24-hour shifts as an east-side EMS station, and as such, PSMC staff seek authority to pursue fundraising for such renovations.”

Bruzzese explained the facility needs bedrooms, work space and bathrooms with showers.

She noted it is in PSMC’s strategic

plan to find a spot on the east side of town for an EMS facility and called it a good opportunity.

Board member Wayne Hooper noted he can’t think of a better place. randi@pagosasun.com

Celebration



Nov. 28, 1975: Wolf Creek had 66 inches of new snow and the town had 24 inches. Temperatures were 11-14 degrees below zero. Nearby at the East Fork Ranch Faye and Gary Bramwell were getting married in a blizzard, on horseback, on her 27th birthday. The couple is celebrating their 50th anniversary.

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Correction

In the Nov. 24 issue of The SUN, the article “Resolutions approved to dissolve current combined dispatch board,” stated the Archuleta County Board of County Commissioners (BoCC) approved Resolution 2025-66 relating to dispatch operations. The correct resolution number is 2025-65. The SUN regrets the error.

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Suspect

■ **Continued from front**

peared in court on an arrest warrant in front of Archuleta County Court Judge Anthony Edwards.

McCelvey was represented by attorney Jeffrey S. Pagliuca, who explained they were in court due to the government's motion to revoke McCelvey's bond.

Pagliuca suggested to the court that the bond factors listed in Colorado statute are all in favor of McCelvey again being released under bond, explaining McCelvey is 38, owns his own company, has extensive family in the United States, has three minor children, has a consistent residence, has an excellent reputation with this being the only time he's ever been in trouble and that he went to college.

He noted McCelvey's mom posted the collateral on his bond and stated she wants to remain on the bond.

He further added there are no indications McCelvey is a danger to the community.

Pagliuca also recapped that McCelvey was arrested on Feb. 15 and posted a \$25,000 bond the next day for a class three felony, but that shortly thereafter first-degree universal malice/extreme indifference charges were added and there was a motion to modify that bond, with the court ultimately setting the bond at \$1 million, which McCelvey posted.

He added McCelvey was successfully on pretrial services.

Pagliuca then explained to the court the extreme indifference charge came from a state trooper's report.

Pagliuca then alleged that McCelvey was traveling north at the speed limit when the other vehicle crossed into his lane, with that driver allegedly having more than the legal limit of marijuana in his system.

At the time of the extreme indifference charge, he told the court, that information was not available to the prosecution, indicating the autopsy and accident reconstruction came after the upcharge.

Pagliuca then compared McCelvey's case to a court of appeals case that also involved an extreme indifference charge, pointing out that the crash in question took place on a two-lane road that is not heavily trafficked, the other vehicle crossing into McCelvey's lane and almost hitting him head on.

He added McCelvey was cooperative and spoke with law enforcement for hours despite also being injured, and was visibly distraught when he

asked about the occupants of the other car and was told what happened.

Pagliuca noted McCelvey's case is pending a preliminary hearing, which was supposed to take place Oct. 17, but that it had been continued to January 2026 in cooperation with the prosecution.

Pagliuca then explained McCelvey has "significant psychological issues" related to this event and had "some-what" of a breakdown.

He added he was concerned McCelvey had killed himself when he went missing and then, when he heard from him, tried to get a court date, noting motions he filed seeking court dates were denied, so they traveled to Pagosa Springs for him to turn himself in to get a hearing.

Pagliuca told the court McCelvey was on pretrial services for more than nine months with no missed urine analysis dates except those at issue and none that weren't clean.

He added McCelvey has been diagnosed with post-traumatic stress disorder and depression and will see a counselor if released on bond.

He added the court should add a bond condition of mental health counseling.

Deputy District Attorney Mac Dudley then suggested to the court "so much" about the case has been left out, alleging McCelvey was driving drunk and had a blood alcohol content, or BAC, of .133.

He further alleged two witnesses saw him speeding prior to the crash, with one witness reporting he was speeding and passed in the oncoming lane and they had suggested at the time he would kill someone and the other witness reported he was driving at least 100 mph.

Dudley also alleged McCelvey was first driving in the wrong lane on a narrow bridge, leaving the other driver to go into the other lane.

He added the Colorado State Patrol concluded McCelvey was going 65 mph at the time of impact and the data in the other car couldn't be read because the car's black box had been destroyed in the crash.

Dudley then reported to the court that on Oct. 9 McCelvey's family reported him as a missing person in Port Aransas, with law enforcement in New Braunfels also investigating the matter.

He noted that he was still considered a missing person as of the court appearance, and explained that his truck, wallet and shoes had been found

at a beach, his phone was found waterlogged and he hadn't checked out of his hotel and left belongings there.

Dudley added no one had told him McCelvey was missing when the action took place on continuing the preliminary hearing.

He told the court it appears McCelvey attempted to "abscond" with family help and that he had either failed or "chickened out."

Dudley then reported to the court allegations he had heard about McCelvey allegedly mentioning fleeing to Panama and faking a passport, allegedly mentioning South American countries, and allegedly mentioning to his son he would be going away for a long time and would find a way to get in touch.

Dudley suggested that meant he was not referring to prison, where he would be allowed to contact family.

Dudley also alleged McCelvey was reported to have been drinking and has had no tests or check-ins with pretrial services since early October.

Dudley suggested McCelvey is capable of trying to run from this jurisdiction and also pointed to McCelvey's likely sentence if convicted before suggesting that bond would be "appropriately set" at no less than \$3 million cash, with conditions added that he stay in Colorado, have mental health treatment, remain on pretrial services and have no alcohol.

The court then heard from family and friends of the victims, who discussed the pain caused by the losses and advocated for McCelvey being required to remain in Colorado until his January 2026 court date, with some suggesting if there are concerns with his mental state he should remain in custody.

Multiple people suggested McCelvey is a flight risk and has not been respectful of the lives lost in the crash and not been responsible.

Pagliuca noted he understands and empathizes with the pain expressed and indicated there is a reason for neutral magistrates within a justice system with rules.

He then noted he disagreed with some of the facts presented by Dudley, including that the black box in the second car was not destroyed because there isn't one on that make and model, that 65 mph was the speed limit and that there is no bridge where the crash took place.

He then suggested the reports about fleeing were third-hand hearsay from

ex-employees, an ex-wife and a roommate and are "character assassination."

He countered there is no objective proof such as reservations, a plane ticket, a border crossing, a passport or bank withdrawals.

He suggested he also did not know until after the October court date was continued that McCelvey had gone missing, and when he found out he called the prosecutor.

He added there is also no proof of use of drugs or alcohol.

He suggested to the court a \$3 million cash bond is "entirely unreasonable" and in 43 years he'd never seen a bond in excess of \$1 million surety.

He reiterated that McCelvey surrendered, adding he understands his obligations and wants justice.

He further suggested the bond being suggested is "tantamount" to no bond.

Dudley suggested to the court the defense seems to agree with portions of the Colorado State Patrol report, but not others and corrected that it was not the black box that could not be read, but the airbag control module.

Dudley then returned to the missing persons reports, ultimately putting Sixth Judicial District Investigator George Daniels on the witness stand to testify about the missing person reports.

Daniels reported that he was not aware of McCelvey being reported as being found.

Pagliuca questioned why McCelvey's family would report him missing if they helped him.

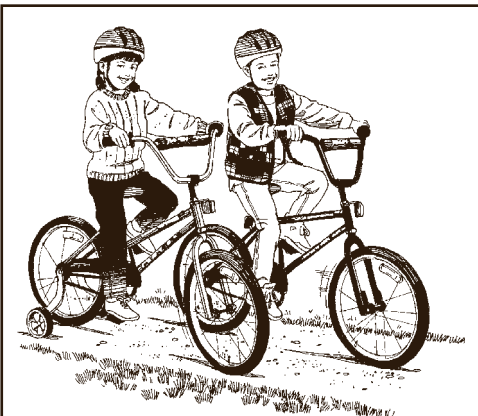
He later suggested if the court has concerns about McCelvey absconding, the judge could order him to remain in Colorado, which would disrupt his life, but that he could do mental health counseling in Colorado.

He again suggested the \$1 million bond McCelvey has already been out on would be reasonable under the circumstances.

Edwards noted he is "deeply concerned" about the safety of the defendant and the public, then telling McCelvey he can't let him leave and is concerned McCelvey is a flight risk.

He set bond at \$1.5 million cash, with requirements added for McCelvey to stay in Colorado and comply with mental health treatment and pretrial services and be monitored by GPS.

As of Tuesday morning, Nov. 25, McCelvey remained in custody.



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The Pagosa Springs Area Association of REALTORS® holds a special fundraiser during the holiday season to provide bikes to the children of our community.

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SUN photos/Randi Pierce

Local Rotarians hand out more than 100 dictionaries to Pagosa Springs Elementary School third-graders and dive into the new books together. Rotarians encouraged the children to look up various words and to explore other sections of the book, such as state and country flags, maps and presidents.

Tradition

■ Continued from front
Barn Dance.

Money raised not only funds the dictionaries, but also supports a wide range of Rotary initiatives. These include awarding more than \$20,000 annually in high school scholarships, contributing to the Backpack Program, cleaning local highways, installing benches for public transportation stops

and providing teacher mini-grants to help cover classroom expenses.

Rotary's impact extends further with donations to the Food Pantry, support for the Geothermal Greenhouse Partnership greenhouse project, and participation in international student exchange programs — hosting students from abroad and helping local youth study overseas. The club

also sends high school students to RYLA, a respected leadership training program, and assists the town each year with the Fourth of July parade.

In addition to local service projects, the Pagosa Springs Rotary Club contributes to Rotary International efforts, including the long-standing global campaign to eradicate polio and initiatives supporting education,

medical care and clean water systems worldwide.

In short, Rotary remains a vital source of service, funding and volunteer power both in our community and beyond. And, chances are, most residents know at least one Rotarian. Next time you see one, be sure to thank them for the motto they live by: "Service Above Self."

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Sports

UNIFIED BOWLING



Photo courtesy Pagosa Springs High School

The Pirate bowling team pauses for a photo during last week's state championships, where the team recorded its best-ever state finish by placing 10th out of 29 teams.

Pirates take 10th at state championships

By Randi Pierce
Staff Writer

The Pagosa Springs High School Pirate Unified bowling team logged its best state finish in team history at last week's state bowling championships in Lone Tree.

The team took 10th out of 29 teams with a total pinfall of 513.

Lakewood took the top spot with a 649, and Bayfield, who sits in the same league as the Pirates and won this year's league title, took 18th with a pinfall of 450.

The Pirates took 19th at state last year, 11th the year before that and 12th in their first year at state.

"The team's exceptional performance was powered by high scores from seniors Justus Carter and Juriah Carter, though every player contributed their absolute best to the collective success," Special Education Teacher Nicky Schneider wrote in an email to The SUN.

Schneider notes the full tournament roster included seniors Justus Carter, Juriah Carter and Samuel Kelly, along with junior Kaillen Taylor and junior helper bowler Felise Valdez.

"Demonstrating improved technique and strong teamwork, the team achieved a memorable feat by rolling more spares and strikes than gutters, with all members consistently encouraging and cheering one another on," she wrote. "The team extends heartfelt thanks to Coach Ben Vaughn for his unwavering dedication and encouragement, which was instrumental in helping the team reach this significant milestone. We can't wait to do it again next year. Go Pirates!"

What is Unified bowling?

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

Special Olympics Unified sports combine students with intellectual disabilities and Unified partners without intellectual disabilities on bowling teams for training and competition.

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

randi@pagosasun.com



Play hard, Pirates!



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240 Glade Drive • \$1,075,000

This meticulously cared for full-round log cabin, uptown near Lake Forest, spans 2,732 square feet, featuring 4 bedrooms and 3.5 bathrooms. Relax on the covered deck or backyard patio while taking in stunning mountain views. Inside, the open floor plan connects the great room with a cozy fireplace to a modern kitchen boasting granite countertops, high end appliances, and an island for extra prep space. The primary bedroom and bathroom are conveniently located on the main floor. A 2-car garage connects through the laundry area. Upstairs has two bedrooms and a full bathroom, while the lower level offers versatile space for entertainment or an office, plus a fourth bedroom set up as a bunk room with a full bath nearby. MLS # 824532



33 Fawn Court • \$949,000

To tour this home go to: <https://pspixeltree.com/33-Fawn-Ct>

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. MLS # 822945



1001 Soaring Eagle Court \$899,000

To tour this home go to: <https://tinyurl.com/1001SoaringEagle-Court>

Escape to your private sanctuary on this lovely 3-acre treed lot, complete with a convenient circular driveway. Nestled in a desirable neighborhood where all properties are at least 3 acres, this home offers unparalleled privacy and a serene setting. Abundant local wildlife provides a daily connection to nature. Step inside from the covered front porch to a spacious kitchen featuring granite counters. Relax in the living room or formal dining room, where large windows frame breathtaking views of the East Range and Square Top. A partially covered deck off the dining room is perfect for enjoying the peaceful outdoors. Despite the quiet surroundings, you are only a quick five-minute drive from town via Highway 84. MLS #828583. <https://pspixeltree.com/120-Big-Horn-Ct>



120 Big Horn Court • \$535,000



1231 Ranchland Drive
\$290,000

MLS # 829827

40 Acres qualifying for Forest Service Ag, has had significant fire mitigation done and property taxes are under \$200 per year. Borders Ute Indian Reservation and has multiple flat build areas close to power. Single car garage, 3-room insulated bunkhouse on a foundation with a 1200-gallon cistern, 2 wood burning stoves and 2 propane heaters. Solar panels power the 12-volt bunkhouse functions, pump and lights. Garage accommodates a 22' RV, you can live for 2 years on the property when you are building. Pricing does not include the well on the property because the well does not have potable water. The kitchen has refrigerator, stove and sink. This is a gated community close to the Tara Mandala Buddhist Retreat.



470 Terry Robinson Road
\$649,000

MLS # 828394

1.7 Acres without a property owners association and great views of Echo Lake and the East Range. 1 bedroom, 1 3/4 baths, an office, a large open loft and unfinished basement with a 2 car garage, 4 carports and RV parking, 3 covered decks, lots of storage and did I say it is only 4 miles from town. The circular driveway is large and the front porch is screened in. Close to shopping and dining and close to paved roads. Please note, the basement square footage has not been included with this listing as the basement is unfinished.



471 Deer Trail
\$339,108

MLS # 826138

Discover your mountain retreat in this 2 bedroom, 1 bath log cabin, in Aspen Springs 1 on well-maintained Deer Trail, just a half-mile from Hwy 160. This 1,205 sq. ft. cabin features a living room, dining area, modern kitchen, and a full bath on the main level, with two bedrooms upstairs. The kitchen boasts new cabinets, countertops, and flooring. A wood stove enhances the cabin's ambiance. The property is equipped with a state-of-the-art water filtration system, including reverse osmosis, water softener, and on-demand hot water, professionally installed.



109 Carol's Curves
\$230,000

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 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.

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30 High Drive, MLS # 794628, \$55,900



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Outdoors

Join Audubon’s Christmas Bird Count

By Jean Zirnheld
Weminuche Audubon Society

Members of the Weminuche Audubon Society chapter are inviting you to help us count birds for this year’s Christmas Bird Count, Audubon’s 126th annual census of winter birds and the 15th year of participation in Pagosa Springs.

You don’t need to be an experienced birder; we welcome participation from all interested community members and visitors. Make it a part of your holiday traditions.

Volunteer help is critical to the success of this annual event.

In preparation for the count, we will hold two more classes to review species that we may encounter here during the winter. Classes will be held on Wednesday evenings, Dec. 3 and Dec. 10, at the Community United Methodist Church on Lewis Street. We will start promptly at 6 p.m. and be done by 8 p.m. If you can’t make it in person, you can join on Zoom using the link posted on our website prior to the class.

On Dec. 14, teams will split up to record all of the birds that we identify by sight or sound in our local count circle, following protocols established by the National Audubon

Society.

Be a part of this important endeavor carried out by people just like you all across the Western Hemisphere. If you would like to be involved, join a team at our next class or send us an email and we will sign you up.

The Pagosa Springs count is conducted within a 15-mile diameter circle, divided into eight zones, and centered on Trujillo Road near downtown. Areas covered include town, about 6 miles east, most of Pagosa Lakes including the Meadows subdivisions, west to Elk Park, Alpha, Rockridge, Timber Ridge, Mill Creek

and Holiday Acres areas, Snowball, Cemetery and the first part of Four-mile roads, Loma Linda, south to the Lower Blanco area, Trujillo Road to Burns Canyon and areas in between. It’s a lot of ground to cover in one day.

If you live within the count circle, you can also participate by counting birds at your feeders using the forms provided, or let us know that we are welcome to stop by and tally what we see in your yard. Please keep your feeders full that day.

For further information on the count or to sign up as a volunteer, email us at weminuche.audubon@gmail.com.

Visit a Colorado state park for free on Fresh Air Friday

Colorado Parks and Wildlife

As the Thanksgiving holiday ushers in the busy shopping season, Colorado Parks and Wildlife (CPW) is offering a unique alternative to Black Friday shopping. On Friday, Nov. 28, CPW is excited to present Fresh Air Friday, a day when Coloradans and out-of-state visitors can visit a Colorado state park for free — a rare opportunity to experience Colorado’s great outdoors.

“What better way to spend the holiday season than exploring one of Colorado’s amazing state parks? Fresh Air Friday is a great opportunity for Coloradans and out-of-state visitors to take advantage of free access to the parks, try a new outdoor recreation activity and spend time with loved ones,” said Gov. Jared Polis.

The free Fresh Air Friday event offers a chance to experience Colorado’s world-class state parks and

live life outside, creating new outdoor memories with loved ones.

Whether you’re a nature lover, an outdoor adventurer or just looking for a peaceful retreat, there’s a wealth of activities waiting for you at Colorado state parks. From scenic hikes to wildlife spotting, there’s something for everyone. Find a Colorado state park map and discover the diverse range of activities available at each park using the online State Park Finder at

<https://cpw.state.co.us/state-parks>.

Know before you go

- Plan your visit with the Colorado State Parks Guide, available at cpw.widen.net/s/ljxbvwmkll/your-guide-to-colorados-state-parks.
- Find park events and hikes on the CPW Events Calendar at cpw.state.co.us/events.
- Bring layers; mountain weather changes quickly.

Christmas tree permits available online from San Juan National Forest

U.S. Forest Service

Christmas tree permits are now available to purchase online through Recreation.gov.

Details about designated cutting areas, dates and types of trees that may be cut may be found on the San Juan National Forest Christmas Tree Permit webpage, www.fs.usda.gov/r02/sanjuan/permits/christmas-trees.

To purchase a Christmas tree permit, visit Recreation.gov and search for San Juan National Forest Christmas Tree Permits. It is important to carefully read the overview and need-to-know information prior to purchasing the permit. Visitors will also need to set up or log in to a Recreation.gov account to complete the transaction.

Online permits are \$8 plus a \$2.50 fee to Recreation.gov. Fourth-graders with an Every Kid Outdoors pass are eligible for a free Christmas tree permit and can apply by entering the pass or voucher number when purchasing a permit (note: a \$2.50 reservation fee will be applied).

Tree permits are also available at the San Juan National Forest Supervisor’s Office and the Dolores, Columbine and Pagosa district offices during normal business hours.

Recreation managers would like to remind permit holders in search of their perfect tree to please harvest responsibly.

To correctly cut a Christmas tree, cut the trunk off as close to the ground as possible, leaving no more than a 6-inch stump. Do not cut ponderosa pine or Douglas fir trees.

Please review the San Juan National Forest Christmas Tree cutting guidelines and rules (available at <https://bit.ly/3M71krH>) thoroughly.

Christmas tree cutting is not allowed:

- In wilderness areas, recreation areas or research natural areas.
- Within 100 feet of any developed campground, county roads and state or federal highways.
- In tree plantation and active timber sales.
- In specific locations identified in the permit, including La Plata Can-

yon near Durango.

Cutting a Christmas tree also improves forest health. The permit system helps thin densely populated stands of small-diameter trees. Local forest health experts identify areas that benefit from thinning trees that tend to be the perfect size for Christmas trees. Removing these trees in designated areas helps other trees grow larger and can open areas that provide forage for wildlife.

For more information, visit these online resources:

- Recreation.gov Christmas Tree Permit page with map interface: www.fs.usda.gov/r02/sanjuan/permits/christmas-trees.
- Help Center article “How Do I Purchase and Print a Christmas Tree Permit?”: <https://bit.ly/48kRZxW>.
- “Cut a Tree for the Holidays from Your National Forest” article: <https://www.recreation.gov/articles/location-spotlight/cut-a-tree-for-the-holidays-from-your-national-forest/120>.
- Every Kid Outdoors Fourth Grade Pass program: <https://everykidoutdoors.gov/index.htm>.

For information on the San Juan National Forest, call (970) 247-4874, visit the forest website, <https://www.fs.usda.gov/r02/sanjuan>.

Equine herpes virus outbreak alert issued for Colorado horse owners

Colorado Department of Agriculture

The Colorado State Veterinarian’s Office is actively monitoring an outbreak of equine herpes virus (EHV-1) in Texas and Oklahoma. EHV-1 is a highly contagious and sometimes fatal virus that can cause a serious neurological disease in horses called equine herpes myeloencephalopathy (EHM).

This outbreak has been connected to horses that participated in or were around barrel racing and rodeo events in Texas and Oklahoma over the past several weeks. Confirmed cases of EHM have been reported in both states, and the investigation into other sick horses is ongoing.

The State Veterinarian’s Office received notification from Oklahoma and Texas identifying horses that traveled to or from these events to Colorado. Contact has been made with these owners and the exposed horses have been put under hold orders with instructions for monitoring.

One of the trace horses from the event in Waco, Texas, spiked a mild fever after returning home to Larimer County. That horse tested positive for EHV-1 on Nov. 20 and that horse, and the premises where it resides have been placed under quarantine. The horse initially developed a fever, but is now exhibiting additional neurological signs.

“This outbreak serves as a reminder of the potential disease risks associated with large commingling equine events. It highlights the need for all horse owners to practice strong biosecurity and report any concerning signs to their veterinarian quickly,” said Colorado State Veterinarian Dr. Maggie Baldwin.

Horse owners whose animals traveled to Texas, Oklahoma or other equine events where EHV exposure may have occurred should immediately contact the Colorado State Veteri-

narian’s Office for specific guidance on isolation and monitoring.

Veterinarians are asked to report any horses with signs of acute neurologic disease directly to the State Veterinarian’s Office.

The State Veterinarian’s Office can be reached at (303) 869-9130 or by emailing animalhealth@state.co.us.

Guidance for horse owners

If your horses traveled to Texas and Oklahoma where EHV exposure may have occurred, please contact the State

Veterinarian’s Office at (303) 869-9130 or by emailing animalhealth@state.co.us.

The following guidance for isolation and monitoring should be implemented:

- Exposed horses should be isolated for 21 days after the last known exposure.
- Appropriate isolation includes restricted access to other horses and avoiding the sharing of equipment or personnel.
- Monitor horses twice daily for

■ See Alert A13

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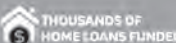
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Photo courtesy Jamey Mossengren

Jamey Mossengren, also known as the Unicycling Unicorn, completed the 3,100-mile Continental Divide Trail earlier this year, hiking half and mountain unicycling half. Over two months, he used a creative seven-wheel self-shuttle system (van, moped and unicycle) to cover every mile between Grants, N.M., and Yellowstone National Park.

One wheel and a broken heart: Minnesota man conquers 3,100-mile Continental Divide Trail on unicycle

By Jamey Mossengren
Special to The SUN

In August, Jamey Mossengren, better known as the Unicycling Unicorn, completed one of the most challenging adventures on earth: the 3,100-mile Continental Divide Trail (CDT) — and he did half of it on one wheel.

In 2023, Mossengren hiked half of the CDT. This summer, he returned to finish the journey in a way no one ever has before — “uni-packing,” his twist on bikepacking where you carry all your gear on a mountain unicycle.

“It’s just like bikepacking,” he said, “except you only get half a bike to strap everything to.”

Starting in Grants, N.M., in June,

he pedaled and hiked north to finish near Yellowstone National Park. In doing so, Mossengren became the first person in the world to hike half and unicycle half of the CDT — not to be confused with the Great Divide Mountain Bike Route, which follows easier dirt and paved roads.

This year’s journey carried a deeply personal purpose.

Earlier in 2025, Mossengren’s beloved sister died by suicide.

“I needed to spend time in nature to help let the mountains heal my broken heart,” he said.

While he didn’t set out to make the ride a fundraiser, by the time he finished, he decided to donate \$1,000 to the American Foundation for Suicide Prevention (afsp.org) and encour-

ages others to make a donation of any amount.

“Please call 988 or even send me a [direct message] if you need help,” he added.

To navigate the complicated logistics, Mossengren employed a creative seven-wheel strategy: his Sprinter van, a moped and his trusty unicycle.

He would park the van at a trail head, scooter north with the unicycle strapped to the moped, ride the unicycle south back to the van, then leapfrog ahead — all while making sure he covered every mile.

This is far from Mossengren’s first epic feat.

He has thru-hiked the 2,200-mile Appalachian Trail, 300-mile Superior Hiking Trail and most of the 2,600-

mile Pacific Crest Trail, in addition to uni-packing the 500-mile Colorado Trail, 800-mile Arizona Trail and 700-mile Oregon Timber Trail.

Last year, he even set a Guinness World Record by riding a 44-foot-tall unicycle.

Despite a couple of flat tires, worn-out bearings, and plenty of “UPDs” (unplanned dismounts), Mossengren completed the journey without serious injury.

Along the way, he shared daily video updates on YouTube, Instagram and Facebook — always giving a trigger warning before discussing sensitive topics like mental health and suicide, ensuring his followers can engage at their own comfort level.

Alert

■ Continued from A12

elevated temperature (above 101.5 degrees F), respiratory signs (nasal discharge, coughing) and clinical signs consistent with EHM (neurologic symptoms including inability to stand, difficulty walking, lethargy and urine dribbling).

- Maintain a log of temperatures and clinical signs.

Contact your private veterinarian immediately if elevated temperature, respiratory signs or EHM-compatible clinical signs are noticed.

Guidance for upcoming equine events

Equine herpes virus can be shed for prolonged periods of time, including in clinically healthy horses, which increases risk for continued disease spread. Biosecurity is critical, as EHV is a common virus present in the environment.

Event organizers

Consult with a veterinarian to understand the risks associated with hosting events during a multistate outbreak. Consider cancellation or postpone-

ment to prevent continued spread.

If events proceed, strongly recommend short-timed health certificates (within 72 hours) and increasing on-site biosecurity practices, such as:

- Limiting horse-to-horse contact (e.g., maintaining 30 feet between tied horses).
- Avoiding shared water tanks, buckets, tack or grooming supplies.
- Establishing a disinfectant protocol for stabling areas.
- Sending sick horses home immediately and having a plan for an isolation pen.

Horse owners attending events

Consult with your private veterinarian on the risks associated with travel to upcoming events.

Strictly implement biosecurity measures before, during and after the event.

Veterinarians

Reporting: If you have a horse with signs of acute neurologic disease, please contact the State Veterinarian’s Office at (303) 869-9130. After-hours calls will be directed to the veterinarian on call.

Testing: Guidance on isolation and

testing will be provided. Diagnosis can be difficult due to varying viral shedding. Paired samples, including nasal swab and whole blood, are critical for accurate diagnosis.

Interstate movement

Many states may be implementing movement restrictions or new import requirements for equines during this outbreak. Always check with the state of destination to ensure that you are following the most current import requirements.

EHV-1 information

EHV-1 is a highly contagious and sometimes fatal virus that is spread from horse to horse through contact with nasal discharge or spread as aerosol droplets. Infected horses may not show clinical signs of the virus but may still act as carriers.

Horses can also contract the virus by coming into contact with contaminated surfaces such as stalls, water, feed, tack and transport vehicles. People can spread the virus from horse to horse by contaminated hands and clothing.



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Publisher's Notice



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

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



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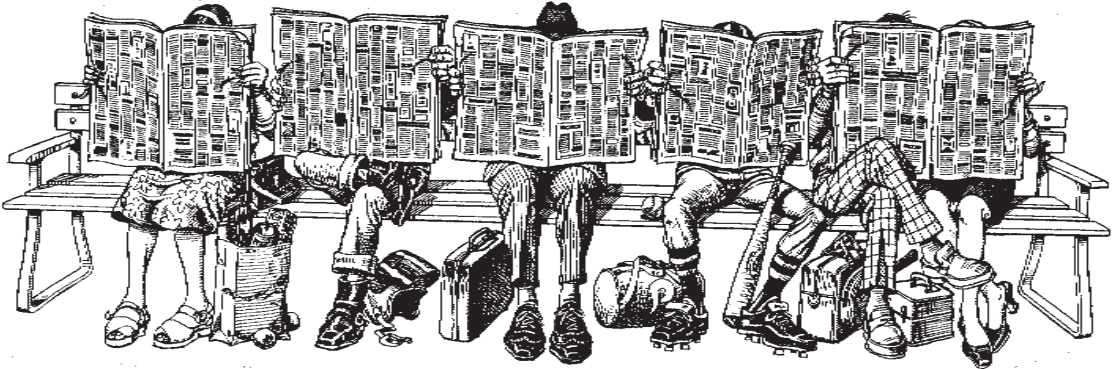
Send us your letter to Santa and his elves at the North Pole!
Your letter may be selected for publication in The Pagosa Springs SUN.
Please include your first name and age on your letter.

Make sure we receive your letter by noon on Wednesday, Dec. 17th

You can also email your letter to
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Curtains Up Pagosa kicks off the holiday season with “How the Grinch Stole Christmas: The Musical” on Saturday, Nov. 22. The community theater group presented the classic tale for four showings Nov. 20-22.

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Colo. 151 resurfacing and culvert improvement project complete

Colorado Department of Transportation

The Colorado Department of Transportation, in partnership with Elam Construction, completed the resurfacing and culvert improvement project along Colo. 151, east of Ignacio, just before the winter holiday season.

The project improved approximately 13 miles of rural roadway from the La Plata/Archuleta county line to Old Coal Mine Road (mile points 12.8 to 26). The project began Feb. 17, and crews are finalized punch list items last week ahead of the Nov. 21 completion date.

“By improving the condition of this rural route, we are enhancing the quality of life for all highway users that depend on this route as a connection to critical services and points of interests in outlying communities,” said Transportation Director Julie Constan. “The new pavement will increase the longevity and durability of the road surface and the culvert improvements will mitigate the chance of flood related hazards.”

In addition to removal of the old asphalt and a newly paved surface, the project made improvements to six culverts including repairing one culvert, cleaning out two culverts and replacing three culverts throughout the project limit. Improvements and replacement of culverts will accommodate higher accumulations of rainfall and lower the risks associated with flooding to



Photo courtesy Colorado Department of Transportation

The new asphalt road surface with a fresh coat of reflective paint striping on Colo. 151 between Ignacio and Chimney Rock National Monument. Work on the roadway was completed last week.

maintain safe driving conditions.

Additional safety features include rumble strip installation, road sign replacement, fresh striping and

guardrail updates.

New guardrails were installed that are 31 inches high and designed to meet new safety standard require-

ments. The higher railing will help veering vehicles remain on the road more effectively, making the highway safer for traveling public.



DISTRICT COURT, ARCHULETA COUNTY, COLORADO
Court Address: 109 Harman Park Drive
Pagosa Springs, CO 81147
Tel.: 970.264.8160
Plaintiff:
Peregrine Property Owners Association, Inc.

v. Defendants:
James Otis Relyea, et al.
Case No.: 2025CV30048
Attorney for Plaintiff:
Christopher B. Conley (51651)
Eck, Conley & Richardson, PLLC
700 South 21 st Street, Fort Smith, AR 72901
Tel. 479.242.5906
Email: ar@ecrlgal.com

SUMMONS BY PUBLICATION
TO THE PEOPLE OF THE STATE OF COLORADO
TO THE FOLLOWING DEFENDANT(S): Bonnie B Mc-Cafferty, Valery R Shimbol, Geraldine A Anderson, Pam J Myers
YOU ARE HEREBY SUMMONED and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.
This is an in rem action of judicial foreclosure on your timeshare interest(s) located at Peregrine Townhouses for failure to pay assessments to Peregrine Property Owners Association, Inc.
Published in *The Pagosa Springs Sun*
First Publication: November 6, 2025
Last Publication: December 4, 2025
/s/ Christopher B. Conley
Christopher B. Conley
Published November 6, 13, 20, 27 and December 4, 2025 in *The Pagosa Springs SUN*. (278005)

DISTRICT COURT, ARCHULETA COUNTY, COLORADO
Court Address: 109 Harman Park Drive
Pagosa Springs, CO 81147
Tel.: 970.264.8160
Case No.: 2025CV30007
Plaintiff:
Peregrine Property Owners Association, Inc

v. Defendants:
James M Kaufmann, et al.
COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Under a Judgment and Decree of Foreclosure entered July 8, 2025, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured in the Declaration, including without limitation the real property described as follows:

See Exhibit "A" attached hereto and made apart hereof

Owner(s):
JAMES M KAUFMANN; NORMA K KAUFMANN; DENNIS M PATERSON; JAMES H CAID and DONNA J CAID, TRUSTEES OF THE JAMES AND DONNA CAID REVOCABLE TRUST, DATED JANUARY 23, 1996; LINSLEY DENNING; JAMES B WILEY, JR., SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF SHARON D WILEY, DECEASED; PANDORA ARMSTRONG; GENEVA ROBINSON, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF C GEORGE ROBINSON, DECEASED; CLIFFORD MAGIE; ARLAN ROBERT GREENING; G OWEN CLARK, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF MARIA L CLARK, DECEASED; CHARLES S WATTS; ERNEST JARAMILLO; JANE JARAMILLO; JULIANNE MICHAELS; PAUL A JORDAN; BROOKE A JORDAN; MEYLER R ANDERSON; JOYCE M MCCULLOUGH; ISABEL M PACHECO, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF H PAUL PACHECO, DECEASED; SANDRA E KENNEDY, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JESS SCOTT KENNEDY, DECEASED; FRANK GRANDINETTI; KRISTINA ANNE LARSON; WILLARD A DUNN; ULRIKE DUNN; BILLY H THOMPSON; JANE LEE ARKUSH; WARREN W MCCANE; MAXINE V MCCANE; DONALD G BOMER; DIANA CHAVEZ KETTERMAN; LUCILLE MARIE AIKEN; MARK KETTERMAN BROCKETT; TARA CHRISTINA BROCKETT JONES; REX L HICKMAN; HONEY HICKMAN; PATRICIA C EWEN; WILLIAM E EWEN; ADITHA CHERT TAYLOR; JACK J TAYLOR III; EDWIN L PUTNAM; HELEN D PUTNAM; RICHARD N MILLS; JUDI G MILLS; THE TERRY J LUTZ LIVING TRUST, DATED JANUARY 10, 2012, AND ANY AMENDMENTS THERETO

Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Current Holder of evidence of debt:
Peregrine Property Owners Association, Inc.
secured by the Declaration:
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.
Agent: Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
Attestation Assesments Due To: Peregrine Property Owners Association, Inc.
Debtor(s) & Amount Due: See attached Exhibit "A"
Amount of Judgment: See attached Exhibit "A"
Type of Sale: Judicial Foreclosure Sale of Timeshare

Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.
The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.
NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 8 o'clock A.M., on January, 7th, 2026 Sale Number 2025-06 in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 11/20/2025
Last Publication: 11/20/2025
Name of Publication: The Pagosa Springs Sun

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.
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.
A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147, 970-264-8434.
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
This Sheriff's Notice of Sale is signed November 14, 2025.
By: /s/ Mike Le Roux
Mike Le Roux, Sheriff
Archuleta County, Colorado
EXHIBIT "A"
Peregrine Townhouses Matter Amount
JAMES M KAUFMANN and NORMA K KAUFMANN (C#170210678) A 126,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$901.40
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,140.24
DENNIS M PATERSON (C#130001001) A 175,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7837-7838 in Building Number(s) 19.
Unpaid Assessments: \$887.49
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,126.33
PAUL A JORDAN (C#139903819) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7843-7844 in Building Number(s) 22.
Unpaid Assessments: \$751.15
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$1,989.99
JAMES H CAID and DONNA J CAID, TRUSTEES OF THE JAMES AND DONNA CAID REVOCABLE TRUST, DATED JANUARY 23, 1996 (C#17904578) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7845-7846 in Building Number(s) 23.
Unpaid Assessments: \$751.15
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$1,989.99
LINSLEY DENNING (C#171008980) A 64,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7803-7806 in Building Number(s) 2 and 3.
Unpaid Assessments: \$934.81
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,173.65
JAMES B WILEY, JR., SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF SHARON D WILEY, DECEASED (C#179506910) A 84,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7803-7806 in Building Number(s) 2 and

3.
Unpaid Assessments: \$1,007.65
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,246.49
PANDORA ARMSTRONG (C#170014013) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$2,030.91
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$3,269.75
GENEVA ROBINSON, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF C GEORGE ROBINSON, DECEASED (C#170409726) A 126,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$1,511.40
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,750.24
CLIFFORD MAGIE (C#170906226) A 77,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$611.86
Costs: \$1,000.00
Attorney's Fees: \$238.84
Judgment Amount: \$1,850.70
ARLAN ROBERT GREENING (C#171304884) A 154,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$3,596.50
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$4,835.34
G OWEN CLARK, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF MARIA L CLARK, DECEASED (C#179604954) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$2,771.84
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$4,010.68
CHARLES S WATTS (C#179605456) A 77,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Costs: \$238.84
Unpaid Assessments: \$1,224.40
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,463.24
ERNEST JARAMILLO and JANE JARAMILLO (C#179605571) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Costs: \$238.84
Unpaid Assessments: \$1,825.87
Attorney's Fees: \$1,000.00
Judgment Amount: \$3,064.71
JULIANNE MICHAELS (C#179606835) A 49,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$825.65
Costs: \$238.84
Attorney's Fees: \$1,000.00
Unpaid Assessments: \$2,064.49
PAUL A JORDAN and BROOKE A JORDAN (C#179607171) A 77,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$2,292.55
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$3,531.39
MEYLER R ANDERSON and JOYCE M MCCULLOUGH (C#179607650) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$1,259.55
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,166.64
KRISTINA ANNE LARSON (C#430001750) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7811-7812 in Building Number(s) 6.
Unpaid Assessments: \$1,059.33
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,298.17
WILLARD A DUNN and ULRIKE DUNN (C#179702634) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 and 8.
Unpaid Assessments: \$1,194.04
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,432.88
BILLY H THOMPSON (C#179704309) A 300,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 and 8.
Unpaid Assessments: \$5,680.50

Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$6,919.34
JANE LEE ARKUSH (C#179704382) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 1 and 8.
Unpaid Assessments: \$5,677.35
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$6,916.19
WARREN W MCCANE and MAXINE V MCCANE (C#179705025) A 84,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 and 8.
Unpaid Assessments: \$679.70
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$1,918.54
WARREN W MCCANE and MAXINE V MCCANE (C#170011498) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7877-7878 in Building Number(s) 39.
Unpaid Assessments: \$1,246.10
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$4,292.04
DIANA CHAVEZ KETTERMAN and LUCILLE MARIE AIKEN and MARK KETTERMAN BROCKETT and TARA CHRISTINA simple absolute interest in Unit Numbers 7817-7820 in Building Number(s) 9 and 10.
Unpaid Assessments: \$1,284.53
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,523.37
REX L HICKMAN and HONEY HICKMAN (C#170313175) A 154,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7817- 7820 in Building Number(s) 9 and 10.
Unpaid Assessments: \$4,310.13
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$5,548.97
PATRICIA C EWEN and WILLIAM E EWEN (C#179707674) A 126,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7817- 7820 in Building Number(s) 9 and 10.
Unpaid Assessments: \$1,117.88
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,356.72
ADITHA CHER TAYLOR and JACK J TAYLOR III and EDWIN L PUTNAM and HELEN D PUTNAM (C#179709059) A 84,500 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7821-7822 in Building Number(s) 11.
Unpaid Assessments: \$2,599.37
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$3,838.21
THE TERRY J LUTZ LIVING TRUST DATED JANUARY 10, 2012, AND ANY AMENDMENTS THERETO (C#170017156) A 77,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7821-7822 in Building Number(s) 11.
Unpaid Assessments: \$2,149.84
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$3,388.68
In Peregrine Townhouses. All as tenants in common with the other undivided interest owners of said buildings as depicted on the Plats recorded in Reception Numbers 173553-173555, 99002629, 99006555, 99011974, 20005495, 20010666, and subject to Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded as Reception Number 173556, as has been amended, supplemented, and/or restated, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.
Published November 20 and 27, and December 4, 11, and 18, 2025, in *The Pagosa Springs SUN*. (279385)

DISTRICT COURT, ARCHULETA COUNTY, COLORADO
Court Address: 109 Harman Park Drive
Pagosa Springs, CO 81147
Tel.: 970.264.8160
Case No.: 2025CV30011
Plaintiff:
Teal Landing Vacation Owners Association, Inc.
v. Defendants:
James E Sawyer, et al.
COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

Revocable Living Trust, dated December 16, 1996; Resorts International Access Network, LLC; P. Carol Kyle-Cooper, surviving joint tenant with right of survivorship of Jon H Cooper, deceased; Bettina E Basanow; James E Bradley; Judith A Bradley John Andrew Dewett; Oliver Harlow; Zona Harlow; Jessica Cantu Garza; Grady R Rhodes, surviving joint tenant with right of survivorship of Sylvia P Rhodes, deceased; James L Woodfield Jr, surviving joint tenant with right of survivorship of Deanna R Woodfield, deceased; Marie A Garcia-Cravens; James Johnson; Paula Johnson; Paul Belvly; Roberta Belvly
Evidence of Debt: Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 20007580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Current Holder of evidence of debt secured by the Declaration:
Teal Landing Vacation Owners Association, Inc.
Obligations Secured:
The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.
Agent: Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
Association Assessments Due to:
Teal Landing Vacation Owners Association, Inc.
Debtor(s) & Amount Due:
See attached Exhibit "A"
Amount of Judgment:
See attached Exhibit "A"
Type of Sale:
Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.
The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.
NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday January 7th, 2026 Sale Number 2025-05 in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81 147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 11/20/2025
Last Publication: 12/18/2025
Name of Publication: The Pagosa Springs Sun

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO
Court Address: 109 Harman Park Drive
Pagosa Springs, CO 81147
Tel.: 970.264.8160
Case No.: 2025CV30011
Plaintiff:
Teal Landing Vacation Owners Association, Inc.
v. Defendants:
James E Sawyer, et al.
COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 20007580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Under a Judgment and Decree of Foreclosure entered July 8, 2025, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:
See Exhibit "A" attached hereto and made apart hereof
Owner(s):
James E Sawyer; Kalanie McIntosh, surviving joint tenant with right of survivorship of Steven E McIntosh, deceased; Debbie Cox; Daniel E Metcalf, surviving joint tenant with right of survivorship of Linda L Metcalf, deceased; Marolyn R Wood, Trustee of the Marolyn R Wood and Donald Wood



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DEPARTMENT

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Revocable Living Trust, dated December 16, 1996; Resorts International Access Network, LLC; P. Carol Kyle-Cooper, surviving joint tenant with right of survivorship of Jon H Cooper, deceased; Bettina E Basanow; James E Bradley; Judith A Bradley John Andrew Dewett; Oliver Harlow; Zona Harlow; Jessica Cantu Garza; Grady R Rhodes, surviving joint tenant with right of survivorship of Sylvia P Rhodes, deceased; James L Woodfield Jr, surviving joint tenant with right of survivorship of Deanna R Woodfield, deceased; Marie A Garcia-Cravens; James Johnson; Paula Johnson; Paul Belvly; Roberta Belvly
Evidence of Debt: Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 20007580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Current Holder of evidence of debt secured by the Declaration:
Teal Landing Vacation Owners Association, Inc.
Obligations Secured:
The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.
Agent: Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
Association Assessments Due to:
Teal Landing Vacation Owners Association, Inc.
Debtor(s) & Amount Due:
See attached Exhibit "A"
Amount of Judgment:
See attached Exhibit "A"
Type of Sale:
Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.
The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.
NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday January 7th, 2026 Sale Number 2025-05 in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81 147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 11/20/2025
Last Publication: 12/18/2025
Name of Publication: The Pagosa Springs Sun

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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.
A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:
Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147, 970-264-8434.
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
This Sheriff's Notice of Sale is signed November 14, 2025.
By: /s/ Mike Le Roux
Mike Le Roux, Sheriff
Archuleta County, Colorado
EXHIBIT "A"
Teal Landing Condominiums Matter Amount
JAMES E SAWYER (C#170209621) A 63,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413,

Continued from B2

1526 in Building Number(s) 15.
Unpaid Assessments: \$1,455.51
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$2,711.77
RESORTS INTERNATIONAL ACCESS NETWORK, LLC (C#170309754) A 126,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16.
Unpaid Assessments: \$2,709.39
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$3,965.65
P. CAROL KYLE COOPER, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JON H COOPER, DECEASED (C#170304174) A 154,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16.
Unpaid Assessments: \$2,911.21
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$4,167.47
BETTINA E. BASANOW (C#170304190) A 84,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16.
Unpaid Assessments: \$2,276.54
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$3,532.80
JAMES E. BRADLEY and JUDITH A. BRADLEY (C#170304315) A 83,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16.
Unpaid Assessments: \$1,792.10
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$3,048.36
JOHN ANDREW DEWETT (C#170304562) A 154,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 12.
Unpaid Assessments: \$3,999.53
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$5,255.79
OLIVER HARLOW and ZONA HARLOW (C#170509224) A 34,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16.
Unpaid Assessments: \$1,145.69
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$2,401.95
JESSICA CANTU GARZA (C#170704662) A 315,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16.
Unpaid Assessments: \$3,387.55
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$4,643.81
GRADY R. RHODES, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF SYLVIA P. RHODES, DECEASED (C#171407539) A 364,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16.
Unpaid Assessments: \$1,985.04
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$3,241.30
MARIE A. GARCIA-CRAVENS (C#170309793) A 78,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726 in Building Number(s) 17.
Unpaid Assessments: \$1,943.60
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$3,199.86
JAMES JOHNSON and PAULA JOHNSON (C#170312924) A 77,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726 in Building Number(s) 11.
Unpaid Assessments: \$1,556.49
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$2,812.75
PAUL BELVY and ROBERTA BELVY (C#170803217) A 413,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726 in Building Number(s) 17.
Unpaid Assessments: \$6,165.68
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$7,421.94
In Teal Landing Condominium. All as tenants in common with the other undivided interest owners of said building as depicted on the Plat recorded in Reception Numbers 20102992, 20105650, 20106879, 20203146, 20204764, 20304272, 20209496, and subject to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20007580, and all subsequent supplemental Plats or Declaration thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.
 Published November 20 and 27, and December 4, 11 and 18, 2025, in *The Pagosa Springs SUN*. (279400)

DISTRICT COURT, ARCHULETA COUNTY, COLORADO
 Court Address: 109 Harman Park Drive
 Pagosa Springs, CO 81147
 Tel.: 970.264.8160
 Plaintiff:
 Case No.: 2025CV30008
 Peregrine Property Owners Association, Inc.
 V.
 Defendants:
 Deborah L Downing, et al.
COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 1 04, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
 Under a Judgment and Decree of Foreclosure entered July 8, 2025, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:
 See Exhibit "A" attached hereto and made apart hereof
 Owner(s):
 Deborah L Downing; Mona Archer; Ronald Winsor Jr; Jeremy Vincent Hardin; Howard O Hartzog; Martha A Hartzog; Clarence E Christian, Trustee of the Clarence E Christian Trust of November 27, 2000; Penny A Treharn, surviving joint tenant with right of survivorship of John Treharn, deceased; Wallace R Smith; Lois Mae Smith; D. Dickerson McCoy, Co-Trustee of the D. and F. McCoy Trust dated 9/30/99; Faye S. McCoy, Co-Trustee of the D. and F. McCoy Trust dated 9/30/99; Norma Rose, surviving joint tenant with right of survivorship of Lowell Rose, deceased; Scott R Crawford; Angela L. Crawford; Louis A Valencia; Julie K Valencia; Karen L McCoy; Jere D Fisher; Mona Jo Fisher; A. Darryl Rice; Charles Chubb, surviving joint tenant with right of survivorship of Sharon Chubb, deceased;
 William Haanen; Jeff Howard; Geneva Howard; Debra A Griffin; Kimberly D Griffin; Kerl E Seene; Peter N Delacot; Cecilia M Delacot; Juanita D Schmidt; Bryan D Schmidt; Marilyn L Morales; Jolyne Dion Heimann aka Jolyne Heimann; Patrick A Dutton, Sr.; Kathleen J Dutton; Timothy Sandoval; Marc A Cuellar; Trudy R Cuellar; John B Smith; Annie R Smith; Menno Gaeddert; Jessie M Gaeddert
 Evidence of Debt:
 Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
 Current Holder of evidence of debt secured by the Declaration:
 Peregrine Property Owners Association, Inc.
 Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attorneys' fees and costs.
 Agent:
 Christopher B. Conley, Reg. No. 51651, 700 South 21st

Street, Ft. Smith, Arkansas 72901
 Association Assessments Due to:
 Peregrine Property Owners Association, Inc.
 Debtor(s) & Amount Due:
 See attached Exhibit "A"
 Amount of Judgment:
 See attached Exhibit "A"
 Type of Sale:
 Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
 THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.
 The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
 THEREFORE, NOTICE IS HEREBY GIVEN THAT I will, at 11:00 o'clock A.M., on January 7th, 2026 Sale Number 2024-04 in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.
 First Publication: 11/20/2025
 Last Publication: 12/18/2025
 Name of Publication: The Pagosa Springs Sun

NOTICE OF RIGHTS
 YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
 A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES E TITLED TO CURE MAY ALSO BE EXTENDED.
 A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.
 THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIE.

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

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
 This Sheriff's Notice of Sale is signed November 14, 2025.
 By:/s/ Mike Le Roux
 Mike Le Roux, Sheriff
 Archuleta County, Colorado
EXHIBIT "A"
 Peregrine Townhouses Matter Amount
DEBORAH L DOWNING (C#170504708) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7821-7822 in Building Number(s) 11.
Unpaid Assessments: \$810.91
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,043.48
MONA ARCHER (C#170508472) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7823-7824 in Building Number(s) 11.
Unpaid Assessments: \$2,057.92
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,290.49
RONALD WINSOR JR (C#179801238) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7823-7824 in Building Number(s) 12.
Unpaid Assessments: \$1,838.06
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,070.63
JEREMY VINCENT HARDIN (C#179803127) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7825-7826 in Building Number(s) 13.
Unpaid Assessments: \$2,500.89
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,733.46
HOWARD O. HARTZOG and MARTHA A. HARTZOG (C#179804190) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7825-7826 in Building Number(s) 13.
Unpaid Assessments: \$1,847.30
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,079.87
CLARENCE E CHRISTIAN, TRUSTEE OF THE CLARENCE E CHRISTIAN TRUST OF NOVEMBER 27, 2000. (C#179804547) A 35,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7825-7826 in Building Number(s) 13.
Unpaid Assessments: \$1,228.57
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,461.15

PENNY A TREHARN, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JOHN TREHARN DECEASED (C#170403455) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7829-7830 in Building Number(s) 15.
Unpaid Assessments: \$4,281.77
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$5,514.34
WALLACE R. SMITH and LOIS MAE SMITH (C#179807169) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7829-7830 in Building Number(s) 12.
Unpaid Assessments: \$1,770.09
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,002.66
WALLACE R. SMITH and LOIS MAE SMITH (C#170701494) A 28,000 / 17,743,000 undivided fee simple absolute interest in Unit numbers 7883-7884 in Building Number(s) <U>.
Unpaid Assessments: \$590.15
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$1,822.72
D. DICKERSON MCCOY and FAYE S. MCCOY, CO-TRUSTEES OF THE D. AND F. MCCOY TRUST DATED 9/30/99 (C#179808464) A 126,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7831-7832 in Building Number(s) 16.
Unpaid Assessments: \$3,488.82
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$4,721.39
NORMA ROSE, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF LOWELL ROSE, DECEASED (C#170701494) A 46,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7833-7834 in Building Number(s) 17.
Unpaid Assessments: \$1,529.02
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,373.94
KAREN L. MCCOY (C#179811625) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7833-7834 in Building Number(s) 17.
Unpaid Assessments: \$2,297.58
Cost: \$232.57

Attorney's Fees: \$1,000.00
Total: \$3,530.15
JERE D FISHER and MONA JO FISHER (C#171001472) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7835-7836 in Building Number(s) 18.
Unpaid Assessments: \$2,564.37
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,796.94
A. DARRYL RICE (C#179813001) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7835-7836 in Building Number(s) 18.
Unpaid Assessments: \$1,177.56
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,410.13
CHARLES CHUBB, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF SHARON CHUBB, DECEASED (C#179813290) A 49,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7835-7836 in Building Number(s) 18.
Unpaid Assessments: \$1,104.69
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,337.26
WILLIAM HAANEN (C#179814173) A 150,000 / 17,743,000 undivided fee simple absolute interest in Unit Number~7837-7838 in Number(s) 19.
Unpaid Assessments: \$1,682.18
Building Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,914.75
JEFF HOWARD and GENEVA HOWARD (C#179815055) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7837-7838 in Building Number(s) 19.
Unpaid Assessments: \$2,267.65
Attorney's Fees: \$1,000.00
Total: \$3,500.22
DEBRA A GRIFFIN and KIMBERLY D GRIFFIN and KERI E SEENE (C#179900584) A 126,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7837-7838 in Building Number(s) 19.
Unpaid Assessments: \$2,469.39
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,702.96
PETER N. DELACOT and CECILIA M. DELACOT (C#179900683) A 105,000 117,743,000 undivided fee simple absolute interest in Unit Numbers 7839-7840 in Building Number(s) 20.
Unpaid Assessments: \$1,338.50
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,571.07
JUANITA D. SCHMIDT and BRYAND SCHMIDT (C#450001642) A 126,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7839-7840 in Building Number(s) 20.
Unpaid Assessments: \$2,664.16
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,896.73
MARILYN L MORALES and JOLYNE HEIMANN (C#170206429) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7845-7846 in Building Number(s) 23.
Unpaid Assessments: \$3,596.50
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$4,829.07
MARILYN L MORALES and JOLYNE DION HEIMANN (C#179904289) A 49,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7845-7846 in Building Number(s) 23.
Unpaid Assessments: \$1,144.34
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,376.91
PATRICK A DUTSON SR and KATHLEEN J DUTSON (C#179904396) A 189,000 / 17,743,000 undivided fee simple absolute interest in Unit umbers 7845-7846 in Building Number(s) 23.
Unpaid Assessments: \$3,439.49
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$4,672.06
TIMOTHY SANDOVAL (C#179905088) A 189,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7845-7846 in Building Number(s) 23.
Unpaid Assessments: \$3,565.02
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$4,495.06
MARC A CUELLAR and TRUDY R CUELLAR (C#179905450) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7847-7848 in Building Number(s) 24.
Unpaid Assessments: \$802.00
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,034.57
JOHN B SMITH and ANNIE R SMITH (C#179906128) A 77,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7847- 7848 in Building Number(s) 24.
Unpaid Assessments: \$981.70
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,214.27
MENNO GAEDDERT and JESSIE M. GAEDDERT (C#179906458) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7847-7848 in Building Number(s) 24.
Unpaid Assessments: \$1,587.51
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,820.08
MENNO GAEDDERT and JESSIE M. GAEDDERT (C#429902562) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7853- 7854 in Building Number(s) 27.
Unpaid Assessments: \$1,587.51
Cost: \$232.57
Attorney's Fees: \$1,000.00
Total: \$2,820.08

In Peregrine Townhouses. All as tenants in common with the other undivided interest owners of said buildings as depicted on the Plats recorded in Reception Numbers 173553-173555, 98002629, 99006555, 99011974, 20005495, 20010666, and subject to Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded as Reception Number 173556, as has been amended, supplemented, and/or restated, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.
 Published November 20 and 27, December 4, 11, 18, 2025, in *The Pagosa Springs SUN*. (279509)

DISTRICT COURT, ARCHULETA COUTNY, COLORADO
 Court Address: 109 Harman Park Drive
 Pagosa Springs, CO 8114 7
 Tel.: 970.264.8160
 Plaintiff:
 Case No.: 2025CV30016
 WYNDHAM VACATION RESORT, INC.
 V.
 Defendants:
LARRY WAYNE CONNALLY, CARISSA DAWN CONNALLY
COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM
 This Notice of Public Judicial Foreclosure Sale is given pursuant to separate Mortgages recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado, under the information provided in Exhibit "A".
 Under a Judgment and Decree of Foreclosure entered July 8, 2025, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:
 See Exhibit "A" attached hereto and made apart hereof
 Owner(s) of Record: LARRY WAYNE CONNALLY, CARISSA DAWN CONNALLY
 Evidence of Debt: Recorded mortgages in the office of the County Clerk and Recorder for Archuleta County, Colorado, being further identified in Exhibit "A"
 Current Holder of evidence of debt secured by the Declaration
 Wyndham Vacation Resorts, Inc.:
 Obligations Secured: Underlying note for the purchase of the Timeshare Property identified in Exhibit "A".
 Agent: Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
 Payments Due to: Wyndham Vacation Resorts, Inc.
 Debtor(s) & Amount Due: See attached Exhibit "A"
 Amount of Judgment: See attached Exhibit "A"
 Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Mortgage, the Colorado Property Code, and the Colorado Common Ownership Act
NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
 THEREFORE, NOTICE IS HEREBY GIVEN THAT I will, at 9:00 o'clock A.M., on January 7, 2026 Sale Number: 2025-3, in the Office of the Archuleta County Sheriff's Office, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Gran tor and the heirs and assigns of said Grantor therein, the Lender may bid credited to the Debt up to the amount of the unpaid Debt secured by the Mortgage at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.
 First Publication: 11/20/2025
 Last Publication: 12/18/2025

Name of Publication: Pagosa Springs Sun
NOTICE OF RIGHTS
 YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
 A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.
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.
 A NOTICE OF INTENT TO REDEEM PURSUANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.
 THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
 IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
 The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:
 Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
 INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County Sheriff's Office, 85 Harman Park Drive, Pagosa Springs, Colorado, 81 14 7.
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
 DATED at Archuleta County, Colorado, this 14 day of November, 2025

By: /s/Mike Le Roux
 Mike Le Roux, Sheriff,
 Archuleta County, Colorado
Exhibit A
Teal Landing Condominium Phase Three
 Property Owners: LARRY WAYNE CONNALLY and CARISSA DAWN CONNALLY
 Building Number: 13
 Lot/(Unit) Number: 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326
 UDI Points: 77,600 / 63,185,500
Teal Landing Condominium Phase Three
 as depicted on the Plat recorded in Reception No. 20006879, subject to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20009604, Second Amendment to Declaration of Teal Landing Condominium recorded as Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20041611, and First supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106565, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20060880 and any future supplemental Plats or Declarations thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.
 Together with a vested remainder over in fee simple absolute, as tenant in common with the other owners of all Unit Weeks in the described Units in Teal Landing Condominium, in the percentage interest determined and established by said Declaration for the above described real estate.
Matter Amount
Principal Amount Due: \$2,232.86
Accrued Interest: \$358.78
Late Fees: \$55.00
Costs: \$848.42
Attorney's Fees: \$1,000.00
Total: \$4,495.06
 Published November 20, 27 and December 4, 11, and 18, in *The Pagosa Springs SUN*. (279383)

FOR BOARD OF ADJUSTMENTS HEARING ON DECEMBER 16, 2025
 The 84 Ranch, LLC has applied for a GENERAL VARIANCE regarding DRIVEWAY SURFACING, LIVE-STOCK FENCING, and COMMERCIAL KITCH



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- ☐ Bullion & Bars
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- ☐ Wristwatches & Pocket Watches (Rolex**, Breitling, Patek, Omega, Elgin, Waltham, Illinois, Hamilton, etc.)
- ☐ Any Condition



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preview

ARTS & LIFE

Christmas in Pagosa



Terry's ACE Hardware



Lantern Dancer



The Tile and Carpet Store



Pagosa Baking Company



Photo courtesy Shanna Robb

Men from the Knights of Columbus Council 7560, wearing new aprons embroidered by Maxine Everaert (center), pose after serving a pancake breakfast fundraiser at Pope John Paul II Catholic Church on Sunday, Nov. 23.

Live Performers

- Thursday**
Coyote Moon Lounge: Open mic with Eric Wade, 6:30 p.m.
The Pagosa Bar: Karaoke, 8 p.m.
- Friday**
Coyote Moon Lounge: Rock ‘N’ Rebels, 7 p.m.
- Saturday**
Coyote Moon Lounge: Wonder Bread, 7 p.m.
- Sunday**
Coyote Moon Lounge: Ron and Susan, 5 p.m.
- Monday**
Coyote Moon Lounge: High Altitude Blues, 5 p.m.

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Pagosa Bar

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Christmas in Pagosa

An old-fashioned celebration

Support our community by attending the events and sales at these local establishments this holiday season.
These businesses have worked hard to make this a magical shopping season for you!

THE PAGOSA SPRINGS SUN ENCOURAGES YOU TO SHOP AT THESE LOCAL BUSINESSES THIS HOLIDAY SEASON.

Pagosa Springs High School National Honor Society to present Breakfast with Santa

By Darcy DeGuise
Pagosa Springs High School

Pagosa Springs High School's National Honor Society (NHS) is excited to invite community members of all ages to its Breakfast with Santa event on Saturday, Dec. 6, from 9 a.m. to noon in the high school commons.

Families are welcome to enjoy a warm breakfast, festive activities and the opportunity for children to meet Santa Claus.

Guests can take photos with Santa, participate in holiday-themed crafts and enjoy a cheerful, family-friendly atmosphere designed to kick off the holiday season.

"Breakfast with Santa is one of our favorite yearly traditions," stated the Pagosa Springs High School NHS leadership team. "It's a wonderful way to bring the community together, celebrate the spirit of the season, and support the service initiatives of our National Honor Society students."

The free event is open to the public.

For more information or to RSVP, please contact Darcy DeGuise at Pagosa Springs High School at ddeguisse@pagosa.k12.co.us.

About NHS

The NHS recognizes outstanding high school students who demonstrate excellence in scholarship, leadership, service and character.

NHS members at Pagosa Springs High School are dedicated to enriching the community through volunteerism and service-driven events like Breakfast with Santa.



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Mark your calendar!
Mr. & Mrs. Santa will be HERE
Sat., Dec. 13th, 11 a.m.-2 p.m.
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Come and vote for your favorite tree while enjoying cookies, hot cocoa and coffee
Meet and take pictures with Santa 3-6 p.m.





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Community UMC
Thrift Store

Christmas Shop

DECORATIONS & GIFTS

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OPEN NOVEMBER 3 - CHRISTMAS

427 LEWIS STREET

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is coming
to town!**



& he is stopping by
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Have a complimentary photo taken with Santa
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Each child will receive a gift from Santa!
Enjoy some hot chocolate and cookies!



Food drive!

We are collecting food for the
Healthy Archuleta FSFE Food Coalition.
Donate one of the items below or give a cash donation
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Canned Pasta Sauce
Canned Soups (meat and
vegetarian)
Canned Tomatoes (all styles)
Canned Vegetables (mixed
veggies or individual such as
green beans, carrots, or corn)
Carton Milk (non-refrigerated/
aseptic containers)

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Dried Pinto Beans
Dry Breakfast Cereal (such as
cheerios or corn flakes)
Dry Milk Powder
Jelly
Oatmeal
Pasta Noodles, dry
Peanut Butter (crunchy or
creamy)
Spaghetti Noodles, dry



*We wish you a
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Thanksgiving turkey tradition: A mid-19th century introduction

Special to The PREVIEW

Though modern Americans might find the notion of a turkey-free Thanksgiving hard to fathom, the idea of eating the now popular fowl did not become synonymous with the holiday until the mid-19th century.

According to History.com, President George Washington declared a day of national thanksgiving in 1789, but decades passed before turkey came to be presented as a staple of Thanksgiving celebrations.

History.com notes that novelist Sarah Joseph Hale offered a lengthy description of Thanksgiving celebrations in New England in her 1827 novel, "Northwood." Hale eventually drew on the writings of William Bradford, who served as governor of the Plymouth Colony from 1621 to 1657.

Bradford's history of the colony

■ See Turkey on next page



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thanksgiving



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Season's Greetings



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Public lands community gathering set for Dec. 4

By Brian Rogers
San Juan Citizens Alliance

The San Juan Citizens Alliance (SJCA) invites community members to a public gathering on Thursday, Dec. 4, from 6 to 7:30 p.m. at the Liberty Theatre.

With recent national efforts to weaken the National Environmental Policy Act, expand public land sales, and fast-track extraction, many residents are seeking clear information about how these changes could impact local landscapes and communities.

SJCA Public Lands Manager John Rader will provide an update and help attendees understand what these policy shifts may mean for the region.

The event is free and open to all. Participants are encouraged to bring questions, share concerns and connect with others who care about protecting public lands, water, wildlife and climate in the San Juan Basin.

For more information or to RSVP, contact brian@sanjuancitizens.org.

Turkey

■ continued from previous page

noted the abundance of turkeys around the time of the first Thanksgiving meal, and Hale ultimately drew on Bradford's recollection and incorporated turkey into her depictions of Thanksgiving meals after expending much energy promoting the idea of a national Thanksgiving holiday throughout the middle decades of the 19th century.

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HAPPY Thanksgiving

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and every day,
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Shop Pagosa Springs first.



Members of St. Patrick's Episcopal Church hand out ready-made Thanksgiving meals on Nov. 20 as part of the church's annual effort. PREVIEW photo/Randi Pierce

Choose Pagosa first this holiday season and all year long

Pagosa Springs Main Street

As twinkling lights begin to adorn the streets of Pagosa Springs, the Pagosa Springs Main Street Advisory Board invites you to think about the real impact of your shopping and dining choices.

It is officially shop small season, and this year that choice matters more than ever.

Highway reconstruction has changed traffic patterns and access, and our community also experienced two flood events in a matter of days.

Keep paychecks and possibilities in Pagosa

In true Pagosa fashion, our local businesses have continued to show up for residents and visitors. When you choose to shop and eat local, you are doing more than crossing items off a list. You are investing in your neighbors and in the future of our town.

Small businesses are the backbone of the Pagosa Springs economy. They create jobs, support families, and help fund the services and activities that make this a place we are proud to call home.

Every dollar spent locally circulates through the community and creates a ripple effect that benefits us all.

Give gifts you cannot click to buy

One of the joys of the season is finding thoughtful gifts for the people you care about. Our small businesses offer unique, handcrafted and carefully curated items you will not find in a big box store or from an online warehouse.

From hand-knitted scarves and custom jewelry to artisanal chocolates and hand-crafted fly rods, you can find something that reflects the creativity and character of Pagosa Springs.

When you give a locally sourced gift, you share a piece of our community with the people you love.

Behind every shop door is a neighbor

Shopping and dining local also keeps our town vibrant. Local businesses bring color, personality and charm to our historic downtown and other commercial areas. They are owned and staffed by people you see at school events, ball games, faith communities and volunteer projects.

When you step into a local shop or restaurant, you are not just a transaction. You are a neighbor. Your support helps preserve the unique spirit that sets Pagosa Springs apart.

Turn detours into support

We know that construction zones and detours can feel inconvenient at times. It may be tempting to avoid the cones or skip downtown. Yet, this is when your choices carry extra weight.

Each time you decide to follow a detour, park a block away, meet a friend for lunch in town or choose a local gift card, you help keep our business district active and welcoming. Even shifting a few of your usual online or out-of-town purchases to local ones makes a difference.

Parking is also easier than many people think. An additional 90 parking spaces are now available to the shopping and dining public in historic downtown Pagosa Springs, thanks to a partnership between the Town of Pagosa Springs and local property owners Ronnie and Terry Urbanczyk. The Urbanczyks own the former Archuleta County Courthouse and adjacent parking lot at 473 and 497 San Juan St., which are now open for public use.

Local first is a year-round habit

Shopping small is not only about the holidays. It is a year-round commitment to a strong and resilient local economy. When we make a habit of looking local first for gifts, services, everyday items and meals, we help create more job opportunities, stronger businesses and a healthier tax base to support the things we all rely on. The construction project will come to an end, but the relationships we build with our local businesses can last far beyond.

Circle these dates and come downtown

This holiday season, downtown Pagosa Springs will be full of events, specials and festive fun.

Many small businesses will take part in Small Business Saturday this weekend with promotions, treats and giveaways.

On Dec. 20, following Old-Fashioned Christmas, many downtown district stores will stay open late for evening shopping so you can linger a little longer, enjoy the lights and finish your list close to home. It is a great chance to explore stores you have never visited, rediscover old favorites, and enjoy the spirit of the season right here in Pagosa Springs.

Choose connection over convenience

We encourage you to think beyond convenience and consider the broader impact of your purchases. When you choose to shop and dine

■ See Pagosa on next page

The Weekly Crossword

by Margie E. Burke

ACROSS

- 1 Highest point
- 5 Sandler or Scott
- 9 Bodies of organisms
- 14 Heart of the matter
- 15 Runner's distance
- 16 Music exec Davis
- 17 Softest mineral
- 18 Supporter
- 20 Over again
- 22 Plaza Hotel girl of kid-lit
- 23 Nostalgia-inducing
- 24 Means of entry
- 26 Media event, informally
- 28 Tiny amount
- 31 Most expansive
- 34 Grand theft, e.g.
- 37 Objective
- 38 Movie Guy?
- 39 Bugs Bunny creator Freleng
- 41 Handled badly
- 42 Junior's junior
- 43 Finds one's bearings
- 45 Lab chemical
- 48 Devour eagerly
- 52 Waste
- 54 Editor's concern
- 56 Oscar night VIPs
- 58 Ancient Andean
- 59 Edmonton skater
- 60 Pay period, for some
- 61 Furniture wood
- 62 Reveals
- 63 Two-to-one, e.g.
- 64 Puppy noises

DOWN

- 1 Someone in a cast
- 2 "Frasier" surname
- 3 Punish with a fine

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		

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- 4 Selected, as from text
- 5 Shots, for short
- 6 Anne Frank, for one
- 7 "Star Trek" extras
- 8 People in a Steinbeck title
- 9 Justice symbol
- 10 Spiced stews
- 11 Sunday speakers
- 12 They're numbered in NYC
- 13 Moistureless
- 19 Aquatic turtle
- 21 Oscar-winning Rita
- 25 Hair raiser?
- 27 Female hormone
- 29 Ending to avoid?
- 30 Like Easter eggs
- 31 Caesar's eight
- 32 Standards org.
- 33 Evacuation route, often
- 35 Took a breather

- 36 Reason for a result
- 40 Before, before
- 41 Like most taxi fares
- 44 "You don't say!"
- 46 Artist's implement
- 47 Teen-__

- 49 Skin problem
- 50 Pop a bottle top
- 51 Range tops?
- 52 Munsters' pet dragon
- 53 NY canal
- 55 Inquires
- 57 Number in a Dickens title

Answers to Previous Crossword:

M	A	M	A			C	U	R	T		O	N	C	E
I	C	O	N	S		A	F	A	R		V	E	R	A
L	A	N	G	E		R	O	S	E	W	A	T	E	R
L	I	K	E	N	E	D		H	E	A	R	T	E	N
						L	I	L	I	A	N		S	I
I	N	D	E	L	I	B	L	E		T	E	E		
L	O	O	S	E	S		A	S	S	E	S	S	E	S
L	A	W				H	E	S	S	E			O	V
S	A	N	D	B	A	N	K			T	H	E	M	E
		S	A	O		F	A	S	T	E	N	E	R	S
A	S	T	I	R		E	N	T	E	R	S			
D	A	R	L	E	N	E		R	E	D	U	C	E	D
A	V	O	I	D	A	B	L	E			E	R	O	D
P	O	K	E			G	L	E	E			R	E	N
T	R	E	S			S	E	E	P			D	E	N



Photo courtesy Jeff Laydon

The Pagosa Springs Community Choir will present its annual Christmas concerts, themed “We Need a Little Christmas” on Dec. 12 and Dec. 13 at 7 p.m. and Sunday at 4 p.m. in the Pagosa Springs High School auditorium. Admission is free.

‘We Need a Little Christmas’: Pagosa Springs Community Choir to present Christmas concerts Dec. 12-14

By Heidi Tanner
Pagosa Springs Community Choir

We all “Need a Little Christmas,” and the Pagosa Springs Community Choir is ready to give you just that with its annual Christmas concerts, which are right around the corner. These concerts have become a feature of Pagosa Springs holiday celebrations.

This year you will not be disappointed as our choir is larger than it has ever been and the sound of 80 voices singing in beautiful harmony will be a sound to hear and a remarkable sight.

This year’s concerts will be on Dec. 12 and Dec. 13 at 7 p.m. in the Pagosa Springs High School auditorium, and on Dec. 14 at 4 p.m.

Admission is free, though donations will be accepted with gratitude. The Pagosa Springs Community Choir has been giving our Christmas

concerts for over 20 years. Rehearsals begin in September, and members of the choir enjoy the comradery of singing with a large choral group along with coaching from our music director, Dan Burch.

In addition to our concert performances, the community choir awards vocal scholarships annually to local vocal students for private lessons to help young singers further their studies.

One of the special features of our Christmas concerts is our American Sign Language interpreter, Faith Richardson. Richardson has signed for our concerts for several years, and she brings these concerts alive for the hearing impaired, allowing them to enjoy the concerts fully. For those of us who are not hearing impaired, it is beautiful to watch Richardson as she signs the lyrics to our songs.

■ See Concert on next page

Pagosa

■ continued from previous page

locally, you are not only buying a product or a meal. You are supporting the dreams and livelihoods of your neighbors and the long-term health of Pagosa Springs. You may even save yourself from a headache by skipping shipping delays and long lines at the post office.

Thank you for choosing Pagosa

This holiday season and throughout the year, thank you for choosing to support local businesses in Pagosa Springs. Your choices matter, and together we can keep our community strong, connected and thriving.

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Place your orders by 6pm on December 22nd and schedule pick up

Memories of fishing with Grandpa

By Betty Slade
PREVIEW Columnist

Our grandson, Slade, moved back to Pagosa. “Grandpa, let’s go fishing.” Slade would take care of him, carry his chair and pole, throw in the line, and help him reel in the fish. It would be a fun day being with his grandson.

Al was giddy with excitement. He couldn’t sleep. He worried about the perfect pole to take. Al spent two days going through all his fishing poles, reels, bobbbers and tackle boxes. He had fishing line wrapped around his legs, trailing through the house from outside, but, finally choosing the best two fishing poles, he was ready.

Our daughter, Angel, his all-time fishing buddy, is not always available to spend the day at the fishing hole. She spent a couple of hours cleaning out one of the smaller tackle boxes making it ready for her dad.

I said to our grandson, “Your grandpa lived to hunt and fish. Thank you for taking him fishing. You’re going to be catching a few last memories. You don’t know how happy you’re making him, and one day it will be one of the most precious memories you’ll have to remember him by.”

That coveted day came. My grandson picked up his grandpa, put chairs, tackle box and fishing poles in the back of the truck. I reminded them to grab the fishing cookies, a tradition that goes back to the days when our children were young. Al would always say, “We’ve got to take fishing cookies. We get hungry.”

Al and his grandson went to town, purchased worms, drove to Echo Lake and found the most lucrative fishing hole. This perfect fishing hole has now become their secret place. Only they know where the fish are waiting for that baited hook, ready to jump on their lines.

Two tired fishermen came home with their limit and fishing stories that were told over and over. Our grandson left with the promise that they would go again before it gets too cold. The leftover worms in their Styrofoam container went into my refrigerator to ensure there would be another day. But it was Al’s fond talk about all the fish they caught that lingered through each conversation with anyone taking time to listen.

More days have come and gone. Our daughter joined her nephew

Concert

■ continued from previous page
It’s a very special treat.
Our theme this year is “We Need a Little Christmas.” You will hear this Christmas favorite along with others such as “The Little Drummer Boy”



and his grandpa back to their favorite fishing hole. More fish. This time Al showed our daughter how to clean the fish. No longer could he do it, but he was teaching her what he had done a thousand times before.

At the dinner table, we heard the fishing stories one more time, and everyone said, “There is still no better meal than a fresh-smoked rainbow trout.”

It reminds me of a book, “Tuesdays with Morrie,” which I read years ago. Its message has always stayed with me. “Tuesdays with Morrie” is a memoir by Mitch Albom about his weekly meetings with his former college professor, Morrie Schwartz. He gained more than he gave. He gained Schwartz’s profound wisdom from a life lived with purpose and love.

Slade, our grandson, and Angel, our daughter, are living out the wisdom of this book. They are taking time to enjoy their dad and grandpa. They are doing the things that come from their heart. They are loving by devoting themselves to him a few hours each week.

I said to our grandson, “Your grandpa’s mind is slipping. It’s good for you to take time to give him these memories. These days, he’s living out his memories that you two are making for him. One day he’ll be fishing with Jesus. I’m sure Jesus knows the best fishing hole in the rainclouds and he’s saving it for your grandpa. If I remember right, Jesus loved to cook up a few fish for his disciples.”

I can hear Al’s grandson say to Jesus one day, “Thank you for taking care of grandpa for me. And, don’t forget the fishing cookies. He gets hungry.”

Final brushstroke: Fishing is a heart issue. It springs from the life of a man who loves to fish and hunt. A teachable moment when memories are made. Like “Tuesdays with Morrie,” they are gaining profound wisdom from a life lived with purpose and love.

Readers’ comments

Send your comment to bettyslade.author@gmail.com

“Hi Betty! Hope you are well. I miss seeing you at PSHS events!

and “Silver Bells.”
Come enjoy the Pagosa Springs Community Choir’s Christmas concerts this holiday season.
The choir is looking forward to singing for you.

“I wanted to tell you that I loved your column - Throw Mama from the Train. As my father did for me and my siblings, he had his “house in order” including all the final life decisions and arrangements. It was the biggest gift and blessing he left for us. Most importantly, everything happened the way he wanted it, as it should be, and allowed us mourn and remember him fondly. Thanks! Lisa Scott, Pagosa Springs, CO.”

Views expressed do not necessarily represent those of The SUN.

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SUDOKU

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

Level: Intermediate

Here’s How It Works:

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

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

Community United Methodist Church announces ‘The Unlikely Advent’ sermon series beginning Nov. 30

By Ken Daniell
Community United Methodist Church

Community United Methodist Church warmly invites the community to a new Advent sermon series, “The Unlikely Advent,” beginning Sunday, Nov. 30, with services at 8:15 a.m. and 11 a.m.

Inspired by Rachel Billups’ book “The Unlikely Advent,” this four-week series explores one of the most surprising truths of the Christmas story: God often shows up through the people and moments we least expect.

The series walks with biblical characters who felt overlooked, unprepared, unqualified or unlikely, and reminds us that many of us have felt the same way. We wonder if we’ve missed God’s presence, if we’re doing life “right” or if peace is possible in a season full of hurry. But scripture shows us that God delights in meeting ordinary people in very ordinary moments, transforming them, and us, through hope, peace, joy and love.

“As a community, many of us know what it feels like to question our place or wonder if we measure up,” said the Rev. Ken Daniell, pastor of Community United Methodist Church. “But the heart of Advent is that God enters right into the middle of our real lives, not because we are perfect, but because we are loved. Advent reminds us that nothing in us is too small, too late or too unlikely for God to use.”

Each week’s message will reflect on a different theme from “The Unlikely Advent,” connecting ancient stories to modern lives and offering encouragement for all who are searching for hope in a challenging world.

The church also invites the community to a beautiful and inspiring Christmas Eve Candlelight Service on Dec. 24 at 6 p.m., featuring organ, choir, handbells, candles and traditional Christmas carols. It will be a classic celebration for all ages.

The Community United Methodist Church is located at 434 Lewis St. All are welcome, no matter your background, questions or faith experience.

For more information, visit www.cumcps.org or call the church office at (970) 264-5508.

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Discover an exceptional single-level home in the prestigious Ranch Community, nestled on a sprawling acre-plus lot. Meticulously crafted with every detail in mind, this residence exudes quality and sophistication. The thoughtful design features three spacious bedrooms and two bathrooms, seamlessly integrated with an open-concept kitchen, dining, and living area—perfect for modern living and entertaining. A dual-sided gas fireplace, connecting the living room and primary suite, creates a warm, inviting ambiance for cool evenings. Step outside to the expansive covered deck, complete with a private hot tub, ideal for relaxing while soaking in breathtaking sunsets. Positioned at the end of a tranquil road, this home offers serenity and convenience, with Lake Pagosa just a short stroll away and a premier golf course nearby. Properties of this caliber are rare—don’t miss the opportunity to own this extraordinary retreat. MLS# 826768 <https://pspixeltree.com/240-Glade-Dr>



240 Glade Drive • \$1,075,000

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. MLS # 822945

To tour this home go to: <https://tinyurl.com/1001SoaringEagle-Court>



1001 Soaring Eagle Court \$899,000



1231 Ranchland Drive \$290,000

MLS #829827

40 Acres qualifying for Forest Service Ag, has had significant fire mitigation done and property taxes are under \$200 per year. Borders Ute Indian Reservation and has multiple flat build areas close to power. Single car garage, 3-room insulated bunkhouse on a foundation with a 1200-gallon cistern, 2 wood burning stoves and 2 propane heaters. Solar panels power the 12-volt bunkhouse functions, pump and lights. Garage accommodates a 22’ RV, you can live for 2 years on the property when you are building. Pricing does not include the well on the property because the well does not have potable water. The kitchen has refrigerator, stove and sink. This is a gated community close to the Tara Mandela Buddhist Retreat.



470 Terry Robinson Road \$649,000

MLS # 828394

1.7 Acres without a property owners association and great views of Echo Lake and the East Range. 1 bedroom, 1 3/4 baths, an office, a large open loft and unfinished basement with a 2 car garage, 4 carports and RV parking, 3 covered decks, lots of storage and did I say it is only 4 miles from town. The circular driveway is large and the front porch is screened in. Close to shopping and dining and close to paved roads. Please note, the basement square footage has not been included with this listing as the basement is unfinished.

This meticulously cared for full-round log cabin, uptown near Lake Forest, spans 2,732 square feet, featuring 4 bedrooms and 3.5 bathrooms. Relax on the covered deck or backyard patio while taking in stunning mountain views. Inside, the open floor plan connects the great room with a cozy fireplace to a modern kitchen boasting granite countertops, high end appliances, and an island for extra prep space. The primary bedroom and bathroom are conveniently located on the main floor. A 2-car garage connects through the laundry area. Upstairs has two bedrooms and a full bathroom, while the lower level offers versatile space for entertainment or an office, plus a fourth bedroom set up as a bunk room with a full bath nearby. MLS # 824532

To tour this home go to: <https://pspixeltree.com/33-Fawn-Ct>



33 Fawn Court • \$949,000

Escape to your private sanctuary on this lovely 3-acre treed lot, complete with a convenient circular driveway. Nestled in a desirable neighborhood where all properties are at least 3 acres, this home offers unparalleled privacy and a serene setting. Abundant local wildlife provides a daily connection to nature. Step inside from the covered front porch to a spacious kitchen featuring granite counters. Relax in the living room or formal dining room, where large windows frame breathtaking views of the East Range and Square Top. A partially covered deck off the dining room is perfect for enjoying the peaceful outdoors. Despite the quiet surroundings, you are only a quick five-minute drive from town via Highway 84. MLS #828583. <https://pspixeltree.com/120-Big-Horn-Ct>



120 Big Horn Court • \$535,000



471 Deer Trail \$339,108

MLS # 826138

Discover your mountain retreat in this 2 bedroom, 1 bath log cabin, in Aspen Springs 1 on well-maintained Deer Trail, just a half-mile from Hwy 160. This 1,205 sq. ft. cabin features a living room, dining area, modern kitchen, and a full bath on the main level, with two bedrooms upstairs. The kitchen boasts new cabinets, countertops, and flooring. A wood stove enhances the cabin’s ambiance. The property is equipped with a state-of-the-art water filtration system, including reverse osmosis, water softener, and on-demand hot water, professionally installed.



109 Carol’s Curves \$230,000

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 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.

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30 High Drive, MLS # 794628, \$55,900



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Chrystal Snow Memorial Toy Drive: A community call to rally for Archuleta County kids

By Carrie Blue-White
Pagosa Community Initiative

The Pagosa Community Initiative (PCI) is inviting every neighbor, business and classroom to rally behind the Chrystal Snow Memorial Holiday Toy Drive, a community-wide effort to ensure every child experiences a joyful holiday season.

Why this matters now

As the holidays approach, local families face extra hurdles in gift-giving.

The toy drive is designed to lift that burden by providing new, unwrapped toys for children of all ages, with special attention to teens, who are often left out of similar drives.

The program partners with local businesses and community groups to reach those most in need, turning generosity into real smiles. Already we have close to 200 children signed up to receive gifts, and it's not even December yet.

What to expect this season

The mission is to collect and distribute new toys to Archuleta County kids in need.

The drive runs throughout the holiday season, with multiple drop-off points at familiar local spots, plus a prominent collection outside Walmart from Nov. 29 to Dec. 11.

Community members can participate by donating toys, volunteering their time, joining in-store drives with local partners or sponsoring the effort.

All the toys and funds raised will stay in Archuleta County and not be distributed anywhere else.

Where to drop off

Drop-off boxes are available at a growing list of trusted locations, including Ace Hardware, Rosie's

Pizza, Walmart, Wyndham, Kip's, Riff Raff, Pagosa Springs Barbershop, the Community United Methodist Church, Bank of the San Juans, Bliss Scoops and Sweets, Uncle's, FroYo, and Pagosa Baking Company.

Boxes are ready for your generosity. Wrapping paper is also a need as we give the gifts to the parents or caretakers in secret and allow them to prepare and give them to their children. This encourages family bonding and also elevates dignity.

Supporting families in need

If your family could use a boost this season, PCI is ready to help. Reach out at (970) 585-6253 or visit the PCI website for more information.

Volunteers can also sign up at www.pagosacommunityinitiative.org by clicking the tab "volunteer" to help with Walmart collections and other duties.

Please also consider signing up for a monthly donation. However big or small, the funds go a long way to supporting our communities' families throughout the year.

A ripple of impact

Last year's toy drive touched the lives of more than 200 children and families, underscoring that small acts of giving can create big moments of joy.

This year, organizers aim to expand reach and ensure every age group, including teens, benefits from the season of giving.

How you can get involved today

Consider donating new, unwrapped toys suitable for children of all ages; volunteering to help with collecting, sorting and distributing toys; spreading the word to friends,

■ See Toy on next page

Photo courtesy Pagosa Community Initiative

The Pagosa Community Initiative is inviting every neighbor, business and classroom to rally behind the Chrystal Snow Memorial Holiday Toy Drive, a community-wide effort to ensure every child experiences a joyful holiday season.

Sponsored Content



Photo courtesy Pagosa Smiles

Pagosa Springs Veterans celebrate the annual free dentistry day offered at Pagosa Smiles. Pagosa Smiles is proud to have been blessed with the opportunity to donate over \$250,000 worth of dentistry to our amazing Veterans over the years.

Thank you, Veterans, for your service to our country!

Jordan Rutherford DDS

Our brave men and women put their lives on the line to defend the freedoms that our founding fathers blessed us with. Amazing!

Do they receive respect and praise everywhere they go? No.

The best way that I have found to uplift, encourage, thank, and bless our Veterans is to give them a day of free dentistry!

I thank every person that comes in for their service to our country.

I make it clear that we receive no outside funding & that my team and I are NOT getting paid to be here.

The astonished look on their faces is always followed by gratitude (and even an occasional tear).

The day is voluntary. If the team member doesn't want to help, they don't have to be at work that day. I have found that it draws the team closer together & gets them to buy into a

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It is a busy day! We see around 30 patients on our free Veteran's day.

We started out offering this service on the day of Veteran's Day. What we found was many soldiers were glad to see us but sad to miss out on parades and picnics. We now pick a day that is before or after Veteran's day to do our free day.

With this year's donation of \$21,759 in dental care on our Veteran's free dental day, we have donated more than a quarter of a million dollars in dental services!

What services do we provide?
I provide dentistry that I can complete for them in one day. Denture re-lines fillings, cleanings, fluoride treatment and extractions.

My Dad started doing the free Veterans Day dental care back in the 1990s. He retired in 2015 and passed the torch to me.

The day leaves me and my team tired but refreshed. The thanks we receive are profound & heartfelt.

God bless America!
As one of the highest reviewed Pagosa Springs dentists we love serving our local and area Veterans.

About Pagosa Smiles

We are a family dentist serving Pagosa Springs, Colorado and the surrounding area for over 31 years.

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Book your dental appointment today at <https://www.pagosasmiles.com> or call us at (970) 731-3627.

Pagosa Smiles is part of The Pagosa Springs SUN sponsored content program.



Photos courtesy Shanna Robb

The Pagosa Catholic Community Religious Education Ministry hosted a gratitude gathering on Nov. 21 at Pope John Paul II Catholic Church. The gathering included a free dinner and family-friendly craft celebrating gratitude.

Toy

■ continued from previous page

co-workers, schools and faith communities; or sponsoring the effort with financial support or logistical help.

Special notes

Santa will join us in front of Walmart helping us spread the cheer on Dec. 6 from 1 to 2:30 p.m. Join us that day in an attempt to stuff our PCI bus with gifts for our local youth.

Important details

Additional drop-off is available at the PCI offices, 550 B Hot Springs Blvd., open Monday through Thursday from 9 a.m. to 4 p.m. For more information, call (970) 585-6253 or visit the PCI website.

Join the Chrystal Snow Memorial Toy Drive and turn this season into a movement of care. Your toy, your time and your voice can light up a child's holiday and strengthen the fabric of our community.

There truly is a gift in giving, and we thank you for your support.



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

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Toy types to avoid when gifting kids under 5

Special to The PREVIEW

The holiday season presents plenty of opportunities to spread cheer and bring joy into the lives of others. That’s particularly true for parents, grandparents, aunts and uncles of young children. Few things are more enjoyable come the holiday season than watching a youngster’s eyes light up upon receiving a sought-after gift. Well-meaning adults and even older kids anxious to give a younger sibling or cousin a coveted gift must remember to keep safety in mind when shopping for especially young children. Certain toys may pose a threat to children ages 5 and under.

As holiday shoppers begin to search for gifts for children in that age group, they might want to avoid the following types of toys:

- Toys with lots of small pieces: Toys with small, detachable pieces can be hazardous to kids ages 5 and under because kids might intentionally or mistakenly put the tiny pieces into their mouths, which increases their risk of choking. Building blocks are a wildly popular gift come the holiday season, but it’s important that shoppers read the package and purchase a set that’s age-appropriate. According to a recent report from Consumer Product Safety Commission, 9 percent of toy-related injuries in kids age 4 and younger occurred while the children were playing with building sets. Though building sets provide a host of benefits, not the least of which is the fun children get from playing with them, it’s imperative to purchase age-appropriate sets.
- Toys with an electronic component: Toys with electronic components can pose a number of dangers to children 5 and under. Such products can heat up, potentially causing burns. And wire coverings can fray over time and thus expose children to electrical currents. When shopping for children 5 and younger, skip toys with an electrical component.
- Motorized gifts: Motorized gifts like scooters, cars and nontraditional bicycles also pose a threat to children 5 and younger. Motorized gifts may reach speeds that kids cannot safely manage, as youngsters’ motor skills are not fully developed by age 5.
- Toys with sharp points: Sharp

points also pose a threat to children 5 and younger. Kids can easily suffer lacerations, eye injuries or other issues that pose a threat to their physical safety when playing with toys with sharp points or edges. Toys with soft, rounded edges and no points are ideal for children ages 5 and under.

- Projectile toys: Toys that shoot projectiles pose a danger to children and anyone who happens to be in the room with youngsters playing with such items. Eye injuries and bruises are two injuries that can occur when children 5 and under play with projectiles.

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Holiday lights

Entrants for the 2025 Pagosa Springs Area Holiday Lighting contest have been announced, with participants turning on their lights for viewing every evening from 6 to 8 p.m. between Nov. 28 and the end of the year.

Vote for your favorite between Nov. 28 and Dec. 17.

Contest winners will be announced in The Pagosa Springs SUN on Dec. 25.

Residential

633 Harvard Ave.
506 Morro Circle
150 Lassen Drive
230 Port Ave.
117 Oren Road
601 Stevens Circle
585 Shenandoah Drive
99 Woodridge Circle
144 Wildwood Drive

Business

The Springs Resort - 165 Hot Springs Blvd.
Pagosa Mountain Sports - 162 Pagosa St.
Rainbow Gift Shop - 611 San Juan St.
Healing Waters Resort & Spa - 140 Hot Springs Blvd.
Club Wyndham Pagosa Springs - 538 Village Drive
Pagosa Craft - 127 Goldmine Drive
PS Froyo - 459 Lewis St.
Pagosa Baking Company - 238 Pagosa St.
PJ's Fine Bamboo Rods - 262 Pagosa St., Unit 103

Storefront window

Goodman's Dept. Store - 402 Pagosa St.
Two Old Crows - 468 Lewis St.
Community United Methodist Thrift Store - 427 Lewis St.
San Juan Lifestyle - 452 Pagosa St.
Chow Down Pet Supplies - 100 Country Center Drive, A/B
Bliss Scoops & Sweets - 470 Pagosa St.
Happy Trails Ladies Boutique - 454 Pagosa St.
Uncle's Bar & Social Club - 56 Talisman Drive, Unit 8C
Alpine Appliance - 2800 Cornerstone Drive, Suite A1

Vote here



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 wild turkey.

Wild turkeys have come to be the symbol of a holiday when we take time to remind ourselves of all that we have to be thankful for. They are native to North America, where fossil records have dated their occurrence for more than 5 million years, but, by 1930, logging, agriculture and overhunting in the United States had pushed the wild turkey to the brink of extinction. Successful management actions included regulating hunting, and catching wild birds and reintroducing them in places where they had disappeared. Now they are found in every state except Alaska.

Wild turkeys live in open forests interspersed with clearings, usually those with some kind of oak. They move in flocks, foraging on the ground for hours and miles every day for acorns, leaves, seeds, grains, berries, buds, grass stems, roots and bulbs, and, in summer, snails, beetles and other insects. With strong, clawed feet they scratch the dirt and dig through the leaves to uncover any morsel of hidden food.

Turkeys mostly walk, but can also fly short distances at speeds up to 55 mph and run up to 25 mph. They can even swim if they have to. At sundown, flock members fly one by one up into trees to roost, murmuring to each other and taking some time to settle. Individuals may jostle for the highest spot and for one farthest from the trunk for safety from nighttime predators.

These social birds call to each other and seem distressed if separated from their flock. A dominant male may breed with several females, but provides no parental care. In his spring courtship dance display, he gobbles, puffs his feathers and spreads his tail, rattles his wing feathers, hums and struts to entice a female. Fleshy parts called snoods, caruncles and wattles turn bright red and blue. Outside breeding season, males form same-sex flocks where the hierarchy is constantly challenged and fluid, and females and young band together separately.

Today, turkeys have adapted well, some would say too well, to life in urban areas, where they find spilled birdseed and garden treats, lawns to forage in, shrubs to nest under and trees for roosting. Their antics include chasing people, attacking their reflections in vehicles, tearing up gardens and pooping on the deck.

For information on events, visit www.weminucheadubon.org and www.facebook.com/weminucheadubon/.

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Preview Calendar

■ continued from previous page

Junior Youth Challenge. 3:30-4:45 p.m., Pagosa Springs Middle School music room. A weekly club for kids in fifth and sixth grade where the Bible is taught with songs, stories, object lessons, games and more. To register, visit <https://cef-colorado-431831.churchcenter.com/people/forms/1006150>.

Bird Identification Class. 6 p.m., Community United Methodist Church, 434 Lewis St. Enter through the side door closest to the parking lot. Join the Weminuche Audubon Society for the first of three bird identification classes in preparation for the Christmas Bird Count. A Zoom link will be available at weminucheaudubon.org.

Thursday, Dec. 4

Ruby's Writers Guild. 9-10:30 a.m., Senior Center. Ruby's Writers Guild welcomes writers who are looking for opportunities, support and camaraderie with other writers. Members provide support, resources and guidance for each other.

Nonprofit Tips, Tricks and Treats: Financial Literacy with Bart Mitchell. Noon-1 p.m., Community Center, 451 Hot Springs Blvd. Join the Community Foundation serving Southwest Colorado for sessions to get nonprofits together for networking, idea sharing and helpful tools for organizations. Feel free to bring lunch; dessert will be provided.

Festival of Trees: Public Viewing and Voting. Noon-6 p.m., Community Center, 451 Hot Springs Blvd. View the trees for the Festival of Trees and vote for your favorites

while enjoying cookies, hot cocoa and coffee. Meet Santa and take pictures with him from 3-6 p.m.

Tech Time. 2-4 p.m., Sisson Library. Taylor will answer basic questions related to computers, smartphones, tablets, etc., and provide assistance with accessing any of the library's online resources. Bring your device charger and passwords.

English as a Second Language. 4-7 p.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. 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.

Pagosa Springs Varsity Girls' Basketball: Wolf Creek Classic. 4 p.m., Pagosa Springs High School.

Pagosa Springs Varsity Boys' Basketball: Wolf Creek Classic. 5:30 p.m., Pagosa Springs High School.

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.

Learn About San Juan Citizens Alliance. 6-7:30 p.m., Liberty Theatre, 418 Pagosa St. An opportunity to learn more about the San Juan Citizens Alliance and connect with others who care deeply about air, water, land and wildlife. For more information or to RSVP, email

brian@sanjuancitizens.org.

Friday, Dec. 5

Notary Drop-in. 1-2 p.m., Sisson Library. Colorado documents can be notarized with proper identification.

Festival of Trees. 7 p.m., Community Center, 451 Hot Springs Blvd. The doors will open at 5:30 p.m. Tickets can be purchased via pagosaspring.co.gov.

Saturday, Dec. 6

Tree and Wreath-making Workshop. 10 a.m., 4-H Hall, 344 U.S. 84. Learn about trees and make a wreath with CSU's Cindy Galabota at the Ruby Sisson Library's Judy Brennan. The class is limited to 25 people. Call the library at (970) 264-2209 to register.

Pagosa Springs Varsity Girls' Basketball: Wolf Creek Classic. 1 p.m., Pagosa Springs High School.

Pagosa Springs Varsity Boys' Basketball: Wolf Creek Classic. 2:30 p.m., Pagosa Springs High School.

Monday, Dec. 8

Women's Fellowship. 9-11 a.m., Pope John Paul II Catholic Church classrooms, 353 S. Pagosa Blvd.

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

American Sign Language Class. 4-5 p.m., Pagosa Bible Church, 209 Harman Park Drive. Learn and practice ASL skills in a group setting. No minimum skill level is required. Drop-ins are welcome.

Tuesday, Dec. 9

Southwest Colorado Gives Day. ■ See Calendar on next page

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Preview Calendar

■ continued from previous page

Support the community and donate to the nonprofits you know and love at swcogives.org.

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.

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

Good News Club. 3:15-4:45 p.m., Pagosa Springs Elementary School. A weekly club for kids in kindergarten through the fourth grade where the Bible is taught with songs, stories, object lessons, games and more. To register, visit <https://cef-colorado-431831.churchcenter.com/people/forms/1006150>.

English as a Second Language. 4-7 p.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. Your library offers English as a second language classes. These classes are free. Call (970) 264-2209 or

email for more information. Beginning students are encouraged to attend from 4-5 p.m., intermediate students from 5-6 p.m. and advanced students from 6-7 p.m.

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

Men's Fellowship. 6 p.m., Pope John Paul II Catholic Church classrooms, 353 S. Pagosa Blvd.

Wednesday, Dec. 10

Kids Kare. 9:30-11:30 a.m., Pagosa Bible Church, 209 Harman Park Drive. A weekly club for 3- to 5-year-olds where the Bible is taught with songs, stories, object lessons, games and more.

Family Storytime. 10-11 a.m., Sisson Library. Join us for an educational hour of reading, singing and free play while building early literacy skills together. For all ages. Call (970) 264-2209 for more information.

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

Mindful Drawing. 1:15 p.m., Senior Center.

Mexican Train Dominoes. 1:15 p.m., Senior Center.

Notary Drop-in. 3-4 p.m., Sisson Library. Colorado documents can be notarized with proper identification.

Elementary Tutoring. 3:30-4:30

p.m., Pagosa Springs Elementary School, 141 S. 10th St. For grades 1-3. Elementary school children are tutored in reading and math. Registration required. Call (970) 264-2209 for more information. A Sisson Library program.

■ See Calendar on next page

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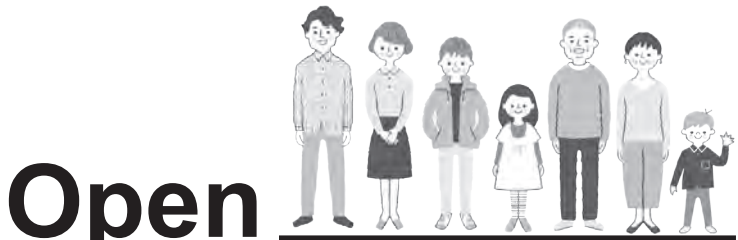


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A season of gratitude at Archuleta Senior Center

By Ricardo Martinez
PREVIEW Columnist

As the holiday season arrives, the Archuleta Senior Center is reflecting on another meaningful year of service to the older adults of Archuleta County.

From daily meal programs to social activities, wellness events and caregiver support, the center remains a vital lifeline for hundreds of residents.

The season offers a special opportunity to recognize the collective effort that makes this work possible, an effort strengthened by community partnerships, compassionate staff, dedicated volunteers and the unwavering support of our clients who trust us to walk alongside them on their aging journey.

The Senior Center executive director extends heartfelt gratitude to

Senior News

every board member, staff member, volunteer and client served throughout the year.

This season serves as a meaningful reminder of how fortunate we are as a community. The dedication of our team and the generosity of those who support the center ensure that local seniors are not only cared for but truly valued.

Autumn match campaign

We depend on donations as part of our funding to provide our programs and 20,000 lunches a year, including the home-bound using

Meals on Wheels. Our other sources of funding are not enough.

You can make a difference. An Archuleta Seniors Inc. (ASI) supporter will donate up to \$5,000 if matched between now and Dec. 31. Your donation of \$10 becomes \$20, \$20 becomes \$40, \$50 becomes \$100, or whatever amount you give will be doubled in value.

You can donate to the matching campaign in multiple ways:

- Call ASI at (970) 264-2167 or stop in and use your credit card, saying it's for the matching campaign. We are located at 451 Hot Springs Blvd., in the Ross Aragon Community Center (the riverside entrance at the portico).

- You can send a check to ASI, P.O. Box 3444, Pagosa Springs, CO 81147, with "Match" on the memo line, or use this link: <https://www.>

■ See Senior on next page

Preview Calendar

■ continued from previous page

Junior Youth Challenge. 3:30-4:45 p.m., Pagosa Springs Middle School music room. A weekly club for kids in fifth and sixth grade where the Bible is taught with songs, stories, object lessons, games and more. To register, visit <https://cef-colorado-431831.churchcenter.com/people/forms/1006150>.

Bird Identification Class. 6 p.m., Community United Methodist Church, 434 Lewis St. Enter through the side door closest to the parking lot. Join the Weminuche Audubon Society for the first of three bird identification classes in preparation for the Christmas Bird Count. A Zoom link will be available at weminucheaudubon.org.

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.

Thursday, Dec. 11

Ruby's Writers Guild. 9-10:30 a.m., Senior Center. Ruby's Writers Guild welcomes writers who are looking for opportunities, support and camaraderie with other writers. Members provide support, resources and guidance for each other.

Tech Time. 2-4 p.m., Sisson Library. Taylor will answer basic questions related to computers, smartphones, tablets, etc., and provide assistance with accessing any of the library's online resources. Bring your device charger and passwords.

English as a Second Language. 4-7 p.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. 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.

Friday, Dec. 12

Notary Drop-in. 1-2 p.m., Sisson Library. Colorado documents can be notarized with proper identification.

Thingamajig Theatre Company Presents 'A Christmas Carol.' 7 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit pagosacenter.org or call (970) 731-SHOW (7469).

Pagosa Springs Community Choir Presents 'We Need a Little Christmas.' 7 p.m., Pagosa Springs High School auditorium. Hear Christmas favorites.

Saturday, Dec. 13

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.

Pagosa Springs Varsity Girls' Basketball. 12:30 p.m., Pagosa Springs High School. Pagosa Springs vs. Salida.

Pagosa Springs Varsity Boys' Basketball. 2 p.m., Pagosa Springs High School. Pagosa Springs vs. Salida.

Thingamajig Theatre Company Presents 'A Christmas Carol.' 7 p.m., Pagosa Springs Center for

the Arts, 2313 Eagle Drive. For tickets and more information, visit pagosacenter.org or call (970) 731-SHOW (7469).

Pagosa Springs Community Choir Presents 'We Need a Little Christmas.' 7 p.m., Pagosa Springs High School auditorium. Hear Christmas favorites.

Sunday, Dec. 14

Thingamajig Theatre Company Presents 'A Christmas Carol.' 3 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit pagosacenter.org or call (970) 731-SHOW (7469).

Pagosa Springs Community Choir Presents 'We Need a Little Christmas.' 4 p.m., Pagosa Springs High School auditorium. Hear Christmas favorites.



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Senior

■ continued from previous page
coloradogives.org/organization/
ArchuletaSeniors.

November holiday closures

ASI will be closed on Thursday and Friday, Nov. 27 and 28, for Thanksgiving. No programs or lunch service will be provided those days.

Upcoming events

Put us on your schedule. We will have a tree at the Festival of Trees on Dec. 5 and 6. ASI is the caterer for the Festival of Trees this year, so get your tickets from the Ross Aragon Community Center and enjoy a delicious meal.

There may be a competitive team jigsaw puzzle contest fundraiser with prizes in January — more details will follow.

Senior Conversations

The very popular Senior Conversations with local Bill Salmansohn takes place on Mondays at 1:30 p.m. at the Senior Center.

Salmonsohn brings to the conversations a variety of topics designed to stimulate discussions within a safe and comfortable environment as we explore our well-being and shared experiences.

This is a unique opportunity to connect with others in the Archuleta community, fostering sharing and friendships.

Snacks will be provided.

Afterward, hosted by Robin Williams, stay for 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 weekly class

Community members are invited to attend free weekly classes every Tuesday from 10 to 11 a.m. at the Senior Center at 451 Hot Springs Blvd., in the back of the Ross Aragon Community Center.

The stretching and mobility classes 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.

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 game of bridge is held on Tuesdays and Wednesdays at 1:15 p.m.

Bridge is a four-player card game with partners sitting opposite each other around a table. It is a trick-taking card game using a standard 52-card deck. Come alone or bring a partner.

Hand and foot card game

Whether you are new to hand and foot or interested in learning, please join us most Tuesdays at 1:15 p.m. at the Senior Center.

This card game involves four rounds, with the final round reached sometime between two and 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.

■ See Senior on next page

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Senior

■ continued from previous page

Emotional freedom

On the second Wednesday of the month, join the “Tappers,” who practice a self-regulation technique to relieve symptoms of anxiety, depression, insomnia and more.

Come learn the technique on the second Wednesday of each month at 10 a.m. at the Senior Center. Everything you need to get started is included in this fun, engaging, supportive class taught by Judith Newman, LPC.

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. There is no class on Wednesday, Nov. 26.

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.

There will be no class on Nov. 26.

Mexican train dominoes

Mexican train dominoes meets on Wednesdays at 1:15 p.m. at the Senior Center.

Ruby’s Writers Guild

The Ruby’s Writers Guild now meets on Thursdays from 8:45 to 10:30 a.m. The Guild is an informal group that meets to support writers of all genres and experiences. It supports writers through friendly critique, resources, discussion, and literary and cultural activities. Bring your secret idea drafts or completed manuscripts. Come join the group.

Tai chi chih

There will be no tai chi classes in December. It will resume Jan. 8, 2026.

Tai chi chih is not a martial art, but rather a tool for self-healing. Softness, flow and effortlessness are the guiding principles in this meditative practice. The 19 movements and one pose are designed to stimulate, circulate and balance the vital energy that is inherent in all of us.

Bingo

The Senior Center will host bingo once in December on Dec. 19 from 1:30 to 2:30 p.m.

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; just show up.

All ages are welcome, but we ask those 18 and younger to come with an adult chaperone. Seats are first come, first served.

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 and you will receive notification each month of the upcoming meeting, along with handy tips and tricks for scrapbooking and more.

Share lunch Monday through Friday

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. Grab ‘N’ Go pickup via our convenient portico is also

■ See Senior on next page

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Please include your first name and age on your letter.

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Grateful for this generous community

By Barbara Brattin
PREVIEW Columnist

As a relative newcomer to this community, I am amazed on a daily basis at the ways this community rallies around a cause. Pagosa Springs is a relatively small town and Archuleta County's population is below 13,000. Yet, the community achieves so much.

When the campaign to build a new library began five years ago,

Library News

the steering committee, led by the phenomenal Jann Pitcher, set out to raise enough money through private grants and donations to avoid any new taxes.

She and her team have worked tirelessly, even though the pandemic tried to blow them off course. The recent 100 Extraordinary Women campaign raised nearly \$300,000, a new national record for that fund-raising effort.

And even though the price of wood and steel has increased dramatically since the day the campaign started, we are getting closer to our goal every day. The walls are ■ See Library on next page

Senior

■ continued from previous page available all week.

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. Please say whether it is dine-in or Grab 'N' Go.

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

Call before 9 a.m. Please note that occasionally the menu must be changed on short notice.

Wednesday, Nov. 26 — Turkey breast with cranberry sauce, stuffing, sweet potatoes, garden salad, poached pears, pecan pie and milk.

Thursday, Nov. 27 — Closed for Thanksgiving. Enjoy the holiday.

Friday, Nov. 21 — Closed for Thanksgiving.

Monday, Dec. 1 — Cod and shrimp Veracruz, rice pilaf, wilted spinach, garden salad, fruit and milk.

Tuesday, Dec. 2 — Beef meatloaf with mashed potatoes and gravy, peas and pearl onions, garden salad, fruit, and milk.

Wednesday, Dec. 3 — Hawaiian chicken with pineapple and peppers,

coconut rice, garden salad, fruit, and milk.

Thursday, Dec. 4 — BBQ pork ribs, creamed corn, green beans, garden salad, fruit and milk.

Friday, Dec. 5 — Pumpkin ravioli with sage butter, broccoli, garlic toast, garden salad, fruit and milk.

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. The meals are delivered by our wonderful volunteers. Call or text us at (970) 264-2167 for how to sign up for the program.

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.

Mountain Express Transit senior paratransit services

Seniors over the age of 60 can be verified to receive services through discounted paratransit services, free bus rides and pick up at your home to bring you to the Senior Center for lunch. To become eligible, there is a form to complete.

Older adults needing a ride to a local food pantry can contact the

Mountain Express Transit (MET) to schedule a ride with its paratransit service.

Call the Archuleta County MET at (970) 264-2250 for information.

Medicare assistance 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. 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.

For more information about ASI, please visit www.psseniors.org.



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Library

■ continued from previous page

going up and we will open a beautiful, expanded library this coming summer.

Thank you, Jann, and thanks to every person who has contributed their time or their money to making this dream a reality.

Now that winter is creeping in, our regular visitors who have no home to return to in the evening are coming to the library more often to stay warm. Recently, when we learned that they were in need of more blankets and sleeping bags, I put out the call on NextDoor and soon we had piles of warm blankets and sleeping bags and offers of extra help from compassionate community members. Thank you to all of you with big hearts who selflessly share what you have with people who need a little help to keep going. Your kindness is inspiring.

And so it seems fitting that on this Thanksgiving weekend, I tell you all how much you mean to the library and how grateful we are to live in this community with you.

We wish you laughter, joy and the warmth of family this holiday season! Come see us often. We look forward to seeing you.

Construction update

Roof framing is complete, right on schedule with a temporary membrane to keep the snow and rain at bay. Interior framing begins the first week in December to get ready for mechanical, electrical and plumbing installations beginning Dec. 9. Follow us on Facebook for periodic pictures of progress.

Your donations go a long way toward making this new library exceptional. The Colorado Gives campaign is underway, and monthly donations are matched through Dec. 9th. We have a ways to go to meet our fundraising goals. Thanks from all of us. You can donate at <https://www.coloradogives.org/organization/RubySissonLibraryFoundation>.

Library Thanksgiving closure

The library will be closed over Thanksgiving weekend, Nov. 27-30. Normal hours and activities resume Monday, Dec. 1.

Meet us out in the community

Now that we have much less space for our operations and no meeting rooms during construction, several of our regular activities and special events are happening in other locations.

Please check the listings in this column and on your library's website, <https://pagosalibrary.org>, for location changes throughout the construction. If no other location is mentioned, the activity will stay at your library.

Activities calendars

Pick up monthly calendars at the library or check the website at www.pagosalibrary.org/events-calendar so you don't miss any of the free programs, events and activities available to you and your family.

Online author talks

Our free online author talks with New York Times bestselling authors continue in December with one more talk scheduled for you to watch live on Zoom or via a recording later in the month.

For details and to register, go to <https://libraryc.org/pagosalibrary/upcoming>.

Join us Tuesday, Dec. 2, at noon (or watch the recording later) when we hear "Scheming Wives and High-Stakes Hilarity" with Sue Hincenbergs, author of "The Retirement Plan" and award-winning television producer.

Conversational Spanish

The Conversational Spanish group will meet Mondays in December from 4 to 5 p.m. at St. Patrick's Episcopal Church at 225 S. Pagosa Blvd. This is a great opportunity to practice your Spanish in a free group setting. No minimum skill level is needed.

Ruby's Book Club

Join us for Ruby's Book Club from 2 to 3 p.m. on Tuesday, Dec. 9, as we discuss "On Earth We're Briefly Gorgeous" by Ocean Vuong. Copies are available at your library.

This free book club for adults is held the second Tuesday of each month, alternating between fiction and nonfiction titles. Anyone is welcome to attend. During construction it takes place at the new Harman Park Transit Center, 83 Harman Park Drive, next to the Archuleta County Sheriff's Office.

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.

Elementary school tutoring

Note: We are taking a few weeks off from tutoring, but will return in December.

Free after-school tutoring for kids in first through third grade takes place on Wednesdays from 3:30 to 4:30 p.m. Registration is required because of limited space, so call your library now at (970) 264-2209 to enroll your child.

This invaluable tutoring involves one-on-one and small-group help for math, literacy, writing and spelling.

Note that because of construction at the library these sessions will take place at the elementary school.

Writers Guild

Thursdays 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.

During construction the group will meet at the Pagosa Senior Center, 451 Hot Springs Blvd. Enter through the left side of the building.

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, but please bring your device's charger and passwords with you.

English as a second language classes

Free in-person evening classes happen on Tuesdays and Thursdays from 4 to 5 p.m. for students of all levels at St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. Please help us pass the word about these classes.

Pagosa Adult Learning Services (PALS)

Join Mark or Sally for free individualized 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.



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Decorative cookies Santa can't resist

Special to The PREVIEW

Kids know that cookies are a vital component of the holiday season. Come bedtime on Christmas Eve, youngsters want to make sure Santa Claus gets all the nourishment he needs to continue delivering presents to kids all over the globe. That sustenance is often provided in cookie form.

With that in mind, families who want to be certain Santa won't leave their homes hungry this Christmas can whip up a batch of these Chocolate Star Christmas Decorations, courtesy of Lines+Angles.

Chocolate Star Christmas Decorations

Makes 4 dozen
2 cups flour
1/2 cup Dutch processed cocoa powder, unsweetened
1/2 teaspoon baking powder
1/2 teaspoon salt
1 cup unsalted butter, softened
3/4 cup sugar
1 large egg yolk
1 teaspoon pure vanilla extract
1 large egg white
1 pinch cream of tartar
2 cups confectioners' sugar
Sprinkles, for decorating

1. Whisk together flour, cocoa powder, baking powder and salt in a bowl.
2. Beat butter and sugar in a separate bowl with an electric mixer until pale and fluffy, about 2 minutes, then beat in yolk and vanilla. On low speed, beat in flour mixture just until

3. a dough forms.
3. Divide the dough in half, flatten each piece into a disc and then chill them, wrapped in plastic wrap, until firm, for 2 to 3 hours.
4. Preheat oven to 350 degrees F with racks in top and bottom thirds. Line 2 baking sheets with parchment paper. Roll out 1 piece of dough between sheets of parchment paper into a 14-by-10-inch rectangle (1/8-inch thick). Cut out as many stars as possible, reserving and chilling scraps, then quickly transfer cookies to the baking sheet, arranging them 1/2-inch apart. (If dough becomes too soft, return it to the freezer until it is firm.)
5. Bake until firm and slightly puffed, about 10 minutes. Cool cookies on baking sheet for 5 minutes, then transfer to a rack to cool completely. (Cookies will crisp as they cool.) Make more cookies with remaining dough and scraps, rerolling scraps only once.
6. To make the icing, in an electric mixer fitted with the whisk attachment, beat egg white and cream of tartar until foamy. Sift in half the sugar and beat until smooth, about 1 to 2 minutes. With mixer running, gradually add remaining sugar and beat on high speed until icing is smooth and thick. Icing should be thick, but not too thick to be pressed through a pastry bag. Adjust consistency with more confectioners' sugar or water.
7. Transfer icing to a pastry bag with a small round tip. Pipe icing onto cookies and add decorations of your choice before icing hardens.

Families who want to be certain Santa won't leave their homes hungry this Christmas can whip up a batch of these Chocolate Star Christmas Decorations.

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ANNOUNCEMENTS

CONCERNED ABOUT ANOTHER'S DRINKING? Pagosa Springs Al-anon Family Group meets Tuesdays 6-7p.m., Pagosa Bible Church. Questions? Call/text (303)815-8569. www.al-anon.org.

PAGOSA AA: Monday, Wednesday, Friday 5:30 Men's Tuesday 5:30 Ladies Friday 11:30a.m. Saturday and Sunday 10a.m. Tuesday, Wednesday, Thursday 12 noon. Zoom Sunday 10a.m. Zoom Thursday noon women only: Zoom ID 858319763 password 754234. 315 N. 2nd Street, County Road 200 (.2 miles off Hwy. 160). 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, www.aa-westerncolorado.com, (970)245-9649, (888)333-9649 (24 hours).

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RESIDENTIAL RENTALS

BEAUTIFULLY FURNISHED 3 BEDROOM, 3 bath 1 car garage townhome in downtown Pagosa Springs. Available now through September of 2026. ALL UTILITIES INCLUDED. \$3000 /month. Call Team Pagosa (970)731-8599 or visit the website teampagosa.com.

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HOMES AND RENTALS AVAILABLE for immediate move in. Lake Forest: 3 Bedroom /2 Bathroom Home —\$2,500/month. Duplex: 3 Bedroom /2 Bathroom —\$2,200/month. Lake Hatcher: 3 Bedroom /2 Bathroom Home —\$2,500/month. Storage Units: 10x10 —\$90/month. 10x15 —\$100/month. Call Sunrise Property Management today at (970)731-4344 to schedule a tour.

RESIDENTIAL RENTALS

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LONG TERM RENTALS AVAILABLE. Call Team Pagosa (970)731-8599, 117 Navajo Trail Dr., pagosaspringsrealty.com.

LOVELY NEWLY REMODELED 3 bedroom 2 bath 2 car garage home on wooded lot. Available around November 20th. \$3500 / month Call Team Pagosa, (970)731-8599, or visit the website teampagosa.com.

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NICE UNFURNISHED 2 BEDROOM, 2 bath condo in uptown Pagosa Springs. \$1800 per month. Call Team Pagosa, (970)731-8599, or view the unit at teampagosa.com.

PANORAMIC VIEWS. OFF-GRID, one bedroom cabin in Cabezón Canyon near Chimney Rock National Monument. AWD required in winter, full bath. \$650 per month plus utilities. (970)883-2600.

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RESIDENTIAL RENTALS

UNFURNISHED SWEET 3 BEDROOM, 2 bath, 2 car garage home located in Pagosa Lakes. Just up the street from the Rec. Center and all up -town amenities. Sorry no pets. \$2,150 /month. Available now. Call Team Pagosa, (970)731-8599, or visit teampagosa.com to take a look.

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