



PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO 81147 www.PagosaSUN.com VOLUME 118 — NO. 10, THURSDAY, DECEMBER 4, 2025



Photo courtesy Colorado Department of Transportation
The shift of the lanes of traffic from the south side of U.S. 160 to the north side from 4th Street to 1st Street was completed Tuesday, Dec. 2, ahead of the week's snowstorm. From 4th Street west, traffic will remain in the current configuration.

Community members
voice opinions on
proposed new school sites

By Clayton Chaney
Staff Writer

The Archuleta School District (ASD) Board of Education (BoE) held a community listening session on Tuesday, Dec. 2, where numerous community members shared their thoughts on the school district's plans to build a new school, either uptown at the Vista Boulevard site or downtown on the south end of the high school campus site.

BoE president Bob Lynch opened the discussion by explaining that the district is assessing the two possible sites and information that has been provided by the district's Master Planning Advisory Committee (MPAC).

"The assessment, not a recommendation, has come to us," he said.

With it being a work session, the BoE allowed members of the public more than the traditional three minutes to speak.

"We're here to listen," Lynch said, noting the goal was to have a "respectful discussion all around."

■ See Sites A7

Four-vehicle crash on U.S. 160
results in multiple injuries

By William Rockensock
Pagosa Springs Police Department

At approximately 5 p.m. on the evening of Nov. 29, the Pagosa Springs Police Department responded to a four-vehicle collision on U.S. 160 at mile marker 142.

The crash involved several vehicles and resulted in injuries to multiple individuals.

According to the initial investigation, an eastbound SUV stopped to make a left turn into businesses at the top of Put Hill on U.S. 160. Behind the SUV, a Toyota 4Runner, driven by a lone female driver, also came to a stop. A third vehicle, an eastbound Ram 2500 carrying two adults and a child, was unable to stop in time and swerved left to avoid the stopped vehicles.

The Ram struck the left rear of the 4Runner before crossing the center-line and colliding head-on with a

■ See Crash A8

Town council calls for municipal
election, four seats up for grabs

By Derek Kutzer
Staff Writer

On Dec. 2, the Pagosa Springs Town Council approved an ordinance calling for an upcoming municipal election to be held on April 7, 2026.

The election will include the mayor's seat, currently held by Shari Pierce, and three at-large council seats, currently held by Madeline Bergon, Matt DeGuise and Gary Williams.

Per an ordinance setting term limits to two elected terms, DeGuise explained to the SUN he cannot run for re-election.

An agenda document states that the "nomination petitions will be ready on January 5th for circulation on January 6th and must be returned to the Town Clerk's office by January 26th."

The ordinance states, "All candidates must file a valid Nomination Petition with the Town Clerk no earlier than January 6, 2026, and no later than 5:00 p.m. on January 26, 2026."

It adds, "Nomination petitions may be amended to correct or replace invalid signatures not later than 5:00 p.m. on February 2, 2026, in order for their name to appear on the ballot."

The document further explains, "To be eligible to be elected to office, a person must be a citizen of the United States, a registered elector of the town, and a resident of the Town for a period of no less than twelve consecutive months immediately preceding the election. In addition, candidates may not be convicted of a felony and not

■ See Election A8

Colorado approved for \$420 million
in federal broadband funding,
connecting rural Colorado

By Randi Pierce
Staff Writer

On Tuesday, Dec. 2, the Colorado Broadband Office (CBO) announced that the National Telecommunications and Information Administration (NTIA) approved Colorado's final proposal under the Broadband Equity Access and Deployment (BEAD) program, unlocking \$420.6 million in federal funding from the Infrastructure, Investment and Jobs Act (IIJA) for the state's broadband infrastructure.

The investment means that high-speed internet is on its way to more than 96,000 Coloradans, according to the CBO, with Eric Hittle, technical director of the Archuleta County

■ See Funding A8



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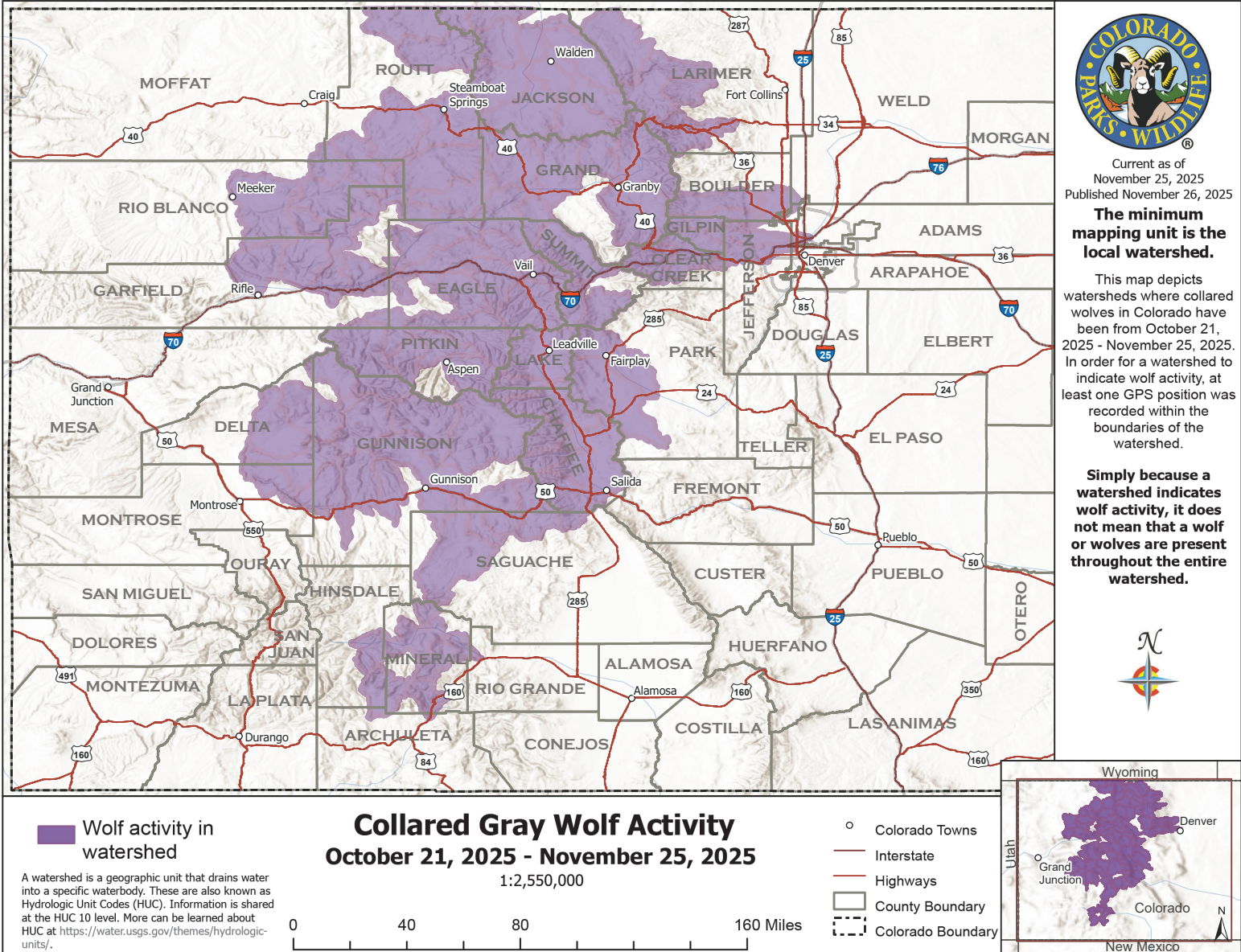
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Classifieds

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No collared wolves made their way into Archuleta County between Oct. 21 and Nov. 25, according to Colorado Parks and Wildlife. According to the agency, one wolf lit up watersheds in Hinsdale County that then lit up portions of Archuleta County, though there was no collared wolf presence in the county during the period of the map highlights. Efforts to translocate wolves into the state's southwest corner for the next wave of the reintroduction are continuing.

Third reintroduction of wolves moving forward
despite new federal limits, citizen petition

By Meryl Phair
Staff Writer

Two years ago, the latch of a metal crate clicked, sending a wolf running back into the Colorado wilderness for the first time since the animals were eradicated from the state in the 1940s. The lone wolf was soon joined by others, bringing the total to 15 new predators relocated from Oregon to the rugged peaks and valleys of the Rocky Mountain state.

The release in Grand and Summit counties was the first step in a major conservation initiative to establish a resident wolf population, bringing wolves back to their historical range from northern Canada to the southwest.

"Today, history was made in Colorado," Gov. Jared Polis said following the release. "For the first time since the 1940s, the howl of wolves will officially return to western Colorado."

The following year, 15 more wolves from British Columbia were released in Eagle and Pitkin counties. Now, the third wave of Colorado's voter-approved wolf reintroduction is set to come this winter as 15 more wolves are expected to be released soon in the state's southwest corner.

Colorado Parks and Wildlife's (CPW's) wolf management plan recommends the state wild-

■ See Wolves A8

Opinion



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11/27	56	21	0.00	NA
11/28	49	23	0.00	NA
11/29	47	20	0.00	NA
11/30	35	19	0.00	NA
12/1	36	22	0.05	NA

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OUR VIEW

Making the season merry and bright

Thanksgiving is officially behind us, the snow is falling, festive lights are popping up throughout the area and the holiday shopping season is well underway.

While the challenges the world is facing have obviously not melted away (and some still prefer to complain more than celebrate), it's beginning to feel and look like Christmas, and things feel a little brighter.

As we've been out and about shopping and going to events, we've found that the decor is adorable and beautiful, the faces around town are friendly, and the community's talent continues to impress us.

And it's only just beginning.

Numerous events are on the calendar over the next several weeks, from concerts and plays to chances to visit Santa and church services, with the events aiming to celebrate the season and our wonderful community, and to be there for our friends and neighbors who need a little extra help

right now.

We encourage everyone to take part if possible and add to the spirit of the season. We're pretty sure there will be something for everyone, whether that's cozy indoor events with hot cocoa or heading out for a stroll at the annual Old-Fashioned Christmas event on Dec. 20.

Even a trip to the post office counts as a social gathering these days, with the wait in line serving as an opportunity to catch up with and meet others in our community.

Youngsters can even get in on the festive fun by sharing their letters to Santa with us here at The SUN. Once again this year, we've partnered with Santa and his elves to host a Christmas mailbox at our office at 457 Lewis St., and Santa is again allowing us to share some of those Christmas wishes in The SUN to share the joy of our community's kids. For those who are more digitally inclined, parents can email letters to editor@pagosasun.com.

Letters will appear in the Dec. 25 issue of The PREVIEW.

And while we encourage shopping locally when possible year-round, now is the perfect time to get into the holiday spirit and enjoy a festive shopping trip around town to help check off all the boxes on your Christmas shopping list or for any other gifts or items you need (and if you're like us, you may or may not have go home with new things for yourself while shopping for others).

Numerous local retailers are running deals, and while you get more bang for your buck shopping during the sales, you're helping our fellow community members run successful businesses and have happy holidays, as well.

We encourage and challenge everyone to help make this a festive season for everyone and a season full of cheer, support and fun.

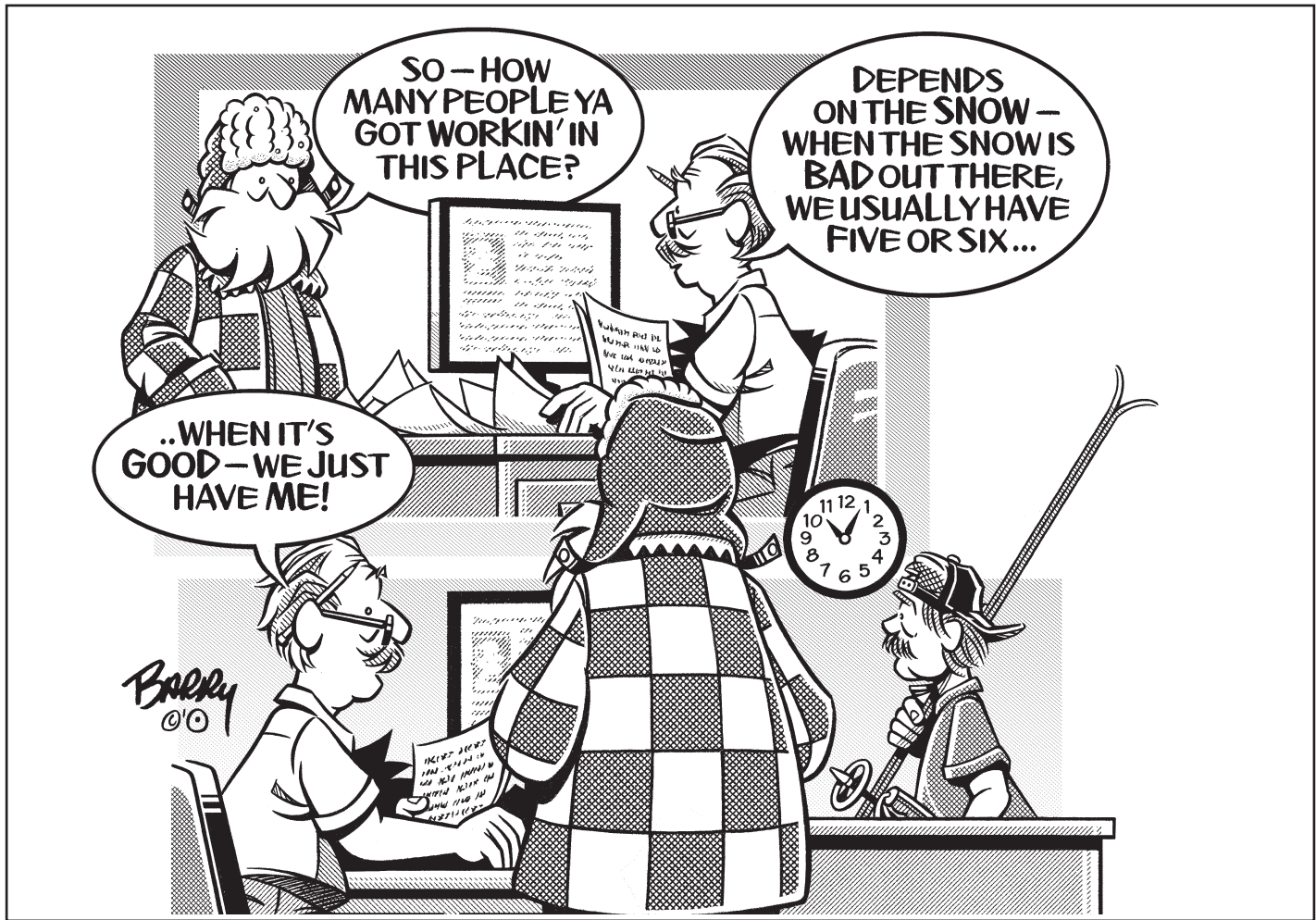
Randi Pierce

LOOKING BACK



From the Dec. 3, 1970, Pagosa SUN — SQUAD MEMBERS — Some of the squad members of the Pirate basketball team this year are shown with Coach Wright. They are, left to right, Coach Wright, Leroy Lucero, Henry Rivas, Tom Hyde, Ronnie Sorrels, Bob Lynch, and Leonard Martinez. All played Jayvee ball last year and are shaping up rapidly this year.

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LEGACIES

By Shari Pierce

100 years ago

Taken from SUN files of
December 4, 1925

It has now been about four years since the Women's Civic Club was organized. During that time we have accomplished some things in the way of Civic improvement. The public Library is the most important achievement. We have been gradually adding new books to the shelves until we now have 2016 volumes. We also have \$150.00 that will be put into new books at once. The year 1925 has been our banner year. We have spent almost \$500.00 on the Library alone, including new books, salary for librarian and other incidental expenses. Besides keeping up the Library, we have put water to the cemetery, established Rest Rooms and Information Bureau, and paid a salaried caretaker for same during the tourist months of the summer.

Don't wait until your radiator freezes, drive in and let us fill it with alcohol. Pagosa Springs Motor Company.

Among those shipping cattle to the Denver market the past week were: Chas. Hazelwood, 3 cars; At Last Ranch, 14; J.B. Samuel, 3; R.P. Hott, 2.

75 years ago

Taken from SUN files of
December 8, 1950

J.T. Chambers, resident of Archuleta County since 1879, passed away at the home of his daughter, Mrs. Earl Mason, in Durango on Monday morning. Funeral services were held from the Methodist Church on Wednesday afternoon of this week, with interment in the local cemetery.

Mr. Chambers was affectionately known as "Uncle Joe" to nearly every resident of the county and had long been a prominent figure in local affairs. At the time of his death he was chairman of the Board of County Commissioners and had only recently resigned from the Town Board because of his health.

He was born in 1873 and was slightly over seventy-seven years of age at the time of his death.

The Public Utilities Commission last week granted the Denver and Rio Grande Western Railway permission to discontinue the passenger train service between Alamosa and Durango. The decision was received as a major set back to the transportation problems of the area.

Many of the residents of southern Archuleta County will suffer hardships when the train is discontinued as it is the only means of transportation for many.

50 years ago

Taken from SUN files of
December 4, 1975

An inch an hour of new snow maybe doesn't sound like much. However, after 67-1/2 hours, the affect is much greater. The storm on Wolf Creek Pass over the Thanksgiving weekend didn't quite come up to that, 66 inches fell in the three day storm, but that is close to an inch per hour. Actually, snowfall was light at times, and then every heavy at other times.

Archuleta County Commissioners voted to instruct the county attorney to prepare possible legal action against several people involved in what was considered violations of the county subdivision regulations. The area involved is that just west of the city limits on what is known as the 'Old Gopher Hole' property.

Commissioners stated that it was their intention to see that these regulations were strictly enforced. The regulations provide that any division of land into less than 35 acre plots must have approval of the county. Approval was not obtained in this case, until after the land had been subdivided into small portions. This will be the first time that charges have been filed against anyone under the regulations.

25 years ago

Taken from SUN files of
December 7, 2000

County elected officials doing battle with the commissioners to obtain raises for their employees apparently won at least a small victory Tuesday.

County budget officer Dennis Hunt is dotting the final i's and crossing the last of the t's while preparing the 2001 budget for final approval at this coming Tuesday's regular commissioner meeting.

Included in the budget will be \$1,400 for each of the 126 full-time county employees plus an undetermined amount to be used for incentive raises as determined by department heads and other elected officials.

The \$1,400 amounts to \$176,400 when considered as a lump. The raise amounts to a 6.2 percent increase over last year, according to the commissioners.

During the preliminary steps of budget development, department heads and elected officials had been seeking an increase of about \$324, 280, approximately 11.4 percent.



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.

Truth and reconciliation

Dear Editor:
Truth, Reconciliation, and Healing for Our Borderlands

New Mexico's proposed "truth commission" for Epstein's Zorro Ranch is happening because survivors such as Annie Farmer, Maria Farmer, and Rachel Benavidez refused silence. Their courage opened a door to truth, accountability, and reconciliation. Families across our borderlands deserve the same.

From Pagosa Springs to Ignacio, Bayfield, Durango, Cortez, Towaoc, Dulce, Farmington, Taos, the San Luis Valley, Río Arriba County, and the Pueblos, generations of Indigenous, Latina, Mestiza, Two-Spirit, queer, and trans relatives have been lost to violence or disappearance.

Structural Roots of Risk
Navajo scholars and border-town researchers have shown that communities like Farmington, Cortez, Durango, and Gallup were shaped by colonial systems — land dispossession, racial hierarchy, and chronic underinvestment — that still influence whose cases receive urgency today.

Melanie Yazzie notes that these structural harms fall most heavily on Indigenous women but also on Hispana/Mestiza working-class families, who experience similar economic precarity, barriers to care, and under-protection.

Socioeconomic Indicators Reflect These Conditions

Many borderland counties including Archuleta show:

- above-average poverty rates
- deep wage gaps for Latina women
- limited behavioral health resources
- food insecurity
- unstable housing
- long travel times for care

Public health research confirms these factors increase vulnerability long before a crisis occurs.

ACEs, Sexual Trauma, and Inter-generational Patterns

Adverse Childhood Experiences — especially sexual trauma — intensify risk across a lifetime.

When personal trauma intersects with historical trauma, poverty, or rural isolation, vulnerability becomes structural, not individual.

Decolonizing Mental Health Offers Real Solutions

A decolonized approach recognizes that Indigenous, Hispano, and Mestiza ancestral practices — ceremony, gardens, storytelling, kinship, community meals, and mutual aid — are not nostalgic traditions; they are evidence-based protective factors that modern neuroscience (Polyvagal Theory, IPNB, ACE research) finally validates.

Our communities have always held knowledge about how to regulate the nervous system, heal trauma, and protect one another. Colonization disrupted those protective systems; reconciliation helps restore them.

A Path Forward

A Borderlands Truth and Reconciliation Commission can:

- center family testimony
- investigate jurisdiction gaps
- integrate Indigenous/Hispano/Mestiza healing knowledge
- address socioeconomic drivers
- include Latina/Mestiza and 2S/QT cases alongside Indigenous ones
- recommend community-based care infrastructure

If we can pursue reconciliation for survivors of Zorro Ranch, we can and must do it for borderlands families who have waited far too long.

Sincerely,

Rosa D. Chavez

Why Peter clapped

Dear Editor:
It's Saturday, two days after Thanksgiving. Our Elite Recycling trash pick-up service always comes on a Friday, generally around noon. For some reason they did not come until Saturday. Since we no longer get notified because we don't have an e-mail account any longer or a cell phone, we put our dumpster at the head of the driveway on the

Letters

wrong day,
It was a warm, sunny day. I decided to go to the head of the driveway and just lean on the dumpster and watch the cars go by. Then I heard the Elite Recycling Truck in the distance and decided to wait for it. It finally came. The driver stayed in the truck while the garbage collector got our dumpster and loaded the trash into the truck. That took less than two minutes.

When he brought our dumpster back, I had one of those impromptu thoughts. I said, "If you can wait a minute, I would like to go in the house and get you some money for a hamburger." That was OK with him. I got him enough money for two hamburgers, one for him and one for the driver. At 92, everything takes a little longer for me. He was already in the front of the garage, leaning on the dumpster when I came out and gave him the money.

I went into the house and poured myself a cup of coffee; and then quite spontaneously I started to clan. And I kept on clapping and clapping. "Lord", I queried, "Why am I clapping?" He said, "You are clapping because angels in heaven and the cloud of witnesses saw what you did and are clapping."

I did finally stop clapping, poured myself a little more coffee and sat up in bed, marveling at the way heaven was cheering for Peter on Cloud Cap Avenue in Pagosa. But that is not the end of the story. Then, my heavenly father leaned down and kissed me on the forehead. I wept. I will never be the same. I have to tell someone what happened. You, my dear friend, are that someone. God bless you; and may my heavenly Father lean down and kiss you in the forehead as you read this.

Peter Laue

Proposal for Polis

Dear Editor:
Open letter to Governor Polis: A Modest Proposal

Dear Governor Polis,
Amid the many irregularities and illegalities perpetrated by the current administration, there's a yawning problem that might have a bright solution. A better solution than mandating that "no cash transitions will be permitted."

Pennies are being removed from our currency stream. This will impact retail cash sales to the extent that between .01 and .04 cents could be owed as change on any given cash transaction. Why not turn this into a "Pennies for the Poor" opportunity? The concept of "rounding up" for charities is hardly new.

Could the State of Colorado propose the following: Mandate a program to electronically collect pennies that would ordinarily be returned to cash sale customers and redirect them to a charitable fund to serve the poor.

There is no shortage of worthy causes, but Supplemental Food Benefits comes to mind. In each community, a fund could be established to which the pennies would be directed. A community bank would collect the funds and issue generic \$25 SNAP

cards for people who need help. Easy. Uncomplicated. The cards are cheap to produce.

To avoid unwanted and expensive bureaucratic regulation, the cards could be distributed on a rotating basis to approved local charities and community groups to use at their discretion. The agencies work in the trenches. They know who needs help.

Pennies add up quickly. In 2024, the US produced 3.2 billion pennies. This equates to \$320 million dollars. Wouldn't it be great to turn nuisance pennies into real assistance for the people the administration seems determined to ignore or deny - those working hard to support a family.

For the inevitable shylocks who will protest that they're being robbed of their rightful pennies, maybe they can accumulate their receipts and apply for a credit on their state income taxes. Bah! Humbug!

Sincerely,

Kathy Muth

Corruption

Dear Editor:
We're all paying for Trump's corruption.

While 17 million Americans lose their healthcare because of Trump's "Big Beautiful Bill" and Republicans killing ACA tax credits, Trump and his family are getting filthy rich.

Trump imposes tariffs to extract bribes. In April, Trump threatened a 46% tariff on Vietnam. Vietnam responded by approving a \$1.5 billion Trump golf resort. For that payoff, Trump lowered Vietnam's tariff to 20%. Even under the lower tariff, you and I pay more for auto parts and steel while Trump lines his pockets.

Trump puts us in danger by accepting kickbacks from hostile foreign governments. He sold 70,000 AI microchips to the United Arab Emirates for a \$2 billion kickback.

Trump has cut \$186 billion from SNAP, starving children to give tax breaks to his rich friends while sending \$40 billion to bail out the autocratic government of Argentina. So much for America First.

For a \$2 billion purchase of the Trump family's World Liberty Financial "stablecoin", Trump pardoned billionaire Changpeng Zhao, guilty of financing Hamas and child abuse through his crypto exchange Binance.

Trump's administration is a con created to transfer our taxpayer dollars to corrupt industrialists willing

■ See Letters A4

U.S. 160 reconstruction information

Week of Dec. 8-13

Traffic shift

• U.S. 160: The project team successfully completed the shift of the lanes of traffic from the south side of U.S. 160 to the north side from 4th Street to 1st Street. There will continue to be no parking on U.S. 160. From 4th Street west, traffic will stay in the current configuration.

• The 4th Street/Hot Springs Boulevard intersection is fully open.

• Changes in pedestrian crossings: With the new traffic shift there will be several locations that will no longer have pedestrian barriers where the sidewalks, curb and gutter have been completed. Please pay attention when traversing the roadway and use identified crossings.

Snow removal plan

A coordinated snow removal team has been assembled to support the U.S. 160 reconstruction project and help keep downtown Pagosa Springs safe and accessible throughout the winter. This team includes Colorado Department of Transportation (CDOT) maintenance personnel, the WW Clyde construction team and Town of Pagosa Springs Public Works staff.

How the snow removal team will work

The team has developed a unified plan to quickly respond to major snowstorms. The shared goals are to:

- Keep U.S. 160 through downtown clear and passable.
- Support emergency access routes.
- Maintain access to schools, businesses and essential services.

CDOT snow removal duties

- CDOT will maintain the U.S. 160 main business corridor.
- CDOT will provide an additional snowplow dedicated to supporting operations in the downtown corridor.

Information provided by Colorado Department of Transportation

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County planning commission denies minor subdivision application, directs applicant to appeal to BoCC

By Clayton Chaney
Staff Writer

During its regular meeting on Nov. 20, the Archuleta County Planning Commission unanimously approved a motion recommending denial of a minor subdivision proposed to be located at 2884C County Road 400.

The minor subdivision application was presented by Planner Katie Neher, who indicated the applicant intends to split his parcel into two, with one being 54.06 acres and the other being 6.53 acres.

According to Neher's staff report, the county's future land use map designates the area as "very low density," which has a base density of 35 acres per dwelling unit.

Neher also noted the parcel is currently zoned as agricultural ranching, "which has a minimum lot size of 35 acres."

The staff report states, "Due to the Very Low Density designation, and because the project does not align with zoning district standards, Planning Staff is recommending denial. In recent years, neighboring parcels were approved for minor subdivisions like this one; however, it is the belief of the Planning Staff that when we are made aware of errors, we act in accordance with the Regulations and pursue the correct process from that moment forward."

The applicant, Samuel Hughes, explained during the meeting that he originally purchased the property in 2004 and last year he witnessed his neighbors to the north and south split up their properties into multiple smaller parcels.

"So, I just watched the neighbors do that and thought, 'Oh, I might do the same,'" Hughes said.

He explained that he communicated with county planning staff and was informed by a former employee that the subdividing of his neighbors properties was not done according to the county's policy.

Hughes also mentioned that he communicated with the county's former planning director and Commissioner Veronica Medina.

"And Veronica let me know it didn't seem fair for me to watch both neighbors do it and not be allowed to do," Hughes said. "She said she would approve the split if it came through the planning committee on to the commissioners."

In a later interview, Medina indicated that she had likely spoken to the applicant, but did not recall the particular conversation and did not provide any further comment on the matter.

During the meeting, Hughes explained that he had engineers plot the property and studies that would be needed to create the new parcels.

He noted that the Pagosa Area

Water and Sanitation District (PAWSD) approved adding a new water tap to service the new parcel, while acknowledging that the county's current zoning does not align with his application for a minor subdivision in the area.

"But, I think with any luck that the commissioners would let one more sneak through, maybe," he said.

Hughes explained that his home would be on the larger parcel, while future plans for the smaller parcel could include building another home for his sons or selling it.

"I want to maintain the integrity of this beautiful acreage," he added.

Planning commissioner Mont McAllister mentioned that over the past few months the commission has been talking about "the precedent that has been set" while also trying to stop splitting up larger agricultural ranching properties.

McAllister also noted that Hughes had received approval from PAWSD for another water tap.

"I would stick with our precedent we've already set," McAllister said, indicating that since PAWSD approved servicing an extra lot, the minor subdivision should be allowed.

Planning commissioner Peter Beaudry commented that he has had issues with "parceling off" less than 35 acres in the past based on the county's community plan and

zoning.

"I don't believe this body has the option of changing the regulations," Beaudry said, indicating that he would support the staff recommendation for denial in this case.

"We've let this happen in the past," planning commission chair Matt Nobles said, noting that two of Hughes' neighbors have done the same thing in the past year or two.

Nobles described the trend as a "hot commodity" with people purchasing larger agricultural ranching properties and then looking to do a minor subdivision.

Nobles indicated that he agreed with Beaudry in that the planning commission is not the body to go against the code.

"I think staff is correct," he added. "I think staff is very correct on this, but we have set a precedent," McAllister said, explaining that if Hughes wants to appeal to the Board of County Commissioners (BoCC), "I think that would be the direction to go."

Beaudry motioned to recommend denial of the minor subdivision, with McAllister seconding on the condition that Hughes takes the matter to the BoCC, which was unanimously approved.

Nobles clarified that the BoCC has the authority to override the planning commission's decision on the matter.

clayton@pagosasun.com

Colorado secretary of state certifies 2025 coordinated election

Colorado Secretary of State's Office

Colorado Secretary of State Jena Griswold certified the statewide 2025 Coordinated Election on Nov. 26, making the results of the election official and final.

After the election, the Colorado Secretary of State's Office worked with Colorado's county clerks to complete a bipartisan post-election audit that verified the results of the election.

After the audit, each county's canvass board certified the election results. The canvass boards then submitted the final results to the Secretary of State's Office.

Some counties continue to conduct recounts of local contests, and will certify those local contests when complete.

Returning a mail ballot was the preferred method for voters, with 98.23 percent of voters choosing to cast their mail ballot during the 2025 coordinated election — a total of 1,686,307 ballots returned — and 1.77 percent of voters choosing to vote in-person — 30,348 total ballots returned.

2025 coordinated election statistics

- Total active voters: 4,135,705.

- Total ballots cast: 1,716,655.
- Turnout among active voters: 41.51 percent.
- Turnout among eligible voting population:

Ballots cast by unaffiliated voters: 734,632 (42.79 percent of total ballots cast).

Ballots cast by Democratic voters:

518,655 (30.21 percent of total ballots cast).

Ballots cast by Republican voters: 441,533 (25.72 percent of total ballots cast).

- 4,234 voters used Colorado BallotCure to fix a signature or ID discrepancy with their ballot in the 2025 coordinated election.

Archuleta County Democratic Club to meet Dec. 15

By Lynn R. Frederick
Archuleta County Democratic Club

The Archuleta County Democratic Club will meet for lunch on Monday, Dec. 15, at Coyote Moon.

Tami Graham from KSUT will be our guest speaker. Some of you may have heard Graham's interviews of notable people around our region on KSUT, but at our Dec. 15 meeting she will be interviewed instead by Pagosan Rick Holter.

KSUT is a valuable asset for all of southwest Colorado and is facing financial shortfalls because of the loss of federal money. Please come to hear

about the state of public radio and how you can help sustain it.

The Archuleta County Democratic Club meets every month. The club gives local Democrats the opportunity to meet with other Democrats, to hear speakers from the community, to meet candidates for local and national offices, and to hear about topics of timely interest.

All are welcome to attend. Please plan to come by 11:30 a.m. to order lunch. The speaker will present at noon. Having cash will facilitate ordering.

For more information, you may email lynnfrederick1@gmail.com.

Obituary

Warren Douglas Goodman

Warren Douglas Goodman, a beloved husband, father, grandfather and friend, passed away peacefully on Thursday, Nov. 20, 2025, at his home in Pagosa Springs, Colo., with his wife and son.

He was 72.

Born on March 23, 1953, to Francis Goodman and Mildred Goodman, Warren grew up in Wheat Ridge, Colo., where he forged lifelong bonds.

For many years, he was a dedicated partner in the family business, running a successful gutter company alongside his father, Francis, and his brother, Frank.

Warren lived a life of strong spiri-



tual belief he loved sharing his thoughts and ideas with people.

One of his greatest joys was rock-hounding, with a particular enthusiasm for finding and collecting petrified wood. Warren loved riding motorcycles and fishing with his son and grandkids.

He is survived by his devoted spouse, Joanne; his son, Burlin; his stepdaughter, Sabrina; and his cherished grandchildren, Dylan, Adrianna, Makayla and Brandon. He also leaves behind his beloved cats, Mary and Milo.

Warren was preceded in death by his father, Francis; his mother, Mildred; his brother, Frank; and his sister, Carol.

A memorial service to celebrate Warren's life will be held at a later date. Details will be provided by the family when arrangements are finalized.

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Letters

■ Continued from A3

to share the graft with him.

The system is rigged for the wealthy.

We need to vote these elitist thieves and their Republican bootlickers out (I'm looking at you, Jeff Hurd) and replace them with brave Democrats willing to support working families and pass tough anti-corruption laws.

Let's raise our voices together: "We won't get fooled again."

Philip Riffe
Hesperus, Colo.

Giving freely

Dear Editor:

Dear Giving Friends,

Every year I offer a letter to the most provided among us to consider and give freely and willingly to the poor and needy among us.

I reach into the Generosity Generator Hat and cajole, allude to or quote wisdom scripture, share research that suggests giving as its own reward, engage the rhetoric of economic connectivity, remind of tax advantages, find examples of dangerously extravagant role models, share stories of unjustly or suddenly afflicted sufferers.

With this year's giving season upon us what I've pulled out of the Generosity Generator Hat is a prayer.

Because it is just as hard to stop being poor as it is to stop being rich, I pray that we, the most provided for among us, will remember the poor and needy and give. Because it's good. Because it's right. Because we are brothers and sisters of the same family (from the same four mothers

some theories say and/or the same Heavenly Father some faiths say).

Or because of any other because our hearts speak to us.

Selah,

Wayne Sheldrake
South Fork, Colo.

President's holiday wishes

Dear Editor:

President Trump has prepared a few holiday well-wishes to bless folks who may be struggling to make ends meet and who are upset about the lack of true patriotism in America.

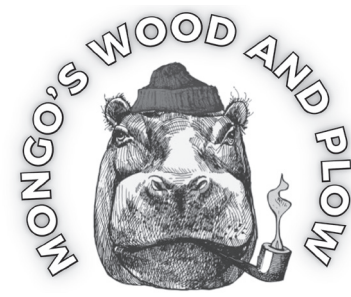
Our chief executive is treating the trillions of dollars in the national treasury as his own exclusive, personal piggy bank. He wants us to know he is going to use some of those income tax and tariff dollars to encourage

millions of voters with \$2,000 gifts right before the 2026 election!

He is also presenting our proud and patriotic people with the prospect of some exciting new wars in the Western hemisphere, including new conflicts in Venezuela, and perhaps next Colombia and Mexico, great opportunities to spill the blood of patriotic young Americans!

He is also using his personal treasury to build massive new detention facilities to house scared, hard-working, non-criminal immigrants. Hopefully he might soon be able to use this new affordable housing to intern big city mayors, Congressional seditious, liberal preachers, lawyers, university faculty, and disgruntled health care practitioners and patients, and thereby rid the country of no-good Democrats.

Kimball Shinkoskey
Woods Cross, Utah



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Business

A Safe Place in Pagosa Inc. approved as Enterprise Zone contribution project

Region 9 Economic Development District of Southwest Colorado

A Safe Place in Pagosa Inc., doing business as Aspen House and Aspen Services, was approved as an Enterprise Zone contribution project by the State Economic Development Commission (EDC) in November.

This designation allows donors contributing \$250 or more to claim a 25 percent state tax credit and a 12.5 percent state tax credit on in-kind donations. This credit is in addition to the federal tax deduction for contributing to any 501 (c)(3) organization.

Contributions to A Safe Place in Pagosa Inc. will be used to help build supportive housing (Aspen House), provide daily living service and create job training activities for adults with developmental disabilities. This includes running PS FroYo, the frozen yogurt café that Aspen Services operates to provide supported employment opportunities in customer service, food preparation and general operations.

“Enterprise Zone tax credits give our community a powerful way to invest in the future of the people we serve,” said Pattie Copenhaver,

executive director. “Donations help us move closer to breaking ground on Aspen House while also expanding our vocational skills training and supported employment programs through Aspen Services. They allow us to turn generosity into action — building a group home, creating jobs and strengthening lives right here at home.”

Currently, 25 Enterprise Zone projects are designated in Southwest Colorado. A list of those projects and program information is available at www.region9edd.org.

For more information about As-

pen House and Aspen Services, contact Copenhaver at (970) 398-1636 or go to aspenhousepagosa.org.



Photo courtesy Humane Society of Pagosa Springs

Dog beds are donated to the Humane Society of Pagosa Springs. Wayne Hooper coordinated with friends, the Archuleta County Republican Women's Group and a local pet store to provide the gift of warmth and comfort to the area's homeless dogs by donating 42 dog beds to the shelter. The staff and shelter pets could not be more grateful for this thoughtful and generous donation.

Nominations open for Community Awards

By Sandy Douthey
Pagosa Springs Area Chamber of Commerce

As we celebrate family and friendships, now is the time to also thank the people, businesses and organizations that make our community amazing.

We are looking to name Citizen, Volunteer, Non-Profit and Small Business of the Year for 2025.

All year our nonprofit agencies and volunteers work hard to provide specialized services to our residents and make wonderful events happen. All year businesses donate money, goods and services to organizations. And, every year we want to thank some of these entities for the good they do for Pagosa Springs.

Now it's time for you to think about family, friends, co-workers, places of business and organizations

that provide needed services and nominate them for the annual Pagosa Springs Area Chamber of Commerce Community Awards.

Criteria

In each of the categories, the person or business must have lived or been established in the community for a minimum of three years.

For the volunteer and citizen awards, the acts of service must not be a part of their regular work; it must be a volunteer activity.

For the Citizen of the Year, the person or persons must have made a lasting impact on the community in one of the following categories: economic, cultural, philanthropic or lifestyle.

For the nonprofit or small business categories, these entities offer services or give back to the community. Each

of these businesses provides excellent customer service, offers employee benefits or perks, and gives back endlessly to the community.

Nomination forms are available on the Chamber's website. You can fill out that form or write the nomination on a separate piece of paper.

Nominations are due back to the Chamber by 4 p.m. on Jan. 12, 2026. The award nominees will be celebrated at our annual gala on Feb. 6, 2026 at the Pagosa Lake Property Owners Association Clubhouse.

You won't want to miss this event. Let us know if you would like to reserve a table. Should you have any questions about the qualifications for any of the community award categories, please contact Sandy Douthey at director@pagosachamber.com or Anna Snow at info@pagosachamber.com or (970) 264-2360.

LPEA opens applications for youth tour and scholarships

La Plata Electric Association

La Plata Electric Association (LPEA) is offering two exciting opportunities for local students this winter: Applications are now open for the 2026 Electric Cooperative Youth Tour to Washington, D.C., and college and vocational scholarship applications opened on Dec. 1.

Both programs reflect LPEA's commitment to investing in youth leadership and supporting the region's future workforce.

2026 Youth Tour to Washington, D.C.

LPEA invites local high school juniors to apply for the 2026 Electric Cooperative Youth Tour, taking place June 15-21, 2026.

This all-expenses-paid leadership experience brings together high school students from across the nation for a week of education, connection and adventure. Participants engage with student leaders, meet elected officials, and gain an inside look at how government and electric cooperatives work together to power communities.

Applications for LPEA's Youth Tour are open now at lpea.coop/lpea-youth-tour. Four students will be selected to represent LPEA — one each from Durango, Bayfield, Pagosa Springs and Ignacio. Applicants must live and attend school in LPEA's service territory, which includes La Plata and Archuleta counties.

Students interested in applying should submit their applications by Jan. 2, 2026.

A selection committee will review all submissions, and winners will be notified in February.

Questions can be directed to youthtour@lpea.coop or (970) 247-5786.

College and vocational scholarship applications

Beginning Dec. 1, LPEA also opened applications for college and vocational scholarships, available to students planning to attend universities, community colleges or line-worker programs.

Scholarship opportunities include \$28,000 for students pursuing four-year degrees, \$10,000 for those attend-

ing two-year vocational or technical programs, and \$12,000 for students enrolling in accredited electrical line-worker training.

Details and application links are available at lpea.coop/scholarships.

The application deadline for all scholarships is March 1, 2026.

Each year, LPEA supports students across Archuleta and La Plata counties through scholarships, energy education, and hands-on learning opportunities. This commitment reflects LPEA's mission to power a strong, resilient future and support the next generation of community leaders.

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PAWSD board discusses budget

By Josh Pike
Staff Writer

The Pagosa Area Water and Sanitation District (PAWSD) Board of Directors discussed its 2026 budget at a Nov. 13 meeting, including changes from the prior draft and planning for future expenses.

The board previously reviewed the 2026 budget at its Oct. 15 special meeting, which was covered in the Oct. 30 issue of The SUN.

PAWSD Interim Comptroller Cyndi Foster opened the discussion by explaining revisions to the budget that had been made since the last meeting, including adding a comptroller and assistant comptroller position to the budget and slight changes to the cost of workers' compensation insurance, which remained the same as its 2025 cost.

Foster added that the general pumps and lift stations line item was increased from \$60,000 to \$120,000 due to the district losing a critical spare pump during the recent flooding event when a pump at the Mockingbird Place lift station was lost due to a lightning strike.

She then explained that the sludge removal and processing line item was increased from \$100,000 to \$120,000 since PAWSD plans to haul sludge year-round instead of storing it in the winter months.

PAWSD Operations Manager Andrew Connor stated that, since the construction of the biosolids greenhouse at the district's Vista wastewater treatment plant, the district has stored sludge at the greenhouse over the winter until the Archuleta County landfill allows it to dump the sludge in the spring.

However, Connor indicated that the district had spoken with Archuleta County Public Works Director Mike Torres and he is willing to allow PAWSD to dump the sludge year-round.

Connor commented that this would cause the dumping fees to increase due to the sludge being heavier, but that this would be beneficial to the district due to the reducing odors from the accumulated sludge.

PAWSD Programs Manager Renee Lewis commented that the greenhouse is beneficial in that it allows the district to store sludge instead of having to haul it to another landfill.

Following a discussion of the origins of the greenhouse project and the issues involved with it, the board heard a public comment that highlighted the potential risks for farmers using sludge as fertilizer since shifting government regulations could lead to their land being condemned.

PAWSD board member Bill Hudson asked if the increase in the general pumps and lift stations line items put any strain on the budget.

Foster replied that it did not, and Connor added that there is a possibility that the district could receive some amount of flood damage reimbursement for the loss of the pump.

Hudson questioned the changes in the district's insurance costs, which increased substantially in 2025 but are expected to go down in 2026.

Foster explained that the district had a large number of insurance claims in 2025 due to vehicles colliding with animals and other issues, and that the costs are expected to go down in 2026.

In response to a question from Hudson, Connor explained that the district plans to replace a section of older pipeline that supplies water to the Snowball water treatment plant.

PAWSD District Engineer/Manager Justin Ramsey explained that the new pipe will also be able to transport more water due to the pipe creating less friction with the water than the present pipe.

He added that this change is in-

cluded in the district's capital improvement plan.

PAWSD board chairman Gene Tautges asked Connor why the cost of water treatment had increased by 58 percent.

Connor explained that the costs have increased due to the new Snowball plant requiring more chemicals to operate, and because the district has to be prepared to cover costs of expensive equipment breaking down at this plant while it files a warranty claim.

PAWSD board member Bruce Jones asked what the district's accountants believe would be an ideal reserve for its various accounts and if the district is meeting those.

Lewis explained that the reserve levels are partially driven by the district's rate study and that the reserve levels have varied over her time with the district.

PAWSD board member Alex Boehmer and Tautges noted that the district's auditor stated that its general fund reserve is at a healthy level and that the district is above its reserve obligations for its various loans.

Jones asked if any funding is included in the budget for establishing a pipeline from Stevens Lake to Lake Hatcher to improve the district's water supply.

Lewis stated that no funding is included in the 2026 budget for this project, but that the district might want to investigate adding funding since she recently submitted a grant application to help with funding this project.

Ramsey added that he hopes that the owner of Dutton Ranch, where Stevens Lake is located, will pay the grant matching costs for the project in exchange for the benefits of the project to their ranch.

Tautges commented that he expects negotiations on this issue to extend "well into 2026."

Ramsey added that no construction is likely in 2026, but the district would have engineering and surveying costs for the project.

In response to a question from Tautges, Lewis added that the budget could absorb the approximately \$303,000 cost of the engineering for the project if the district does not receive a grant.

The board agreed that the district should add a line item in the 2026 budget for this project.

PAWSD board member Glenn Walsh asked for "clarity" on how the district plans to handle the chief financial officer, comptroller and business manager positions.

He explained that he did not understand how the district's administrative staffing budget increased by \$224,000.

Walsh added that he is not a "big supporter" of increasing the number of administrative positions and that he would like to receive additional information about the administrative staff and their wages outside of the meeting.

Jones added that he would not want this to be a public communication since he did not feel the public knowing the individual wages of PAWSD staff is appropriate.

Walsh noted that this is a public record.

Tautges noted that he tended to agree with Walsh's concerns, but that he was also concerned about having a backup in case the leading financial officer is incapacitated.

Walsh commented that he had questions about the district's mill levy calculations since he did not see how property tax collections in PAWSD District 1, which covers the areas where customers are connected to both the PAWSD water and wastewater systems, could be up by 16 percent while valuations dropped by 0.6 percent.

He added that he was also unclear how tax collections were not rising in PAWSD District 2, which covers cus-

tomers only receiving water service, since valuations rose by 16.45 percent in that district.

Walsh commented that, without further explanation, he likely would not vote for a 16 percent increase on property tax collections in District 1 even if it is legal.

Walsh proposed that the board transfer \$330,000 from its general fund to the wastewater fund to help reduce the increases in sewer rates.

"I just don't think it's fair to the wastewater, because the people who pay a wastewater bill pay the majority of the property taxes," Walsh said, referring to the large increases in sewer rates.

He added that the transfer could also be put in as a placeholder and the district could decide at the end of 2026 how large of a transfer to do based on its grant revenues.

Walsh added that he would also like a breakdown of how much of the district's legal expenses are for its litigation with the San Juan Water Conservancy District over the sale of the Running Iron Ranch and how much are not.

Foster stated that she would be able to do this.

Jones asked if there would be additional expenses when the case goes to trial in 2026, which Foster indicated is correct.

Walsh commented that he sees this year as a placeholder year until the district completes a new rate study.

"I think all the things that you've asked for, we can deliver," Lewis said.

Walsh then spoke on his objections to the rate study, explaining that he would want to exclude potential costs for meeting upcoming regulations to reduce the amount of nitrogen and other compounds in wastewater outflows from the rate study since these costs would severely impact the district whether it tried to accumulate money for them or not, and he would rather have more customers when these costs hit by encouraging development.

Boehmer expressed agreement with Walsh's comments, adding that the costs would "devastate" the district with either approach.

The board then heard a public comment from Carl Young, who questioned why the income from treating wastewater from the Pagosa Springs Sanitation General Improvement District (PSSGID), which serves downtown Pagosa Springs, had not increased despite growing development in the downtown area.

Ramsey explained that PAWSD has a court-arbitrated agreement with the PSSGID that determines the fees PAWSD can charge for treating wastewater from downtown.

"It's not a good deal for PAWSD," Ramsey said.

Walsh commented that the PSSGID recently passed a sales tax increase to help fund its operations, meaning it will be "extremely well funded" in the future.

He added that the PSSGID pursuing building its own water treatment plant could help PAWSD with meeting upcoming regulations and serving its customers outside of the PSSGID.

Lewis commented that the PSSGID is planning on pursuing its own plant and has indicated that it is planning to provide the contributions to the PAWSD Vista wastewater treatment plant upgrades as required by its agreement with PAWSD.

Ramsey noted that the agreement between the PSSGID and PAWSD requires the PSSGID to help pay for expansions to the Vista plant, with the contribution amount set by the amount of wastewater coming from the PSSGID.

Hudson commented that he believes that the PSSGID included \$25,000 in its 2026 budget to pay

PAWSD, adding that the district might be planning to make these payments over "10 years."

Lewis added that the district requests frequent updates from the PSSGID about when this payment will be made.

Tautges asked when payment is expected.

Lewis stated that the Vista plant upgrades would be completed in June or July 2026 and that PAWSD had discussed a payment in the spring of 2026 with the PSSGID.

Lewis noted that the payment was not included in the draft version of the budget due to uncertainties about if the PSSGID would be able to pay in 2026 prior to the passage of their sales tax increase.

However, she added that this contribution would be added to the final budget.

Walsh commented that he did not expect the PSSGID to pay the approximately \$2.5 million it owes in one payment and expects it to instead ask to pay its portion of the costs as a regular contribution to PAWSD's repayment of its loans for the project.

He added that the board could agree to this or not, but that he would support the idea as long as the PSSGID understands that it may have to still pay this cost even when it has its own sewer treatment plant.

Lewis commented that the PSSGID had "made it seem like they cut a check."

Tautges commented that he would want to ensure that PAWSD stays in the "driver's seat."

He stated that PAWSD has loaned the PSSGID money before and went through litigation related to that loan.

He added that, now that the PSSGID passed its sales tax increase, PAWSD would expect it to repay the costs it owes to PAWSD.

Walsh commented that the sales tax increase would place the PSSGID in a position of power with its expanded funding.

"We will talk to them at the beginning of December and I will echo the board's concern and request for clarification," Lewis said.

Tautges noted that PAWSD has made the obligation to pay for the Vista upgrades and now has a "reasonable expectation" that the PSSGID pay its share of the costs.

Walsh noted that the PSSGID has stated its intent to pay these costs and that he does not expect the issue to be contentious.

Lewis commented that the meetings have been going "extremely well" and that the PSSGID and PAWSD have a good working relationship.

"Jed Clampett was real nice after he took that shot," Walsh said.

josh@pagosasun.com

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Sites

■ Continued from front

ASD Superintendent Rick Holt also provided background information on what the district has been doing over the past year by hosting community listening sessions, multiple MPAC meetings, working with demographers, and hiring architects and engineers to evaluate each site.

Holt also explained that the MPAC started to look at building options in March, comparing the cost of building two new schools or a K-8 school, and the costs of renovating existing buildings.

“And at that point, the [MPAC] started to land on this notion of a pre-K-8 school,” Holt said, noting that was partly due to the goals laid out by the board to help guide its decision “and it being fiscally responsible.”

Holt indicated that building one new school compared to two new schools would save the district roughly \$20 million to \$25 million.

Holt also explained that the MPAC began looking at how much the district could bond for and also how it could go after a Building Excellent Schools Today (BEST) grant to help cover the costs.

Initial estimates from RTA Architects showed that a new K-8 school will cost roughly \$123 million.

Holt explained that the district receives operational funds through property taxes, but that if it wants to build a new school, the community needs to raise the money for that.

Holt also mentioned the district hired Hansen Communications and New Bridge Strategies to conduct a community poll, which took place at the end of the 2024-2025 school year. He indicated that there was “enough positive” reaction received from that poll that 54 percent of respondents would support some sort of bond.

The MPAC reconvened in August to assess the polling data, and also heard a presentation on safety and security in schools.

“The big thing with safety and security is all around traffic flow,” Holt said. “The vast majority of accidents on school campuses involve car and human interaction.”

While reviewing the poll data, the MPAC discovered that respondents had a strong preference on where a new school would be located, Holt explained, noting at that point the BoE asked for a more in-depth site analysis for both locations.

Holt also indicated that the district deciding on a location for a new school would help its BEST grant application.

At the November MPAC meeting, SGM Engineers shared its site analysis that included a traffic evaluation and looked at available infrastructure for both sites.

Holt explained that SGM provided a comparison matrix, but since then “there’s been a change in, kind of, thinking about the high school site.”

He explained the district asked RTA to revise the originally proposed placement of the new school at the high school from being on the hillside on the southern end of the property and to the more level portion of the property where current baseball and softball fields are.

“And it’s really changed some of the things making the original site difficult by reducing the amount of excavation and wetland impact, so this new site appears to be more favorable,” Holt said, adding that the revised high school site is “pretty comparable” in cost to the Vista site.

Holt noted that the original high school site proposal came with a cost estimate of an additional \$12 million to \$18 million to build there, whereas the revised site has an additional cost estimate of \$7 million to \$11 million.

He noted the Vista site has an additional cost estimate of \$6 million to \$9 million to build on.

Lynch indicated the BoE is anticipating to make a decision on a site at its January 2026 meeting.

A total of 16 community members gave public comment, with arguments for both sites being put forward.

The first speaker stated he is a licensed engineer and expressed concerns about a traffic light and turning lanes that would be needed at the intersection of Vista Boulevard and U.S. 160, along other concerns about a sew-

age pump issue and potential electric upgrades that might be needed in order to serve a new school at the Vista site.

Ruby M. Sisson Memorial Library Director Barbara Brattin spoke next, noting that she was not speaking on behalf of the library board as the topic has yet to come up in any of its public meetings, but rather sharing experiences of working at the library and how it is connected to the schools in the community.

Brattin encouraged the district to consider keeping its schools downtown and to work together with the library providing benefits to students and their families.

“Keeping the schools within walking distance of the library is a great start,” she said.

One MPAC member spoke about the statistic shared by the district that 68 percent of its students live west of Piedra Road, but that it does not necessarily reflect the lived daily reality of families in Pagosa Springs.

She explained that having schools separated between uptown and downtown will cause more stress and ongoing fuel costs for most families.

“We’re layering the burdens on the very families we’re trying to serve,” she said.

Town of Pagosa Springs Parks and Recreation Director Darren Lewis commented, explaining part of his comment was coming from being a parent who raised kids in the school district, and part of his comment was as the parks and recreation director.

Lewis mentioned that the convenience of having all of the schools downtown is “huge.”

“The convenience for parents and their families of having everything downtown is huge,” he said, explaining there are several parks and trails that kids are able to access and explore after school.

Lewis then spoke about the parks provided by the town, indicating that he believes parks are needed uptown as well, but questioned if the community could afford it right now.

He mentioned the importance of the ballfields at the high school site, and how it serves students and adults in the community.

“For now, I need those three ballfields,” he said. “It’s pretty important to those families to have that.”

Lewis explained that plans to build additional ballfields at the Yamaguchi Park South have been scrapped due to the town needing a new wastewater treatment facility.

“So, there is no place for ballfields,” he added, noting that the one ballfield located at Yamaguchi Park will not handle the parks and recreation department’s needs, and that club teams in the community are also looking for space.

Lynch indicated that both of the proposed building spots at the high school site are still a possibility.

Former Pagosa Peak Open School board member Elly Heitkamp commented on the district going after a BEST grant, stating that its chances will be influenced by community support.

She explained that the downtown location being close to a community center, parks, a library and nature trails are important aspects that can be leveraged with the grant application.

Heitkamp also commented on the downtown community and nature available to kids, noting the views from the downtown location “are so memorable for those children.”

She added, “When you give a kid a sense of belonging, everything just falls into place,” and explained that with the schools being downtown, kids are immersed into a community.

Two other commenters also expressed the importance of partnerships when applying for grants, claiming that the district should look at the grant application before choosing a site, not the other way around.

One commenter claimed that building a school into a hillside actually has the potential of saving money with designs that can reduce energy use, while also expressing the importance of younger students being able to experience a sense of independence downtown by being able to walk to so many different after school programs and activities.

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Bill Hudson commented that the district went to voters in 2011 proposing a K-8 school at the high school site, but that the initiative failed.

Hudson encouraged the BoE to consider what this project could offer to other members in the community, such as additional athletic fields or parks.

Hudson explained that the community was able to get behind building the high school in 1999 because it included an auditorium that would be available to the community to use.

One student gave public comment, explaining she has started an independent softball team that is planning to use the softball fields at the high school site.

The student expressed support for the idea of building a new K-8 school, but urged the BoE to come up with a plan that also accommodates the community’s need for athletic fields.

Pagosa Lakes Property Owners Association (PLPOA) Lifestyle and Communications Manager Jenifer Pitcher stated she had no real preference on the location of a new school, but had an opinion on the facilities associated with the project, noting that it “seems like you’re kind of maxing out downtown.”

Pitcher stated that, from a personal standpoint, PLPOA welcomes ASD at the Vista site and that there are numerous greenbelt spaces in the area with the possibility of adding new trails to connect to a school.

PLPOA General Manager Alan Roth also explained that partnership opportunities are available, mentioning PLPOA worked with Vets 4 Vets to create the Veterans Memorial Park.

One community member asked Holt if there are any plans to engage students to see where they would like

the new school to go.

Holt explained that the district has not engaged students yet, but will approach them once a site is selected for input on building design and spaces around the school.

Parks and Recreation Supervisor Amanda Gadomski spoke about how the town partners with the school for multiple after-school programs, while also offering a perspective as a local business owner.

She noted that businesses downtown often have students who walk from school to either come and learn about a business or go to work.

Gadomski noted that having a school uptown would eliminate the “walking school bus” the community currently has with students being able to walk to various activities and events.

MPAC chair Lisa Scott commented that getting a bond passed will not be an easy task, and that “we’re not gonna have an unlimited amount of money.”

Scott encouraged everyone to advocate for this project, whether they like the ideas or not, but that talking about it with as many people in the community is important to mitigate rumors or misinformation associated with the project.

“The misinformation and the rumor will derail this,” she said.

James Dickhoff, the town’s development director, also commented on the idea of asking for student input, expressing support for that idea.

After more than an hour of public comment and a short break, the BoE then reflected on the comments given.

BoE member Butch Mackey commented, “We have not made any decisions. We’re not leaning towards any decisions that I’m aware of.”

BoE member Tim Taylor expressed

■ See Sites A8

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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

Under Contract

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.

Under Contract

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.

Under Contract

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.

\$20,000 in Buyer Concessions

Price Reduced

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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Wolves

■ Continued from front

life agency release 30 to 50 wolves over the course of three to five years, with 25 animals relocated to Colorado since December 2023.

Two years into the effort, Colorado's wolf population stands at roughly 20 adult or yearling gray wolves, with a handful of pups born to four breeding packs this year.

While pups are encouraging signs in terms of the success of reintroduction, the program has met its fair share of challenges.

Ten of the translocated wolves have died, and CPW is currently scrambling to source this year's wolves after a new federal limit on where wolves can be sourced went into effect.

The program has also spent \$3 million for relocation, double the expected cost when voters took to the polls in 2020 and approved the wolf reintroduction measure.

The latest wave of newcomers will add numbers to the state population farther south than the past releases, and tensions are running high as ranchers who deal with the presence of wolves on the ground bear the brunt of the reality of the introduction.

In the past two years, in response to concerns from Colorado ranchers about livestock depredation, CPW launched a Conflict Minimization Program, which included measures such as free site assessments to identify nonlethal measures for deterring wolf and livestock encounters, incorporating a Range Rider program and hiring more personnel.

However, as the recent citizen petition to the CPW Commission states, many believe this hasn't been enough.

New federal limits challenge sourcing of wolves

Funding

■ Continued from front

Broadband Services Management Office noting the project will include about \$22 million in investment in Archuleta County.

"I think it's exciting and a lot of investment going into the area," Hittle said.

"For too long, thousands of Coloradans have been stuck without the reliable, high-speed internet needed to work, learn, run a business or access health care. This historic investment will help ensure that Coloradans have access to affordable, reliable high-speed internet required to thrive," said Gov. Jared Polis in a Tuesday press release.

The press release explains, "This strategic deployment will connect rural and some urban homes and businesses using a variety of technologies that include a mix of fiber, wireless, and low-Earth orbit (LEO) satellites that will be connected by internet service providers."

Hittle explained that, while there will be some wireless and some LEO awards as part of the funding, it will

Ahead of the third phase of reintroduction, CPW entered an agreement with British Columbia's Ministry of Water, Land and Resource Stewardship to obtain the next 10 to 15 animals for this winter's release, but, this October, the Trump administration introduced limits on where wolves can come from, excluding Canada.

Brian Nesvik, director of the U.S. Fish and Wildlife Service, issued a letter to CPW Director Jeff Davis confirming that wolves could only be sourced from northern Rockies states where they are not listed as endangered. This would include Idaho, Montana, Wyoming, Oregon, Washington and Utah.

"We have reason to believe," Nesvik's letter said, "that CPW may be seeking to capture, transport, and/or release one or more wolves from areas outside of the specified NRM Areas outlined in the 10(j) rule."

If that was the case, the letter stated, "CPW must immediately cease and desist any and all efforts related to the capture, transport, and/or release of gray wolves."

Environmental groups have opposed the letter, stating that while these states are "preferred," there is nothing preventing Colorado from looking farther afield, and the Rocky Mountain state has since looked to Washington as a potential translocation partner.

Early this November, Washington state wildlife officials voted against the effort as the most recent count of the state's 200-wolf population saw a decline in numbers from previous years. States such as Wyoming, Montana and Idaho have previously stated they won't help Colorado's reintroduction efforts.

With the agreement for the Canadian wolves in place prior to the federal limits, it is still unclear if the partnership with British Columbia will forge ahead for this year's fast-approaching winter deadline.

An announcement from Davis in November that he would be stepping down from his role at the helm of CPW has further thrown the release into uncertainty.

"When there are changes in federal administrations, we can see different interpretations," Davis said at a recent CPW Commission meeting. "We are working very diligently to be consistent with the letter that I received from Director Nesvik at the U.S. Fish and Wildlife Service, and we'll continue to work to implement our Wolf Restoration and Management Plan, which means another round of up to 15 animals for this next season."

Citizen petition calls for one-year pause in reintroduction

This November, the CPW Commission heard a citizen petition requesting a pause in the anticipated wolf release.

Submitted by a group of 29 agricultural groups, such as the Gunnison County Stockgrowers Association and Colorado Cattlemen's Association, hunting organizations and county commissioners from Grand, Delta, Moffat, Garfield, Rio Blanco, Mesa, Montrose and Jackson counties, the petition requested a one-year window in the current reintroduction schedule to give the agency time to address concerns.

"Ranchers are doing everything we can to coexist, but the state has not held up its end of the deal," said Tim Ritschard, representing one of the petition's signing organizations, Middle Park Stockgrowers, in a news release.

"When wolves kill our cattle, our families pay the price emotionally, financially and generationally. Until [CPW] can demonstrate it can manage the wolves already here, adding more

is irresponsible."

The petition points to shortfalls in the program, such as communication and funding, along with the biggest concern on how to reduce conflict between wolves and livestock.

It specifically states the current plan does not fully meet the intent of the reintroduction bill passed by voters in 2020, stating that Proposition 114 outlined that the program "must be designed to resolve conflicts."

"The division's management of chronic depredations by the Copper Creek Pack and other chronically depredating wolves underscores that the Division currently lacks the ability to effectively prevent and resolve conflicts with persons engaged in farming and ranching activities in Colorado," according to the petition.

A similar petition was submitted to the commission in September 2024, which was ultimately denied in January of this year, ahead of the second release of wolves from Canada.

CPW stated in the denial that the agency had met the petition's criteria, emphasizing the need to release more animals to establish a population of wolves in the state.

During the Nov. 13 commission meeting, Andy Spann, president of the Gunnison County Stockgrowers' Association, warned of the potential consequences of moving forward with reintroduction.

"How does slow walking the petition build trust?" Spann said. "While some may consider the efforts by producers and others from across the state as fighting and not cooperating, producers have cooperated and partnered with [CPW] for decades ... Cooperation and relationships are not only up to staff on the ground, but can be greatly affected by the actions of this commission."

mphair@ourkemediagroup.com

more than \$5 million in planning funds in 2022 and over \$826 million in BEAD allocations for Colorado in 2023.

"Their work to modernize broadband standards, expand affordability programs, and prioritize unserved and underserved communities positioned Colorado as one of the first states in the nation to receive NTIA approval to access BEAD funding and move from planning to implementation," the release states. "This strong federal-state partnership laid the foundation for today's approval and continues to accelerate Colorado's progress toward connecting households with affordable, reliable high-speed internet."

Hittle indicated the work in Archuleta County and Region 9 will build off of other work happening in the area, including a middle-mile effort along Colo. 151 that began last week and other last-mile work that has been taking place in Archuleta County that is set to be completed by next year.

He added all the work together could bring the area to more than 3,000 households of about 9,000 households served.

He added there are also already indications the area will see non-grant builds filling in the gaps, with the grant-funded projects helping to build infrastructure and providers having personnel in the area.

He suggested the area could see as many as a couple thousand more households served in the same time period as the BEAD grant.

"And then it starts to get harder after that," he said of putting in infrastructure, adding there are also other options with LEO technology.

He added the funding will definitely be a "game-changer."

See Appendix A of the final proposal at bit.ly/4asBJgM for a list of the projects that will move forward to connect thousands of currently unserved and underserved locations with high-speed internet access.

be predominately fiber in Archuleta County.

"There are going to be awards of all three," he said.

To find out which broadband technology each location will receive using BEAD funding, refer to the BEAD Final Proposal Map at bit.ly/444ZIPg.

"This approval from the NTIA is the culmination of years of intensive planning and application processes. This is a monumental win for rural Coloradans who have lacked access to high-speed internet," said Brandy Reitter, CBO executive director, via the press release. "This highly anticipated \$420.6 million in BEAD funding will be strategically deployed to connect our most remote communities, directly addressing the digital divide."

Hittle explained 1,366 addresses in Archuleta County will be served by those receiving BEAD awards — primarily the Southern Ute Indian Tribe and Visionary Communications — with about 1,300 being fiber to the home and about 30 being wireless, for a total investment of about \$22.33

million.

But, Hittle noted, "The contracts aren't signed yet."

Following this approval, National Institute of Standards Technology will have 20 days to review Colorado's plan, then the state will have 30 days to review and sign, according to the press release.

Once these steps have been completed, the CBO will be able to initiate grant agreements, draw down funds and move forward with BEAD projects.

Once awarded, grantees will have four years to complete construction on their projects.

The BEAD program was created through the IIJA as part of the Biden-Harris administration's "Internet for All" initiative, and includes major broadband provisions drawn from Sen. Michael Bennet's bipartisan BRIDGE Act, the press release explains.

Sens. Bennet, John Hickenlooper and Congressman Joe Neguse played a central role in shaping and passing this historic investment, according to the press release, helping secure

uled.

Holt indicated he would work to set up meetings with other entities in the community, including the Town of Pagosa Springs and Archuleta County.

The BoE will hold an ASD staff listening session on Monday, Dec. 8, at 5:30 p.m. in the Pagosa Springs Middle School library.

clayton@pagosasun.com

Crash

■ Continued from front

westbound Toyota Tundra.

The Toyota Tundra, occupied by a male driver, female passenger, juvenile female and a dog, was forced off the road and into the north ditch.

The Ram 2500 came to a stop in the westbound lanes, where it was subsequently struck by a westbound Ram 3500, which was carrying a female driver, female passenger and male passenger.

Multiple non-life-threatening injuries were sustained in the crash. All occupants of the vehicles involved were wearing seat belts at the time of the incident.

The driver of the eastbound Ram 2500 has been cited for careless driving causing bodily injury and following too close.



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Sites

■ Continued from A7

support for the idea of engaging students in the process, noting that "kids will have a lot to say."

Holt indicated that he would communicate with the Pagosa Springs Middle School principal to set up a time for BoE members to visit the school and engage students on the matter.

BoE member Amanda Schick expressed concern with the idea that the district may not be able to achieve building a new school without being destructive in other ways, noting the importance of supporting a new school and recognizing the community's use of other facilities.

She stated, "There's a part of me that believes that we have let outsiders come in and be the voice and best perspective of Pagosa, when actually we are the professionals of Pagosa. We understand our community. We understand our families. We are hearing from our stakeholders."

Lynch noted that the one "unmovable constraint" the district is working with is funding.

Taylor also commented on the proposed building location on the high school site being built into the

Election

■ Continued from front

be an employee of the town."

Town Clerk April Hessman will serve as the election official, the ordinance states.

The cost of mail ballot election is budgeted for 2026 at \$10,000, the document states.

The ordinance also states, "The Election shall be conducted as a mail ballot election in accordance with all relevant provisions of the Election Code.

"There shall be no election precinct

or polling place. All mail ballots shall be returned to the Election Official's office, located at the Town Hall, 551 Hot Springs Boulevard, Pagosa Springs, Colorado."

When a motion was made to approve the ordinance, it was passed unanimously by the council with DeGuise and council member Matt deGraaf being absent from the vote.

The council will consider a second reading of the ordinance at its Dec. 16 meeting, which will begin at 5 p.m. at Town Hall.

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Sports

SWIMMING

Lady Pirates kick off season with strong performances at Salida meet

By **Randi Pierce**
Staff Writer

The Pagosa Springs High School Lady Pirate swim team started its 2025-2026 season with a splash Tuesday, with all of the team's swimmers doing “so well” at the season's opening meeting, according to coach Heather Miller.

The team hit the water as part of a three-team meet in Salida Tuesday, Dec. 2, with Salida winning the meet and Pagosa tying with Manitou Springs.

“The meet was a great experience for the team, some experienced their first meet, some swam a meet with very little training,” Miller wrote in an email to The SUN. “We did have some best times, although it is a bit hard to compare since the pool is a meters pool vs yards which is what we usually swim. I was impressed with bravery of the new swimmers in their first meet and the fortitude of our returning swimmers to step up in a meet with very little training. We had a few mistakes but no major problems.”

This year's squad includes 21 swimmers, according to Miller, with 12 returning from last year.

“We have a very strong group of experienced swimmers and leaders who are returning this year,” she wrote. “All members of our state relay teams are back and they are leading by example with their excellent work ethic and supporting the new swimmers.”

Many of the team's new swimmers, she adds, have some previous swim team experience, though a few are new to the sport.

She notes the team was able to get going with preseason practices pretty early this year, allowing the new swimmers to dive in and “learn more about the sport of swimming and start working on stroke technique.”

Miller adds the Salida meet falling so early in the season allowed the team to get a good baseline.

“We were able to get a good idea of where we are and what we need to work on for our meets next weekend,” she wrote.

Miller highlights that a pair of returning swimmers — Gianna Shaeffer and Ruby Snell — had best times in every swim at the Salida meet.

The 200-meter medley relay team of Marlowe Hedgecock, Leah Blackman, Chloe Gantt and Asia Gorman finished fourth with a time of two minutes, 36.95 seconds.

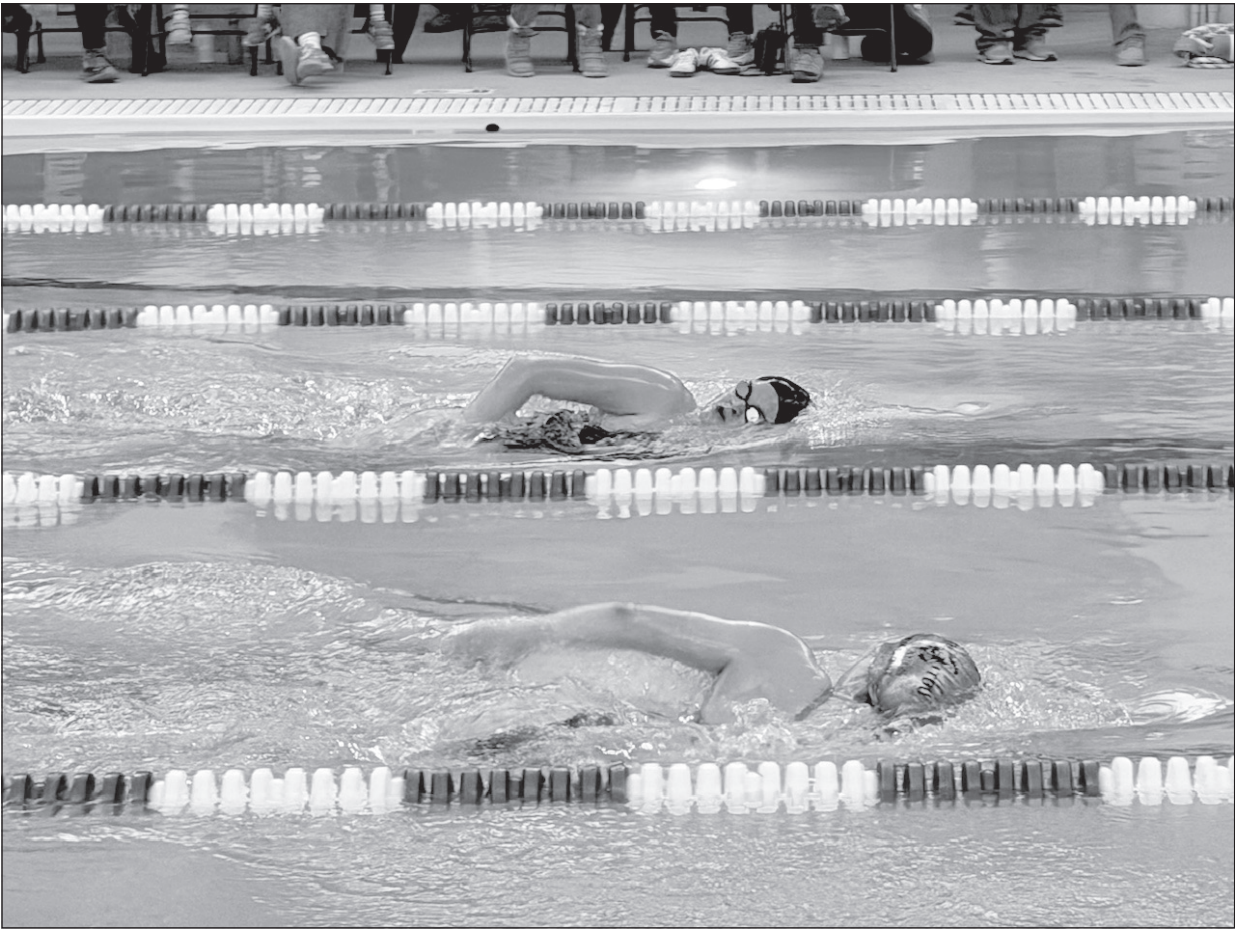


Photo courtesy Heather Miller

Asia Gorman, back, swims the 400-meter freestyle at the Lady Pirates' season opener in Salida Tuesday, Dec. 2.

In the 200-meter freestyle, Leilani Snell finished fifth with a time of 3:22.40, followed by Brooklyn Trujillo in sixth with a time of 3:48.53, Cheyenne Trujillo in seventh with a time of 3:49.02 and Blackman in eighth with a time of 3:51.62.

Gantt took fourth in the 200-meter individual medley with a time of 3:15.47, with Gorman logging a time of 3:19.82 to follow in fifth. Shaeffer took seventh with a time of 3:42.84, and Lucia Rivera finished ninth with a time of 4:32.59.

Hedgecock finished second in the 50-meter freestyle with a time of 34.17 seconds, with Angelique Bufum notching fourth with a time of 43.54 seconds. Avery Book logged a time of 47.72 to finished sixth, and Isa Forster took eighth with a time of 50.48 seconds.

Gantt logged a time of 1:35.13 in the 100-meter butterfly to take third, with Kailey Vincent taking fifth with a time of 2:04.69 and Angela Gomez taking sixth with a time of 2:09.25.

In the 100-meter freestyle, the Lady Pirates were led by Vincent, who took fifth with a time of 1:42.03. Shantee Murphy followed in sixth with a time of 1:43.69, Rivera finished

seventh with a time of 1:45.90, and Buffum finished 10th with a time of 2:02.06.

Gorman also notched second in the 400-meter freestyle, logging a time of 6:11.59. Grace Cram took fifth, swimming a time of 6:42.42.

In the 200-meter freestyle relay, the squad of Cram, Gomez, Ruby Snell and Hedgecock finished third with a time of 2:29.93. The squad of Vincent, Leilani Snell, Brooklyn Trujillo and Rivera followed in fourth with a time of 2:57.17.

Book led the Lady Pirates in the 100-meter backstroke, logging a time of 2:00.47 to finish fourth. Brooklyn Trujillo followed in fifth with a time of 2:06.06. Forster swam a time of 2:57.04 to finish eighth, and Kaillen Taylor finished with a time of 3:05.02 to take ninth.

Shaeffer finished fourth in the 100-meter breaststroke with a time of 1:37.44. Blackman followed in seventh with a time of 1:46.19. Ruby Snell followed in ninth with a time of 1:56.80, and Leilani Snell swam a time of 2:03.47 to finish 11th.

The Lady Pirate squad of Hedgecock, Cram, Gorman and Gantt took second in the 400-meter freestyle

relay with a time of 5:21.86. The squad of Book, Buffum, Cheyenne Trujillo and Leilani Snell finished fifth with a time of 7:28.59.

“I am really excited to see what this season brings,” Miller wrote. “We have a lot of new talented swimmers and with our strong core of returning swimmers I think it will be a special season!”

Schedule

The following schedule was accurate as of press time Wednesday, but is subject to change.

Next up for the Lady Pirates will
■ See Swimming A10



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WRESTLING

Pirate grapplers to open season in Bayfield

By Clayton Chaney
Staff Writer

The Pagosa Springs High School Pirate grapplers will head to Bayfield this Saturday, Dec. 6, with both the Pirates and Lady Pirates competing in the Wolverine Classic.

Fifteen teams from two states will be competing on the girls' side, while 14 teams from three states will be competing on the boys' side.

Coach Dan Janowsky explained that both the Pirates and Lady Pirates have big squads this year, with 43 on the boys' team and 14 on the girls' team.

"That's a lot," he said, noting that it may be difficult to hold those numbers throughout the entire season.

But, he noted, it provides each squad with some depth.

"And there's a lot of enthusiasm," he said. "I love it that kids want to wrestle."

Janowsky commented that wrestling is a tough and demanding sport, "so I think it says a lot about a lot of our kids in our high school."

Janowsky also noted that the majority of wrestlers on each squad have wrestled for Pagosa Springs before.

"They're good kids and they want to learn how to wrestle," he added, explaining the Pirates invest a lot in their junior varsity programs to "really coach them up."

Janowsky mentioned that there are a total of six coaches involved with this year's squads.

"Our coaches have been very, very busy in the practice room," he said, explaining that having multiple coaches available helps with developing a big roster.

He noted that the Pirates "had a couple of really good weeks" of practice, even over the Thanksgiving break.

"And I think we made a lot of strides," he said, indicating the squads are ready for the season to begin. "We're anxious to get it started."

Colton Lucero is the only returning state finalist for the boys' squad, Janowsky explained, noting that Lucero will likely compete in the 150-pound or 157-pound weight class in his senior year.

Janowsky also noted that a number of Pirates came close to qualifying for state last year by placing at regionals, but not high enough to earn a trip to the state tournament, noting most of them are back as juniors for this season.

"They're really hungry," he said, explaining that he can tell they have invested in getting better over the past year.

Janowsky also explained that the Lady Pirates were able to add a couple more events to their schedule this season, highlighting that girls' wrestling

is "a growing sport."

"We're very, very pleased with their schedule," he said.

The Lady Pirates have nine events scheduled for this season, compared to the seven events they competed in during the 2024-2025 season.

Janowsky highlighted Laykyn Baxstrom returning for her junior year after being the Lady Pirates first-ever state medalist last year, when she took fourth place in the 190-pound weight class at the state tournament.

He noted that two other juniors, Madisen Stretton and Kylie Matyniak, also qualified for the state tournament last year, along with sophomore Bella Jackson.

The Lady Pirates' squad also includes a few new freshmen, Janowsky noted.

"There's some promise in there, for sure," he said, explaining that the underclassmen have the potential to develop into quality wrestlers if given the right amount of time.

Heading into the Wolverine Classic this weekend, Janowsky explained that he wants to see both the boys' and girls' squads being aggressive and going after points.

"We want to see aggressive wrestling," he said, explaining that he is particularly looking for the wrestlers to score points with takedowns.

Janowsky commented that wrestling can be complicated, with multiple scoring positions needed to get familiar with.

"And we've been trying to do that," he said, noting that the first few weeks of the season are generally about getting "reacquainted with wrestling," but he mainly wants the Pirates "to go after points."

"I think we've worked well at get-

ting them familiar with the different positions they're gonna be wrestling in," he said, noting that after this weekend the squads will have a better idea of their strengths and weaknesses.

Both the Pirates and Lady Pirates will compete in three tournaments before heading into the two-week-long winter break.

Janowsky described this portion of the schedule as a "miniseason," indicating he wants the Pirates to peak in that last meet before break and have a solid foundation to build on for the remainder of the season.

"It's fun to get everybody out there on the mat and just to see where we're at," Janowsky said, noting that competing is the best part about wrestling.

Schedules

The following schedules were accurate as of press time Wednesday, but are subject to change.

Lady Pirates

The girls' wrestling team will open its season this Saturday, Dec. 6, alongside the boys as both teams travel to Bayfield for the Wolverine Classic, with matches slated to begin at 9 a.m.

On Saturday, Dec. 13, the Lady Pirates will head to Salida to compete in the Rob Mikel Invite. Matches are scheduled to begin at 9 a.m.

The Lady Pirates will then compete in the Warrior Classic on Dec. 20 at Central Grand Junction High School, with matches scheduled to begin at 9 a.m.

After the new year, the Lady Pirates will resume action, hosting the Rocky Mountain Invite at Pagosa Springs High School with matches

slated to begin at noon.

The Pirates will hit the road again the following week, competing in the Queens of the Mountain tournament at Battle Mountain High School in Edwards on Jan. 17, 2026. Matches are scheduled to begin at 9 a.m.

The Lady Pirates will then host a dual against the Bayfield Wolverines for their senior night on Jan. 22, 2026, with matches slated to begin at 5:30 p.m.

On Jan. 24, 2026, the Lady Pirates will travel to Ignacio to participate in the Four Corners Girls Invite. Matches are scheduled to start at 8:30 a.m.

On Jan. 29, 2026, the Lady Pirates will compete in a dual against the Montezuma-Cortez Panthers in Cortez, with matches set to begin at 5:30 p.m.

The last regular-season tournament for the Lady Pirates is set for Feb. 6, 2026, with the team competing in the Walsenburg Tourney. Matches are scheduled to begin at 9 a.m.

Pirates

The Pirate boys' wrestling team will open its season this Saturday, Dec. 6, at the Wolverine Classic in Bayfield, with matches set to start at 9 a.m.

On Saturday, Dec. 13, the Pirates will participate in the Columbine Tournament at Columbine High School, with matches set to begin at 8 a.m.

On Dec. 19 and 20, the Pirates will compete in the Warrior Classic at Central Grand Junction High School, with matches set to start at noon on Dec. 19 and 9 a.m. on Dec. 20.

After the new year, the Pirates will host the Rocky Mountain Duals on Jan. 9, 2026, at Pagosa Springs High School, with matches slated to begin at 5 p.m.

The following day on Jan. 10, 2026, the Pirates will host the Rocky Mountain invite. Matches are set to start at 9 a.m.

The Pirates will then travel to Aztec, N.M., to compete in the Clash at the Coliseum tournament on Jan. 16 and 17, 2026. Matches are set to begin at 9 a.m. both days.

On Jan. 22, 2026, the Pirates will host a dual against Bayfield for their senior night. Matches are set to begin at 6 p.m.

On Jan. 24, 2026, the Pirates will participate in the Randy and Naomi Keyes Dual Tournament at Centauri High School in La Jara, with matches set to start at 9 a.m.

The Pirates will then travel to Cortez to take on the Montezuma-Cortez Panthers in a dual on Jan. 29, 2026, with matches set to start at 6 p.m.

On Jan. 30 and 31, 2026, the Pirates will compete in the Valley Classic at Center High School, with matches set to start at 10 a.m. and 9 a.m., respectively.

On Feb. 5 and 7, 2026, the Pirates are scheduled to compete in the Intermountain League Crossover event at Delta High School. Matches are set to begin at 6 p.m. on Feb. 5 and 8 a.m. on Feb. 7.

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Swimming

■ Continued from A9

be a Dec. 12 meet in Delta that is set to begin at 5 p.m.

The following morning, the team will be back in action, this time in Gunnison, with action beginning at 10:15 a.m.

The team's final meet of the calendar year will take place on Dec. 18, when the team will take part in the Sargent Swim Meet at Adams State University in Alamosa, with the meet kicking off at 4 p.m.

Following the holidays, the Lady Pirates will dive back into action on Jan. 9, 2026, against Delta at Colorado Mesa University in Grand Junction, with action beginning at 5:15 p.m.

The following evening at 5 p.m., the team will take on Grand Junction at the same location.

On Jan. 16, 2026, the team will swim in Montrose, with action beginning at 5 p.m.

On Jan. 23, 2026, the team will be in action in Gunnison beginning at 5 p.m.

The team will compete in Durango on Jan. 30 and 31, 2026, with action beginning at 4:30 p.m. on Jan. 30 and 10 a.m. on Jan. 31.

The team will then cap off the regular season at Colorado Mesa University beginning at 6 p.m. on Feb. 6, 2026, and continuing at 1 p.m. the following day.

randi@pagosasun.com



Play hard, Pirates!

VOLLEYBALL



Photo courtesy Hadyen Peterson

A pair of Lady Pirates garnered postseason honors for the work on the volleyball court during the fall season, with Hayden Peterson, left, earning an all-conference honorable mention and Lexi Campbell being named to the all-conference second team.



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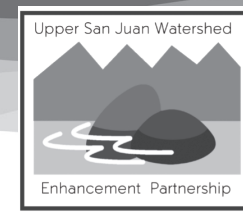
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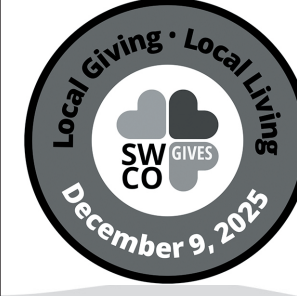
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BASKETBALL

Pirates embrace ‘trust’ as new motto for upcoming season

By Randi Pierce
Staff Writer

The 4A Pagosa Springs High School Pirate basketball team is heading into the new season with a new motto: trust.

The Pirates are now under the helm of coach Brandon Forster following the retirement of Wes Lewis after the 2024-2025 season, with Forster acknowledging he's following in big footsteps.

"I would like to thank our community for this opportunity," Forster wrote in an email to The SUN, adding, "I see Pagosa Springs as a place where I can build a program that will reflect the hard working background that their families have taught to them. I would also like to thank Wes Lewis for guiding me these last few years in preparation to take the reins of this historic program."

In taking the helm of the program, Forster explains he met with the team's seniors to set course.

"Over the summer as a new head coach we held a team meeting with our seniors and they decided that our motto would be TRUST," he wrote. "This has proven to be instrumental in building our program, we have talked about how this is built within our players, staff and program."

Forster reiterates in his email that this year is a building year for the team, and the Pirates will look to their six seniors — Creede Dozier, Jerry Dean,

Ty Richey, Jayton Ross, Jeremiah Jones and Bode Hubbard — for leadership.

"This year is a building year, we have few players with multiple minutes under their belt as far as Varsity goes," the coach wrote. "We are lucky to have athletes at every position and hope to capitalize on our abilities to push tempo and play tenacious defense."

In addition to fielding an athletic, tenacious team, Forster notes the team's strengths opening the season include its "offensive ability to play team basketball."

He adds, "We plan on looking for the open shot, playing hard nose defense and bringing our lunch pail to work."

That work will begin this evening, Thursday, Dec. 4, at 6:30 p.m. when the Pirates host the Delta Panthers at the Wolf Creek Classic.

The game will be the season opener for both teams.

Last season, the Pirates finished with a record of 7-17, while the Panthers went 11-13.

On Saturday, the Pirates will face off against the 3A Gunnison Cowboys at 2:30 p.m. as part of the Wolf Creek Classic, with Gunnison and Delta facing off Friday.

The Cowboys went 10-11 over the 2024-2025 season.

"As the Wolf Creek [Classic] approaches our focus is on the process of getting better," Forster wrote. "We are

working hard on being fundamentally sound, being united and trusting our brotherhood."

Schedule

The following schedule was accurate as of press time Wednesday, but is subject to change.

Following the Wolf Creek Classic, the Pirates will be back in action on Dec. 13 when they host the Salida Spartans for a 2 p.m. affair.

The team will take part in the Black Canyon Classic in Montrose Dec. 18-20 to close out the 2025 portion of its schedule. At 7 p.m. on Dec. 18, the Pirates will face the 5A Montrose Red Hawks. At 4 p.m. on Dec. 19, the Pirates will take on the 5A Glenwood Springs Demons. At 11:30 a.m. on Dec. 20, the Pirates will match up against the Pueblo Central Wildcats.

The Pirates will open the 2026 portion of their schedule on Jan. 2 and 3, 2026, at the Holy Family Invite in Broomfield, where they will take on the Tigers at 7:30 p.m. on Jan. 2 and the Peak to Peak Pumas at 1:30 p.m. on Jan. 3.

The Pirates will again be on the road on Jan. 13, 2026, this time to take on the 5A Durango Demons in Durango.

On Jan. 16, 2026, the team will host the 3A Monte Vista Pirates in a 4A/3A Intermountain League (IML) matchup beginning at 7 p.m.

The following day, Pagosa's Pirates will be back on the road for another league matchup, this time against the 3A Ignacio Bobcats at 4 p.m.

IML play will continue on Jan. 23, 2026, when the Pirates will head to Alamosa for a 7 p.m. game against the Mean Moose, and Jan. 24, 2026, when the Pirates host the Montezuma-Cortez Panthers.

The Pirates will host the 2A Del Norte Tigers at 7 p.m. on Jan. 27, 2026.

IML play will continue on Jan. 30, 2026, when the Pirates host the 3A Bayfield Wolverines for a 7 p.m. affair, and the following day, when the team heads to La Jara for a 4 p.m. matchup against the 3A Centauri Falcons.

The Pirates will be back on the road for a league game at 7 p.m. on Feb. 6, 2026, in Monte Vista, and will host Ignacio the following day at 4 p.m.

The Pirates will again host on Feb. 13, 2026, when the Mean Moose come to town for a 7 p.m. game.

The team will be back on the road the following day to take on the Panthers at 4 p.m. in Cortez.

The Pirates will head to Sanford on Feb. 20, 2026, to take on the 2A Mustangs before hosting Centauri the following day for a 4 p.m. league matchup.

The Pirates will close out the regular season on Feb. 28, 2026, with a league affair in Bayfield that's set to tip off at 2 p.m.

randi@pagosasun.com

Lady Pirates aim for strong start at Wolf Creek Classic

By Randi Pierce
Staff Writer

The 4A Pagosa Springs High School Lady Pirate basketball team will open the 2025-2026 season this evening, Thursday, Dec. 4, at the Wolf Creek Classic, and the Lady Pirates will be looking to establish a strong foundation early on the season.

"Our early goals are to establish a strong foundation: build consistency, execute our game plan, and continue improving each week," coach Sarah Osborn wrote in an email to The SUN. "We want to set a competitive tone from the start and make sure we're playing to our identity."

Osborn adds, "Ultimately, our focus is on steady growth and making sure we are giving 100% ... each time we touch the floor in both practice and games making sure of that will position us well for the midpoint and postseason stretch."

Helping the Lady Pirates toward that goal, according to Osborn, will be a "healthy balance" of returning varsity players and those new to the varsity squad.

"This year we have a healthy balance of returning varsity players and those new to varsity playing time," she wrote. "Our returning varsity athletes bring strong leadership and an understanding of our system, while our newer varsity members add fresh energy, and competitiveness to the lineup. My hope is that our seniors and captains set the tone and the newcomers elevate the intensity."

Osborn indicates the team is opening the season with a number of strengths, among them its work ethic, chemistry and strength.

"Some of our biggest strengths this year is our work ethic and how coachable our team is," she highlights. "This group has been consistent and focused since before the preseason started. Team chemistry is another strength—this group genuinely supports each other, and that cohesion shows in how we practice and compete."

That support will be on display as the Lady Pirates open the season at 5 p.m. on Dec. 4 when they take on the 5A Grand Junction Central Warriors.

The game will be the first of the season for both teams.

The Lady Pirates went 18-8 last season, and the Warriors finished with a 7-17 record.

The Lady Pirates will continue play at the Wolf Creek Classic on Saturday, Dec. 6, when they take on the Gunnison Cowboys at 1 p.m.

The Cowboys finished the 2024-2025 season with a 15-9 record.

The Warriors and Cowboys will face off on Friday.

Osborn indicates that, for the Wolf Creek Classic, she'd like to see the Lady Pirates "compete with confidence and maintain our composure in high-energy moments."

She adds, "It's a great early test for us with some built in challenges. We are looking for solid communication, strong fundamentals, and grit. It will be a successful weekend regardless of outcomes if we can approach these

first two games with the same attitude, commitment, leadership, and team centered approach that they have been showing since the first day of practice."

Schedule

The following schedule was accurate as of press time Wednesday, but is subject to change.

Following the Wolf Creek Classic, the Lady Pirates will be back in action on Dec. 13, when they host the Salida Spartans for a 12:30 p.m. game.

The Lady Pirates will then hit the road for the Black Canyon Classic in Montrose, where they'll take on 5A Montrose Red Hawks at 5:30 p.m. on Dec. 18, the 5A Glenwood Springs Demons at 2:30 p.m. on Dec. 19 and the 5A Pueblo Central Wildcats at 10 a.m. on Dec. 20.

Following a hiatus for the holidays, the Lady Pirates will open the 2026 portion of their schedule at the Holy Family Invite in Broomfield on Jan. 2 and 3, 2026. There, the Lady Pirates will face the Holy Family Tigers at 6 p.m. on Jan. 2 and the Kent Denver Sun Devils at noon on Jan. 3.

The Lady Pirates will again be on the road on Jan. 13, 2026, when the Lady Pirates face off against the 5A Durango Demons at 5:30 p.m. in Durango.

The Lady Pirates will host the 3A Monte Vista Pirates at 5:30 p.m. on Jan. 16, 2026, to open play in the 4A/3A Intermountain League (IML).

League play will continue the following day in Ignacio when Pagosa's Lady Pirates take on the Bobcats in a 2:30 p.m. matchup.

The Lady Pirates will again be on the road on Jan. 23, 2026, when they head to Alamosa to take on the Mean Moose in a 5:30 p.m. league game.

The following day, the Lady Pirates will host the Montezuma-Cortez Panthers for an IML matchup at 12:30 p.m.

The Lady Pirates will then host the 2A Del Norte Tigers at 5:30 p.m. on Jan. 27, 2026, before returning to league play on Jan. 30, 2026, when they host the 3A Bayfield Wolverines for a 5:30 p.m. game.

The following day, the Lady Pirates

will head to La Jara for an IML matchup against the 3A Centauri Falcons.

IML play will continue on Feb. 6, 2026, when the Lady Pirates hit the road for a 5:30 p.m. affair in Monte Vista, and the following day, when the Lady Pirates will host the Bobcats at 2:30 p.m.

The Lady Pirates will host the Mean Moose at 5:30 p.m. on Feb. 13, 2026, then will hit the road the following day for a 2:30 p.m. game in Cortez.

The team will again be on the road on Feb. 20, 2026, when the team heads to Sanford to take on the 2A Mustangs at 5:30 p.m.

The team will finish the season with a pair of IML matchups, with the team hosting the Falcons at 2:30 p.m. on Feb. 21, 2026, and hitting the road for Bayfield to take on the Wolverines at 12:30 p.m. on Feb. 28, 2026.

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UNIFIED BOWLING



SUN photo/Randi Pierce

Juriah Carter, left, and Justus Carter were both named to the 2025 Unified Bowling All-State Team recently. The Pirates took 10th at the state bowling championships this year.



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December's Educational information is How to prepare your home for winter.

Scan the QR Code below to access our blog with
helpful information on winterizing and protecting your home for winter.



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CPW reports above-average number of bear conflicts and sightings in 2025

Colorado Parks and Wildlife

Colorado Parks and Wildlife (CPW) received 5,259 bear reports between Jan. 1 and Dec. 1, marking a slight increase from the 4,996 reports during the same period in 2024.

This year's total ranks as the highest since 5,392 in 2019, the year CPW launched a digital report tracking system, and exceeds the seven-year average of 4,583 bear-related conflicts and sightings reported to CPW.

There are an estimated 17,000 to 20,000 bears in Colorado, and every year the majority of incident reports involve bears trying to access human food sources. While the last two months of the year see relatively few reports, CPW continues to call on residents to remove attractants to reduce conflicts, keeping you and the bears safe.

Reports of bear sightings and conflicts in Colorado have been increasing steadily the past three years.

Bear reports received, Jan. 1-Dec. 1:

- 2022: 4,271 statewide.
- 2023: 3,488 statewide.
- 2024: 4,996 statewide.
- 2025: 5,259 statewide.

Wildlife managers continue to encourage folks to report bears seen in urban areas to their local wildlife office. Locations and contact information can be found at cpw.state.co.us/contact-us.

CPW can provide people with additional tips and advice for how to make their homes less attractive to bears.

Food availability is a major driver of bears slowing their activity during the winter months. If food remains available due to people not securing their trash, bird seed, pet food, etc., bears will remain active year-round.

As a member of BearWise, CPW encourages everyone to share BearWise information with their neighbors and communities to help prevent

vent conflicts with bears.

CPW asks all residents and visitors to help save Colorado's bears by being actively bear prepared throughout the year. Human-bear conflicts are most often traced back to human behavior. Living BearWise is the most effective way to prevent human-caused conflicts with bears.

Six at-home BearWise basics

- Never feed or approach bears. Intentionally feeding bears or allowing them to find anything that smells or tastes like food teaches bears to approach homes and people looking for more. Bears will defend themselves if a person gets too close, so don't risk your safety and theirs.
 - Secure food, garbage and recycling. Food and food odors attract bears, so don't reward them with easily available food, liquids or garbage.
 - Remove bird feeders when bears are active. Birdseed and grains have lots of calories, so they're very attractive to bears. Removing feeders is the best way to avoid creating conflicts with bears.
 - Never leave pet food outdoors. Feed pets indoors when possible. If you must feed pets outside, feed in single portions and remove food and bowls after feeding. Store pet food where bears can't see or smell it.
 - Clean and store grills. Clean grills after each use and make sure that all grease, fat and food particles are removed. Store clean grills and smokers in a secure area that keeps bears out.
 - Alert neighbors to bear activity. See bears in the area or evidence of bear activity? Tell your neighbors and share information on how to prevent conflicts with bears. Bears have adapted to living near people; now it's up to us to adapt to living near bears.
- More on living with bears can be found at cpw.state.co.us/living-bears. CPW also provides local Colorado

communities with financial resources through its Human-Bear Conflict Reduction Community Grant Program, which supports efforts to reduce human-bear conflicts. This spring, CPW offered up to \$1 million in grants distributed through a competitive process.

More on the grant program can be found at cpw.state.co.us/human-bear-conflict-reduction-grants.

Regional bear activity

Area 15, consisting of Archuleta, Dolores, La Plata and Montezuma counties, saw another year of high levels of human-bear conflict.

"We saw a second consecutive year of high levels of human-bear conflict with officers working around the clock much of the summer, and we continue to manage human-bear conflicts still in November," said Southwest Region Public Information Officer John Livingston. "This has come in the face of two winters in a row with almost no low-elevation snowpack and well below average snow in the high country paired with a hot, dry summer with little to no moisture until heavy rains came in September and October. Natural food availability was spotty in most areas, at best. We had a lot of younger bears involved in conflict early in the summer, and female bears with cubs that struggled to find natural food were also prevalent in residential areas. The increase of hobby chicken farming also led to more livestock conflicts this year. We continued to see higher rates of roadkill incidents with bears on the move looking for food sources. We took more than a dozen orphaned cubs to our Frisco Creek Wildlife Rehabilitation Center with severely underweight cubs turning up in town. However, we saw fewer incidents of conflicts at campgrounds this year, which was one positive in an otherwise difficult year of managing human-bear conflict."

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2025 Christmas Bird Count planned for Dec. 14

By Jean Zirnheld
Weminuche Audubon Society

Prior to the 20th century, hunters took part in a winter holiday contest to see which team could shoot and bring in the most feathered and furred wildlife, while even at that time, scientists and bird lovers were becoming concerned about declining numbers of birds.

In 1900, a replacement tradition was initiated when a small group of people proposed counting birds instead of killing them over the Christmas holidays. This was the start of Audubon’s Christmas Bird Count, now in its 126th year.

Observations recorded in these counts that take place between Dec. 14 and Jan. 5 across the Western Hemi-

sphere provide important data that is used by researchers and agencies to assess the health of bird populations and help guide conservation actions.

You can play a role in this important endeavor by joining Pagosa Springs’ Christmas Bird Count this year on Dec. 14.

You don’t need to be an expert birder to join in the fun. We go out in teams where often some are good at spotting birds, some can hear them, some are good with a camera and some with identification. All are valuable skill contributions.

If you live within the boundaries of our count circle, you can even contribute from the comfort of your living room by documenting birds in your yard and sending your count in to us. After our count on Dec. 14, partici-

pants will get together on Dec. 17 for a potluck dinner where we compile team results to see what we found this year. Which birds will show up in the highest numbers? Will the swan still be around for the count or gone for the winter?

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 Road, Cemetery Road and the first part of Fourmile Road, 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.

Join us at the Community United Methodist Church on Lewis Street for our last bird identification class prior to the count on Dec. 10.

Enter through the side door closest to the parking lot. The class will begin promptly at 6 p.m. to finish by 8 p.m. Come early to sign up for a team and enjoy a snack with us. If you can’t come in person, you may join with Zoom by using the link posted on our website prior to the class.

We are excited to welcome familiar faces and new friends for the count. Early sign-ups help our team leaders plan for the day.

For information or to sign up for a team, contact us at weminuche.audubon@gmail.com.

Pagosa Area Recreation Coalition open house invites community to shape future of recreation, conservation

By Amanda Gadomski
Pagosa Area Recreation Coalition

For the past year, the Pagosa Area Recreation Coalition (PARC) has been laying the groundwork for a stronger, more coordinated recreation landscape in Archuleta County and the greater Pagosa area — from the trails we hike, to the waters stretching from the Continental Divide down to Navajo Reservoir, to the

slopes of Wolf Creek where we play. Month after month, PARC Leadership Committee members and task force volunteers from organizations across the region have come together to collaborate, listen and ensure every corner of our community has a voice in shaping this effort.

PARC efforts have included gathering public input through community surveys, studying local needs, collecting user and wildlife data, and weaving together ideas from land managers, youth programs, outdoor groups, local businesses, ranchers/farmers and conservation advocates.

This work will help shape a vision for the future of recreation and conservation in the region, but now comes the most important step: hearing directly from the community.

Residents are invited to a community open house on Wednesday, Dec. 10, with two sessions offered — 3:30 to 5 p.m. and 5:30 to 7 p.m. — in

the Ross Aragon Community Center’s South Conference Room, 451 Hot Springs Blvd.

This is a pivotal moment in the planning process, when community feedback can help shape priorities, guide upcoming projects and ensure the final plan reflects what matters most to the people who live, work and play here.

Whether you care about trail improvements, river access, youth recreation, open space preservation, hunting, fishing, camping, long-term conservation or any recreation activity, your voice is essential.

PARC’s goal is simple: develop a community-driven plan that enhances recreation while protecting the places we love. But that vision only becomes reality if the process receives broad engagement and buy-in from the many stakeholders.

With months of groundwork completed, this open house is the community’s opportunity to help guide

the final stretch of this important effort. Now is the time to speak up, get involved and help chart a sustainable path forward for Pagosa’s future.

Town to hold public meeting for river park 30 percent design review

Town of Pagosa Springs

The Town of Pagosa Springs will be holding a public meeting Dec. 11 at 5:30 p.m. in the Ross Aragon Community Center’s South Conference Room.

The 30 percent design for the river park at 1040 E. U.S. 160 will be reviewed by request for proposal awardee Southwest River Engineering Inc., and the public will be able to ask questions and make comments on the design.

In May 2025, the town purchased 1040 E. U.S. 160, formerly known as Bob’s LP. This strategic acquisition has provided an opportunity to expand public river access, lengthen our Riverwalk trail corridor, provide additional wetland and park space, and establish a unique and defining recreation location for visitors and locals to see and use as they enter town.

Visit <https://mypagosa.org/river-park-public-meeting> for more information and to leave comments. Please join us for the public meeting and help shape the development of our new river park.

Informative.
The Pagosa Springs SUN
970-264-2100

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Archuleta County, Colorado
South Pagosa Boulevard Resurfacing
Masters Creek Resurfacing

Archuleta County, Colorado is in the process of finalizing the above-listed projects constructed by Strohecker Asphalt & Paving, Inc., P.O. Box 521, Pagosa Springs, Colorado 81147. Any claims against this project by suppliers, subcontractors, or others should be delivered to the project engineering firm of Davis Engineering Service, Inc. at 188 S. 8th Street, P.O. Box 1208, Pagosa Springs, Colorado 81147. All claims shall be delivered prior to December 22, 2025. Any claims received on or after December 22, 2025 shall not be considered. Claim forms can be obtained from Davis Engineering Service, Inc. (Phone 970-264-5055).
Published December 4, and 18, 2025, in *The Pagosa Springs SUN*. (280550)

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 Pelyea, et al.
Case No.: 2025CV30048
Attorney for Plaintiff:
Christopher B. Conley (51651)
Eck, Conley & Myers, PLLC
700 South 21 st Street, Fort Smith, AR 72901
Tel. 479.242.5906
Email: ic@ecrllegal.com

SUMMONS BY PUBLICATION TO THE PEOPLE OF THE STATE OF COLORADO TO THE FOLLOWING DEFENDANT(S): Bonnie B McCafferty, Valery R Shimmel,
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 by 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 MAG IE; 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 AYLOR; JACK J TAYLOR III; EDWIN L PUTNAM; HELEN D PUTNAM; RICHARD N MILLS; JUDI G MILLER; 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
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 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: 12/18/2025
Name of Publication: The Pagosa Springs Sun
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-

ERTY 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
22, 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#179904578) 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

■ Continued on B3

PUBLIC NOTICES: YOUR RIGHT TO KNOW

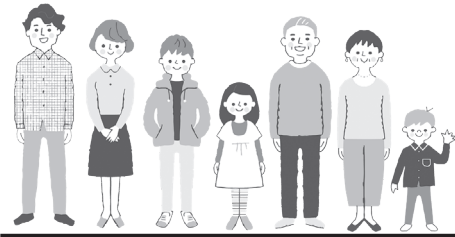
The notices you see on this page include important information from local governmental bodies and attorneys that may be of interest to you. These notices can include information about public hearings, property assessments and changes in assessment, assumed names, name changes, claims notices, public meeting dates and financial statements.

Legal advertising

Deadline: Friday 4 p.m.*

Bring your legal advertisement or public notice to our offices at 457 Lewis Street, or email to legal@pagosasun.com

**Deadlines are moved up for holiday weeks. Please check for an ad in the paper for specific dates and times.*



Open Enrollment for Health Insurance

Open November 1, 2025 to January 15, 2026

Come to our office at 502 S. 8th Street or call 970-264-2409 to make an appointment.

Visit connectforhealthco.com to learn more.



ARCHULETA COUNTY
Public Health
DEPARTMENT



■ Continued from B2

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 7803-7836 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#170014913) 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#179608335) 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
Judgment Amount: \$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: \$2,498.39
ISABEL M. PACHECO, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF H. PAUL PACHECO, DECEASED (C#179700497) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7811-7812 in Building Number(s) 6.
Unpaid Assessments: \$1,073.24
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,312.08
SANDRA E. KENNEDY, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF JESS SCOTT KENNEDY, DECEASED (C#179701511) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7811-7812 in Building Number(s) 6.
Unpaid Assessments: \$2,802.42
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$4,041.26
FRANK GRANDINETTI (C#179705991) A 49,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7811-7812 in Building Number(s) 6.
Unpaid Assessments: \$927.80
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: \$2,484.94
DONALD G. BOMER (C#179710645) 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: \$3,053.20
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#179709035) A 94,500 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7817-7820 in

Building Number(s) 9 and 10.
Unpaid Assessments: \$1,059.86
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,298.70
RICHARD N. MILLS and JUDI G. MILLS (C#179709571)> A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7817-7820 in Building Number(s) 9 and 10.
Unpaid Assessments: \$2,599.37
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$3,839.21
THE TERRY J. LUTIZ 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: \$3,389.69

Periregine 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, 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

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 1 0, 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 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, 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 §38-104 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 §38-302 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 Sheriffs Department for Archuleta County, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 v, 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
JAMES E SAWYER (C#170209821) A 63,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425, and 1426 in Building Number(s) H. 14.
Unpaid Assessments: \$1,314.86
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$2,571.12

KALANIE MCINTOSH, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF STEVEN E MCINTOSH, DECEASED (C#170502397) A 300,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425, and 1426 in Building Number(s) H. 14.
Unpaid Assessments: \$3,852.50
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$5,108.76
DEBBIE COX (C#4252300358) A 105,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425, and 1426 in Building Number(s) H. 14.
Unpaid Assessments: \$1,467.87
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$2,723.93
DANIEL E. METCALF, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF LINDA L. METCALF, DECEASED (C#170213904) A 63,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1411, 1412, 1413, 1415, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526 in Building Number(s)15.
Unpaid Assessments: \$1,190.93
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$2,447.19
MAROLYN R. WOOD, TRUSTEE OF THE MAROLYN R. WOOD AND DONALD WOOD, REVOCABLE LIVING TRUST, DATED DECEMBER 16, 1996 (C#170213920) A 77,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526 in Building Number(s) 15.
Unpaid Assessments: \$1,455.51
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$2,711.77
RESORTS INTERNATIONAL ACCESS NETWORK, LLC (C#170303754) 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: \$2,911.21

P. CAROL LEE 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: \$2,709.39
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$2,911.21
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 63,000 / 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#170509244) 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: \$6,636.60
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$7,892.86

JAMES L. WOODFIELD JR., SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF DEANNA R. WOODFIELD, DECEASED (C#171502313) A 105,000 / 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: \$1,985.04
Costs: \$256.26
Attorney's Fees: \$1,000.00
Total: \$3,199.86
JAMES JOHNSON and PAULA JOHNSON (C#170312250) 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, 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 BELVLY and ROBERTA BELVLY (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 20102922, 20106560, 20106879, 20203148, 20204764, 20204272, 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 (C#179804547) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7829-7830 in Building Number(s) 15.
Unpaid Assessments: \$4,281.77
Costs: \$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
Costs: \$232.57
Attorney's Fees: \$1,000.00
Total: \$3,002.66
WALLACE R. SMITH and LOIS MAE SMITH (C#170012918) A 28,000 / 17,743,000 undivided fee simple absolute interest in Unit numbers 7883-7884 in Building Number(s) <15.
Unpaid Assessments: \$590.15
Costs: \$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: \$2,500.89
Costs: \$232.57
Attorney's Fees: \$1,000.00
Total: \$4,235.46

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; Julia 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 Schmirn; Bryan Schmirn; Marilyn 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 therein described including, but not limited to, the payment of attorneys' fees and costs.
Agent:
Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
Association Assessments Due to:
Peregrine Property Owners Association, Inc.
Debtor(s) & Amount Due:
See attached Exhibit "A"
Amount of Judgment:
See attached Exhibit "A"
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

Colorado Parks and Wildlife beginning classification flights on Western Slope

Colorado Parks and Wildlife

Colorado Parks and Wildlife (CPW) will begin annual classification and capture flights for deer, elk and Rocky Mountain bighorn sheep throughout Colorado’s Western Slope.

Using both helicopters and fixed-wing aircraft, flights are scheduled to begin in early December and are expected to continue through the end of January, with the possibility of extending into February, depending on weather and flight conditions.

Classification flights enable CPW to assess the recruitment of young animals (how many survive to adulthood), determine sex ratios and estimate wildlife populations.

Done in the winter to reduce stress and potential injury to wildlife, observations are brief and have a minimal impact on wildlife.

“Classification flights are an important tool to help us understand

herd health and how recent winters have affected birth rates and survival of elk and deer,” said CPW Northwest Region Senior Wildlife Biologist Brad Banulis. “This information is important for managing big-game populations in the state.”

“We appreciate the public’s understanding of why they may be seeing helicopters throughout the state,” said CPW Southwest Region Senior Wildlife Biologist Jamin Grigg. “If you see a low-level helicopter surveying wildlife, know that it’s CPW biologists surveying the herds and collecting valuable data to understand our wildlife populations better.”

Capture and collaring efforts

In addition to classification flights, CPW will continue ongoing long-term elk and deer monitoring efforts beginning in December.

During this timeframe, staff will work to capture and collar adult elk

and deer, as well as elk calves and deer fawns to better understand deer and elk survival rates and causes of mortality across the state.

Deer capture work will take place in the White River herd, located primarily in Rio Blanco County, Middle Park, Gunnison County and on the Uncompahgre Plateau in Montrose County.

Along with ongoing collaring efforts that will continue for elk in the Gunnison Basin and Middle Park, CPW will initiate a new elk monitoring effort for the White River elk herd, which spans portions of Routt, Moffat, Rio Blanco, Garfield and Eagle counties in northwest Colorado.

In January and February of 2026, CPW will begin capturing and collaring Rocky Mountain bighorn sheep near De Beque. Data collected from this collaring effort will help CPW better understand population size, study movement patterns and monitor for disease.

Upper San Juan Watershed Enhancement Partnership seeks community support for Colorado Gives Day

By Danyelle Leentjes

Upper San Juan Watershed Enhancement Partnership

On Tuesday, Dec. 9, the Upper San Juan Watershed Enhancement Partnership (WEP) is asking the community to stand with us for Colorado Gives Day.

Your donation, no matter the size, directly supports watershed health, community safety, agricultural needs and river recreation across the Upper San Juan Basin.

And this year, your support couldn’t be more important.

The WEP is a Pagosa Springs-based 501(c)(3) nonprofit formed in 2023 after several years of collaborative planning among local water users, conservation groups, landowners and agencies. Our mission is simple: to collaboratively implement projects that benefit watershed function and health, river-related recreation and irrigated agriculture throughout the San Juan, Blanco and Navajo River watersheds.

The WEP is governed by a volunteer board representing a broad range of water interests: environmental, recreational, agricultural, municipal and community. We partner closely with groups such as the Town of Pagosa Springs, The Nature Conservancy, Colorado Parks and Wildlife, U.S. Forest Service, Trout Unlimited, the San Juan Water Conservancy District, the San Juan Conservation District, agricultural users, Southwestern Water Conservation District, the Colorado Water Conservation Board, U.S. Bureau of Reclamation and many more.

What we do and why it matters

Our work grew out of a multi-year, stakeholder-driven Integrated Water Management Plan that identified 25 high-value projects across the watershed. The number of projects since

then have grown.

These projects focus on:

- Watershed function and health: improved river function, riparian restoration, water-quality improvements, fish habitat, bank stabilization and natural water storage.

- River-related recreation: safer and improved access for boating, tubing, fishing, birding, photography and riverfront enjoyment.

- Irrigated agriculture: strengthening agricultural irrigation infrastructure, improving water delivery efficiency and supporting the ecological benefits tied to working lands.

Water from the Upper San Juan River is vital to our towns, ranches, farms and recreation economy. However, it faces growing pressures from drought, warming temperatures, increased wildfire risk and extreme runoff events, and needs assistance in meeting these pressures.

A community still recovering: the recent San Juan River flooding

The recent flooding along the San Juan River in Pagosa Springs, a powerful event peaking above 8,000 cubic feet per second, was a stark reminder of how vulnerable our river corridor can be.

The Pagosa Gateway River Project was one of the affected areas, a 2-mile stretch currently under construction to improve channel stability, improve habitat, increase safety, enhance recreational experiences, revitalize riparian areas and improve the long-term health of the river.

Fortunately, the flood came during the early phases of construction and most of the installed work held strong through the event, which is a testament to the need and effectiveness of this type of river restoration work. Yet the surge revealed immediate needs. The river carved new channels, deposited massive cobble

bars and carried down large debris, including car bodies, trees and even a fully intact cabin from upstream. Some of the riverbanks were severely eroded or completely gone.

The WEP moved quickly, working with our design-build engineering team to reassess conditions, redesign features where necessary and prioritize areas that now pose safety risks or threaten surrounding properties. Even with the unexpected damage, the original goals of the gateway project remain firmly in place. The work is still in progress with the hopes of finishing early 2026.

Events like this underscore an important fact: Investing in watershed resilience isn’t optional; it’s essential, and our community depends on this work.

Your support makes this possible

Colorado Gives Day is an opportunity to directly support local, on-the-ground watershed improvements that safeguard the places we all rely on. Every dollar helps the WEP continue implementing high-priority projects, like Pagosa gateway, and supporting long-term watershed health.

The work we do is vital not only for the river’s ecological health but also for sustaining the community’s economy and quality of life.

How to give

- Online: UpperSanJuanWEP.com.
- Mail: Upper San Juan WEP, P.O. Box 3238, Pagosa Springs, CO 81157.

Your generosity strengthens the health of the San Juan River, supports local agriculture, enhancing recreation opportunities and protects the community we all care about.

This Colorado Gives Day, please consider supporting the WEP. Together, we can build a more resilient future for our rivers, our town and our watershed.

Preparing for a winter driving emergency

Colorado State Patrol

Stranded in a snowstorm or frigid temperatures can be an anxious and dangerous situation for motorists. As the winter season progresses, Colorado State troopers want to remind roadway travelers of what to do if they are stopped or stalled on the side of the road.

“Significant weather events can cause delays for first responders to locate you and get you to safety. That’s why it is important to have an emergency kit in your vehicle and know what to do,” stated Col. Matthew C. Packard,

chief of the Colorado State Patrol.

If you’re stopped or stuck, call 9-1-1 for help and then stay in place. Unless you are in immediate danger, the best protection for you is to stay inside your vehicle. You want to keep dry, cover all exposed body parts and not perform activities that would overexert yourself.

Motorists need to ensure they are visible to rescuers and other road users. You can activate your emergency hazard lights, tie a bright-colored cloth to your antenna, window or door, and keep the interior dome light on when the engine is running.

Be aware of the dangers of carbon monoxide poisoning. Make sure your exhaust pipe is clear of snow and run your car just enough to stay warm. Running your vehicle for long periods of time can damage it and potentially fill the interior of the vehicle with fumes.

“Even the most cautious drivers can get stuck due to a road closure or a crash involving vehicles in front of them,” explained Packard. “Make the best of a ‘less than ideal’ situation by being prepared, conserving your phone’s battery power and staying put.”

Medicare Annual Enrollment Oct. 15 thru Dec. 7, 2025

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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

editor@pagosasun.com

or drop it off at the Santa mailbox at 457 Lewis Street

The Pagosa Springs SUN

Santa Claus is coming to town!



& he is stopping by
RE/MAX Eagle’s Nest!

Sunday, Dec. 7th
between Noon and 2:00 PM
390 Boulder Dr, Pagosa Springs, CO



Have a complimentary photo taken with Santa and tell him what you are wishing to get for Christmas. Each child will receive a gift from Santa! Enjoy some hot chocolate and cookies!



Food drive!

Canned Beans (black and pinto)
Canned Fruit (in fruit juice)
Canned Meats (tuna and chicken)
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)

We are collecting food for the Healthy Archuleta FSFE Food Coalition. Donate one of the items below or give a cash donation and be entered into a drawing for a \$100 Gift Certificate to Wolf Creek Ski Area

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

ARTS & LIFE

Christmas in Pagosa



Healing Waters Resort & Spa



Two Old Crows Gallery



Goodman's Department Store



Pine Valley Rentals

PREVIEW photos/Shari Pierce

December 4, 2025

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 ddeguise@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.

Pagosa Peak Strings' debut performance set for Dec. 7

By Payton McIntyre
Pagosa Peak Strings Orchestra

Join us for a festive afternoon as the Pagosa Peak Strings take the stage for their debut performance, featuring a joyful selection of holiday music that highlights the ensemble's growing talent and hard work.

This unique collaboration brings together students from Pagosa Peak

Open School; Pagosa Springs elementary, middle and high schools; and members of the local home-school community.

Pagosa Peak Open School has graciously hosted the after-school orchestra on Wednesdays and Fridays, and now it's our turn to give back — all proceeds from this performance will go directly to the school.

Come celebrate the season and support these dedicated young mu-

sicians as they share their passion for music.

The performance will be at the Pagosa Center for the Arts, 2313 Eagle Drive, from 4 to 5 p.m. on Sunday, Dec. 7.

The cost is \$10 per person. Tickets can be purchased ahead of time through PayPal at <https://www.paypal.com/ncp/payment/A3XQNWRX4D63Y> or in person at the door.

Live Performers

- Thursday**
Coyote Moon Lounge: San Juan Mountain Boys, 6 p.m.
The Pagosa Bar: Karaoke, 8 p.m.
- Friday**
Coyote Moon Lounge: Retro Cats, 7 p.m.
- Saturday**
Coyote Moon Lounge: KNFRMST, 7 p.m.
- Sunday**
Coyote Moon Lounge: Bluegrass Cadillac, 5 p.m.
- Monday**
Coyote Moon Lounge: Santana Garcia, 5 p.m.

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SUN

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Pagosa Peak Genealogical Society potluck gathering planned for Dec. 6

By Carolyn Paschal
Pagosa Peak Genealogical Society

The Pagosa Peak Genealogical Society (PPGS) will host a potluck gathering on Dec. 6 for our members and friends.

We will meet from 10 a.m. to noon at the Community United Methodist Church, 434 Lewis St., in the fellowship hall.

There will be a short business meeting followed by appetizers, coffee, tea and dessert.

The genealogical society meets on the first Saturday of each month. It hosts guest speakers on a wide range of topics relating to genealogy, including the rich history of our local area. We also offer workshops for those who have hit brick walls in their research of family members.

PPGS is a member of the Colorado Council of Genealogical Societies, where it has access to professional speakers from across the state.

The society has partnered with the Town of Pagosa Springs in its ongoing efforts to research and improve our local cemeteries.

Everyone is invited, and all are encouraged to attend our potluck to meet our members and learn more about our group.

For more information, contact Carolyn Paschal at carolynpaschal@gmail.com.



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‘A Christmas Carol’ returning to Thingamajig, plus one-night holiday concert Dec. 17

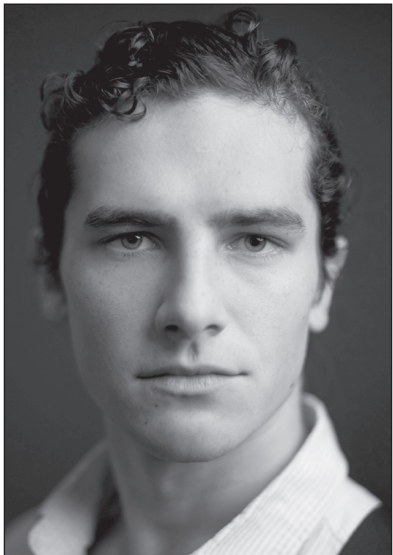
By Tim Moore
Thingamajig Theatre Company

Thingamajig Theatre Company ushers in the holiday season with “A Christmas Carol,” Patrick Barlow’s imaginative and fast-paced retelling of the beloved Dickens classic.

Directed by longtime Thingamajig favorite Andrew Barratt Lewis, this limited engagement offers a blend of warmth, wit and Victorian charm suited perfectly to the cozy magic of winter in Pagosa Springs.

Barlow’s adaptation — penned by the same mind behind “The 39 Steps” — condenses Dickens’ sprawling tale into a nimble five-actor ensemble piece, allowing the story’s ghosts, carol singers and bustling Londoners to appear and vanish with theatrical flair. While the staging is brisk and playful, Dickens’ message of compassion and transformation remains at the heart of the production.

Anchoring the cast is Dan Morrison as Ebenezer Scrooge. Known to Thingamajig audiences for his ability to portray a dozen characters before intermission, Morrison finds himself



Photos courtesy Thingamajig Theatre Company

Dan Morrison brings a delightfully flinty Scrooge to life while newcomer Logan Polson lends heart as Bob Cratchit in Thingamajig Theatre Company’s holiday production of “A Christmas Carol,” opening Dec. 12.

in the unusual position of playing just one — and delivers both humor and depth as Scrooge journeys from miserliness to redemption.

Making his Thingamajig debut is

Logan Polson, who appears as Bob Cratchit alongside several other key roles, including Young Scrooge and Marley.

■ See Thingamajig on page 6



My wish for you
Merry Christmas
Happy New Year



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Food drive!

We are collecting food for the Healthy Archuleta FSFE Food Coalition. Donate one of the items below or give a cash donation and be entered into a drawing for a \$100 Gift Certificate to Wolf Creek Ski Area

Canned Beans (black and pinto)
Canned Fruit (in fruit juice)
Canned Meats (tuna and chicken)
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)

Crackers, Saltine
Dried Pinto Beans
Dry Breakfast Cereal (such as cheerios or corn flakes)
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Peanut Butter (crunchy or creamy)
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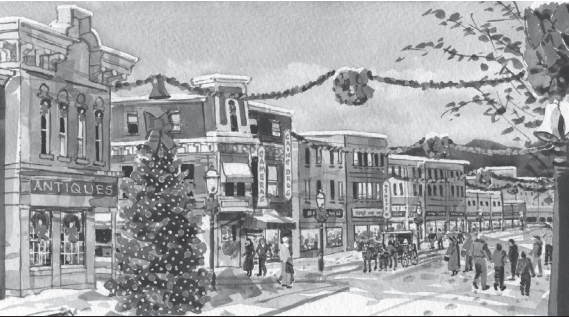
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Thingamajig –

■ continued from page 4

He is joined by the versatile trio of Ellie O’Hara, Samantha Luck, and Trevor Brown, each stepping into a lively range of Dickensian personalities — from Mrs. Cratchit and the Spirits of Christmas Past, Present and Yet to Come to Fezziwig, Fanny, Tiny Tim, and many more.

In addition to its theatrical offering, Thingamajig will present a special Christmas Concert on Dec.17 at 7 p.m. at the Pagosa Springs Center for the Arts. The evening features performances by the winter company, along with a festive guest appearance by the Thingamajig Teen Program — the “Beetlejuice Jr.” cast.

“A Christmas Carol” runs Dec. 12-28 at the Pagosa Springs Center for the Arts. Tickets and concert information are available at www.pagosacenter.org or by calling (970) 731-SHOW (7469).

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Mt. Allison Grange to host free community breakfast and food drive

By Larry Corman
Mt. Allison Grange

On Saturday, Dec. 6, Mt. Allison Grange will host a free community breakfast.

This will be held from 9 until 11 a.m. and will include pancakes,

sausage, scrambled eggs, toast, juice and coffee.

We would also appreciate it if each attendee brought a food item for a community food distribution.

Everyone is invited. So, come join your neighbor and do some socializing before you go off to town for

Christmas shopping. We hope to see you there. For questions/directions, contact Larry at (970) 749-8438 or Larry_Corman@hotmail.com.

PagosaSUN.com

Community news.

‘We Need a Little Christmas’ concerts to be presented by Pagosa Springs Community Choir

By Angie Ranson
Pagosa Springs Community Choir

The Pagosa Springs Community Choir is here to present our annual program this year, “We Need a Little Christmas.”

As the song goes, we need a little laughter and we need a little music. We would like to share laughter and music with you.

We will be performing in the Pagosa Springs High School auditorium on Friday and Saturday, Dec. 12 and 13, at 7 p.m., and Sunday, Dec. 14, at 4 p.m.

Our production this year is a great mix of well-known holiday favorites and a couple of challenging arrangements, given to make sure the singers are awake and paying attention. We again thank Dan Burch, our director, for always leading with patience and a smile. Also, thanks to Venita Burch, our accompanist, who puts in many, many hours that the rest of us do not see; but, boy, we are all amazed to hear her play the piano. Thanks to both for all they do behind the scenes and in our rehearsals to help us understand complicated music.

This year’s choir has 85 singers — a larger group than last year. Our choir members come from every walk of life here in Pagosa. We have all ages of participants from high schoolers to wise retirees and every age in between. We have been practicing since September and are excited to share our efforts with you.

Every year, the Pagosa Springs Community Choir performs a section of songs in the round a cappella, with the choir members standing on the auditorium floor, surrounding the audience as we sing. It is a glorious experience in musical surround sound and a live performance that fills the air and the heart. Come and share a wonderful experience of music.

Highlights of our program will be a jazzy “Deck the Halls,” an encouraging “Grown Up Christmas List” and a “A



Photo courtesy Jeff Laydon

Music Director Dan Burch prepares the Pagosa Springs Community Choir for this year’s Christmas concerts, coming up on Friday and Saturday, Dec. 12 and 13, at 7 p.m. and Sunday, Dec. 14, at 4 p.m. in the Pagosa Springs High School auditorium.

Festive Pat-A-Pan,” which is a unique French carol. You will also enjoy a complicated rendition of “A Merry Carol of the Bells” (bells not included; we sing those) and, of course, ending with the favorite “Hallelujah Chorus.”

Come and share the beauty of Christmas with music and laughter. We all need a little Christmas now. Come and share a wonderful experience of music.

Our performances are coming up on Friday and Saturday, Dec. 12 and 13, at 7 p.m. and Sunday, Dec. 14, at 4 p.m. in the Pagosa Springs High School auditorium.

Admission is free with donations welcomed and accepted with gratitude.

Join Pagosa Community Initiative and Higher Grounds for a unique holiday shopping experience!

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Trinity Anglican Church

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PAGOSA AREA RECREATION COALITION

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COMMUNITY OPEN HOUSE

When: Wednesday December 10
Session 1: 3:30-5:00pm
Session 2: 5:30-7:00pm

Where: Pagosa Springs Community Center - South Conference Room

What:

- Learn about PARC
- Share your ideas, feedback, priorities, and concerns
- Help shape the future of recreation and conservation in and around your community

Chrystal Snow Memorial Toy Drive aims to bring joy to Archuleta County kids

By Carrie Blue-White
Pagosa Community Initiative

The Pagosa Community Initiative (PCI) is calling on neighbors, businesses and schools to support the Chrystal Snow Memorial Holiday Toy Drive, a countywide effort to ensure every child experiences a joyful holiday.

Why it matters

As the holidays approach, families face extra gift-giving hurdles. The toy drive collects new, unwrapped toys for children of all ages, with special attention to teens, who are often overlooked.

The program partners with local businesses and groups to turn generosity into joy. Already, about 200 children have signed up to receive gifts, even before December, highlighting the community's growing commitment and need.

What to expect this season

The mission is to collect and distribute new toys to Archuleta County kids in need. The drive runs through the holiday season, with multiple drop-off points at familiar local spots, including a prominent collection outside Walmart from through Dec. 11.

Community members can donate toys, volunteer, participate in in-store drives with local partners or sponsor the effort. All gifts and funds stay in

Archuleta County.

Where to drop off

Drop-off boxes are located at 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.

Wrapping paper is also appreciated as we encourage the bond of families and allow the parents/caregivers to gift with dignity. Supplying wrapping paper really helps fill the entire need and elevates the spirit of the season with the parents/caregivers getting credit, not an organization, on Christmas morning.

Support for families in need

If your family could use a boost, PCI invites you to reach out at (970) 585-6253 or visit the PCI website for details. Volunteers can sign up at pagosacommunityinitiative.org by selecting the "volunteer" tab to assist with Walmart collections and other duties. Consider a monthly donation — every bit helps sustain community programs year-round.

Impact and involvement

Last year's toy drive touched the lives of 206 children, underscoring how small acts of giving can create big moments of joy. This year, organizers aim to extend reach to all age

groups, including teens.

Get involved today

- Donate new, unwrapped toys for all ages.
- Volunteer to collect, sort and distribute toys.
- Help spread the word to schools, faith communities and local businesses.
- Sponsor the effort with financial or logistical support.

Special notes

Santa will visit in front of Walmart on Dec. 6 from 1 to 2:30 p.m. to help spread cheer and join in "stuffing" the PCI bus with gifts for local youth.

Additional drop-off is available at the PCI offices, 550 B Hot Springs Blvd., Monday through Thursday, 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 brighten a child's holiday and strengthen our community. There really is a gift in giving, and the community thanks you for your support.



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Community invited to 'Cocoa and Carols' at Community United Methodist Church

Community United Methodist Church

The Community United Methodist Church (CUMC) is warmly inviting neighbors, friends and families to kick off the holiday season at "Cocoa and Carols," a festive gathering filled with music, treats and Christmas cheer.

The celebration will take place on Sunday, Dec. 7, at 4 p.m. at the church, located at 434 Lewis St.

Guests will enjoy singing along to their favorite Christmas carols, both beloved sacred hymns and classic secular hits, led by members of the church community.

The talented Sarah Reihm, minister of music at CUMC, will be playing the piano. Reihm has a wonderful lineup of songs prepared and will also be taking requests.

Warm cocoa and delicious holiday treats will be available.

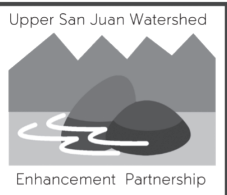
Adding to the fun, attendees are encouraged to come dressed in their most festive holiday attire for a Christmas costume contest, with a prize awarded to the person wearing

the most delightfully spirited outfit. There will also be arts and crafts for the kids (and adults).

"Cocoa and Carols is one of our favorite ways to bring the community together," the Rev. Ken Daniell shared. "It's a joyful, relaxing way to celebrate the season with friends old and new."

This event is a wonderful way to kick off the holiday season, and you don't have to be religious or a member of the church to join in the fun. We hope that you will check us out and consider being a part of our community. Bring your family, bring a friend and bring your holiday spirit.

All are welcome at CUMC. We are an inclusive faith community who affirms all, and believes everyone is beloved and belongs. We are deeply committed to serving the community through acts of grace, mercy and mission. Our mission is to provide an inclusive environment where all may develop a personal relationship with God through the unconditional love of Christ.



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Pagosa Unitarian Universalist Fellowship announces December services

Pagosa Unitarian Universalist Fellowship

The December Sunday Services and programs for the Pagosa Unitarian Universalist Fellowship follow.

Our schedule includes time for building community, growing spir- its and doing good, which we hold as our motto. We invite our Pagosa community to a welcoming space, as we embrace inclusion and all of who you are.

The new year will bring a recom- mitment and renewal of our Wel- coming Congregation status with the Unitarian Universalist Association (UUA). This process includes holding worship services, days of observance, education component and a service project in support of the LGBTQ+/ TGQNB communities. We are a community of open minds and lov- ing hearts as we continue a path of lifelong learning.

• Dec. 7, 10:30 a.m.: Sunday ser- vice, “Gratitude and Joy as Resis- tance.”

Guest speaker Tami Bradshaw, who comes to us from Durango, will share on the theme of gratitude and joy.

Bradshaw believes that cultivating joy, wonder and awe is perhaps the most practical thing any of us can do to serve the world and to serve others. From this place, she will share some insights and practices gleaned from the Spiritual Directors International webinar called “Awakening Joy: Cul- tivating Presence.”

The three areas of exploration Bradshaw will speak to are activat- ing a deeper sense of relaxed present moment awareness, mine the gold of personal experience to consciously cultivate more elevated states of being, and begin to habituate those states through a simple three- to five- minute practice.

She shares that her most consis- tent spiritual practice is walking in the woods and talking with the trees, and where she enjoys the company

WHIPS to hold holiday luncheon Dec. 9

By Nancy Ford

Women Helping in Pagosa Springs

WHIPS, Women Helping in Pagosa Springs, will have their holiday lun- cheon on Tuesday, Dec. 9, at 11:30 a.m. at Gustoso’s Italian Restaurant.

The cost is \$20, and please bring a little extra for donating if you can.

All ladies are welcome. We must have you RSVP to (970) 946-1895.

We will have a box for unwrapped new toys, for infants to age 18, to be donated to the Pagosa Community Initiative to distribute for Christmas.

of spiritual companions that include ponderosa pines, wild turkeys, gray tufted squirrels and little black bears. She most often feels the Spirits’ loving presence when she is slowing down and connecting to nature.

Bradshaw is a spiritual director certified through the Stillpoint Cen- ter for Christian Spirituality at Ghost Ranch in northern New Mexico. For more than 25 years, Bradshaw has facilitated spiritual formation pro- grams for children, youth and adults. She holds a Master of Arts in religion from the Iliff School of Theology, where she learned great respect for all the world’s wisdom traditions. She has served United Methodist church- es in the Sky Mountain Conference as program staff, pastor’s spouse and as a volunteer, and is currently a member of Summit Church Durango, a United Methodist church where her husband Jeff Huber is the lead pastor. In her spiritual companioning work, she accompanies individuals and facilitates spiritual direction groups both in person and online.

• Dec. 14, 10:30 a.m. to noon: Go- ing Deeper Sharing Circle.

In this small-group setting, we practice deep listening and sharing from our hearts. The fourth in the series from the “On Being” podcast, we will hear an excerpt with Ocean Vuong. Poet, novelist, essayist and professor of creative writing in the MFA program at New York University, Vuong is “a teacher with words about words,” said Krista Tippett, host of “On Being.” With space for reflection and sharing we practice the art of listen- ing with others. Light refreshments are offered.

• Dec 21: Winter solstice gather- ing.

Beginning around 10 a.m. with an informal drum circle, we will honor the dark and light of the season. “The Spark Within” will be our theme as we welcome the growing light after the longest night of the year. We’ll begin with an outdoor drum circle for those interested and move in for music, reflection and ritual to honor both the dark and the light. More information to come.

• Dec. 28: a rest Sunday.

We’ll pause our Action Sunday this month for a continued rest from the holiday rush. Join us in January 2026 on the fourth Sunday to con- tinue the UUA Common Read Book Group on “Social Change Now: A Guide for Reflection and Conne- ction” by Deepa Iyer

We share our fellowship space with various community groups in our hub, a place for groups to gather and grow. The Tara Pagosa Medita- tion practice meets Sunday evenings from 4:30 to 6 p.m. through the winter months. Also weekly is Qigong prac- tice on Mondays at 1 p.m., and the Wise and Wakeful Circle on the sec- ond and fourth Saturdays at 10 a.m.

Find more information at Pago- saUU.org, where you will find our current newsletter.

Pagosa Unitarian Universalist Fellowship is located at Greenbriar Plaza, Unit B-15, 301 N. Pagosa Blvd., on the north side facing the Pagosa Peak.

For more information about the fellowship, please see the website and look for our current newsletter.



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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 northern shoveler.

Looking at this bird across the water, it often will be the bold white of the male shoveler’s chest and lower sides that first catches your eye. His head is green, eyes are yellow and a rusty brown side patch separates the white areas. Females, nonbreeding males and immatures have mottled brown coloration similar to that of female mallards.

Even at a distance the very long and wide bill that gives these ducks their name can be distinguished. The male’s bill is black and the female’s is orange, but in both the bill is twice as wide at the tip as at the base, giving it a spoon shape. Its genus name, *Spatula*; its common name, shoveler; and its nickname, spoony, are all a reference to this prominent bill design.

Northern shovelers are filter feeders that suck water into the front of the bill and squirt it out the sides. Comblike projections on the edges of the bill filter out of the water the tiny crustaceans, seeds and aquatic invertebrates that these ducks eat. They often swim with their bills down in the water while swinging them from side to side. Groups can be seen swimming together in circles to create whirlpools that bring food to the surface.

In winter, these ducks occupy a variety of wetland habitats with open water, and some will winter here. They are also found in the southern regions of the United States, through Central America and into northern South America. Pair formation may begin as soon as December with male courtship displays that include turns, dips, wing flaps and head pumping. Bonds between partners are mostly monogamous and they stay together through the breeding season.

In the Western Hemisphere, the core of the northern shoveler’s breeding range is found in the prairie pothole wetlands filled in spring by snowmelt and rain. This area in Canada and the upper Midwest formed from depressions created by glacial movements. These wetlands are considered one of the most important regions in the world for migratory and breeding waterfowl.

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



Your local news source since 1909.

The Pagosa Springs SUN

The Weekly Crossword

by Margie E. Burke

ACROSS

- 1 Rumple, as hair
- 5 ___ del Sol
- 10 Orch. section
- 14 "___ Dinka Doo"
- 15 Bread spreads
- 16 Opera feature
- 17 Working hard
- 18 Saving gas, say
- 20 Shortcut
- 22 Bobby of tennis fame
- 23 "The Zoo Story" playwright
- 24 Took to jail
- 26 Like draft beer
- 29 Renders invalid
- 33 Taunts on the field
- 36 Meetup, slangily
- 37 Sculler's need
- 38 Gibraltar and Magellan
- 40 Nonpro sports gp.
- 41 It ebbs and flows
- 43 Denier's words
- 45 Trap
- 47 "Peer Gynt" composer
- 48 Street reps
- 50 Indian flatbreads
- 53 Social no-no
- 56 "Calvin and Hobbes" cartoonist
- 59 "It's news to me"
- 61 Bones, in anatomy
- 62 Golfer's cry
- 63 Water and elec.
- 64 Fortune teller
- 65 Heads-up abbrs.
- 66 "One of ___ days...."
- 67 Latin "to be"

DOWN

- 1 Sporty Mazda
- 2 No further than
- 3 Wave-riding platforms

1	2	3	4		5	6	7	8	9		10	11	12	13
14					15						16			
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20				21						22				
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59					60						61			
62					63						64			
65					66						67			

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- 5 Cola starter
- 6 One of five Norwegian kings
- 7 More parched
- 8 Highest rated
- 9 Japanese volcano
- 10 Steinbeck's birthplace
- 11 H.S. math
- 12 Smoke or napkin follower
- 13 Yields to gravity
- 19 Copier insert: Abbr.
- 21 Rogen and others
- 25 Trojan War figure
- 27 Clothing
- 28 Gave up, reluctantly
- 30 Quells, as rioters
- 31 Son of Isaac
- 32 "On the Verge" actress Elisabeth
- 34 Parade spoiler
- 35 ___ Cruces, N.M.
- 39 "Goosebumps" writer
- 42 Makes a cryptogram
- 44 Fragrant bloomer
- 46 Elvis' middle name, originally
- 49 Sink of "Stranger Things"
- 51 Plastic surgery targets
- 52 Catch
- 53 Minor quarrel
- 54 Call to a mate
- 55 Italian seaport
- 57 Business card nos.
- 58 Shock, in a way
- 60 Ump's call

Answers to Previous Crossword:

A	C	M	E		A	D	A	M		S	O	M	A	S
C	R	U	X		M	I	L	E		C	L	I	V	E
T	A	L	C		M	A	I	N	T	A	I	N	E	R
O	N	C	E	M	O	R	E		E	L	O	I	S	E
R	E	T	R	O		I	N	G	R	E	S	S		
			P	R	E	S	S	E	R			T	A	D
V	A	S	T	E	S	T		L	A	R	C	E	N	Y
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P	R	E	S	E	N	T	E	R	S			I	N	C
O	I	L	E	R			W	E	E	K		T	E	A

PagosaSUN.com

The vision in hiddenness

By Betty Slade
PREVIEW Columnist

On Oct. 26, Rebekah Laue received the call from Jesus. “Come home, my beloved daughter. You’ve been faithful with the task I gave you. You’ve given selfless love and asked little in return.”

A few hours after Rebekah entered heaven, I received a call from her son, Dan Laue, “Mom passed away this morning.”

“Oh, Dan, I’m so sorry, but I know this: Heaven is glowing with her presence and she is in the arms of Jesus. Your mother was a true saint. She loved you and your two sisters unconditionally. One day you’ll see her in heaven and understand how much you were loved.”

It seemed she passed too quickly. We didn’t say goodbye.

Rebekah was a prayer warrior. She prayed continually. When I went by her home, she was usually praying for someone on the other side of the world, or the people of Pagosa. She stood over the breadboard, kneading bread and praying. She had a keen ear to God’s heaven and knew who needed prayer.

Out of strong prayers from the heart of Rebekah, she prayed for this little town. You might have dodged a few bullets, changed your mind from destruction or loved with a different kind of heart, all because Rebekah Laue was standing at the throne of God on your behalf. Few knew; few thanked her. She seemed to have a grasp on heaven’s call. Few understood as she quietly went about her business.

Masked in ordinary things, there was always a pot of soup simmering on the stove and a loaf of fresh bread in the oven. She prepared for guests who might come by her door.

Most important, the Lord kept her hidden away. Why? She was on a different kind of mission, one that didn’t need bright lights or lavish living. Dismissed by the carelessness of others, she stayed in the shadows. She continued to knead fresh bread from heaven, talking to Jesus.

When I prepared a Bible study to teach, I thought of Rebekah. She was very similar to the Shulamite maiden in the vineyard. She fell in love with the King and her whole life was about King Jesus.

Just as Solomon’s words had emboldened the Shulamite, Rebekah lived in that same place in King Jesus’ heart. His poetic expression of deep intimacy and affection for his bride gave her vision others wished to have.

Solomon tells the maiden, “Your love ravishes my heart.” The Hebrew word for “ravished” is libabthini, taken from a Semitic root word meaning to tear bark off a tree. He was saying her loving eyes of worship had made him vulnerable and had uncovered his heart.

This is what Rebekah’s love had

Artist’s Lane

I loved her quietness and confidence which gave her strength to walk in places others didn’t walk.

done. She had torn off the bark of the tree of heaven and laid open the heart of Jesus. Today, she sits in a special place next to the One she loved.

Some of us desired that intimate relationship, but few have attained it in this journey on earth. Before she entered heaven, she had already experienced that kind of love. She walked that walk of faith. Not shouting, but quietly staying in the kitchen, kneading bread and praying.

Misjudged by many, somehow, she didn’t need to explain herself. She moved with intention and worked in her yard around her flowers, asking for nothing.

As she dug around her strawberry plants, her fingers touched the berries and they came alive. Each year she thinned them and sent a bundle of plants home with me. They didn’t do as well in my yard, and I always admired her for that gift of growing things. Whether it was growing beautiful flowers or painting them on a stretched canvas, she had that special touch from heaven.

I loved her quietness and confidence which gave her strength to walk in places others didn’t walk. Jesus’ words lodged in her heart. They were life-giving, they were her protection and they were the sustaining force for her to live.

Final brushstroke: Jesus’ words were her weapon against crazy makers in her world. Oh that we could catch a glimpse of what Rebekah Laue saw and knew about heaven and where she is today.

Views expressed do not necessarily represent those of The SUN.



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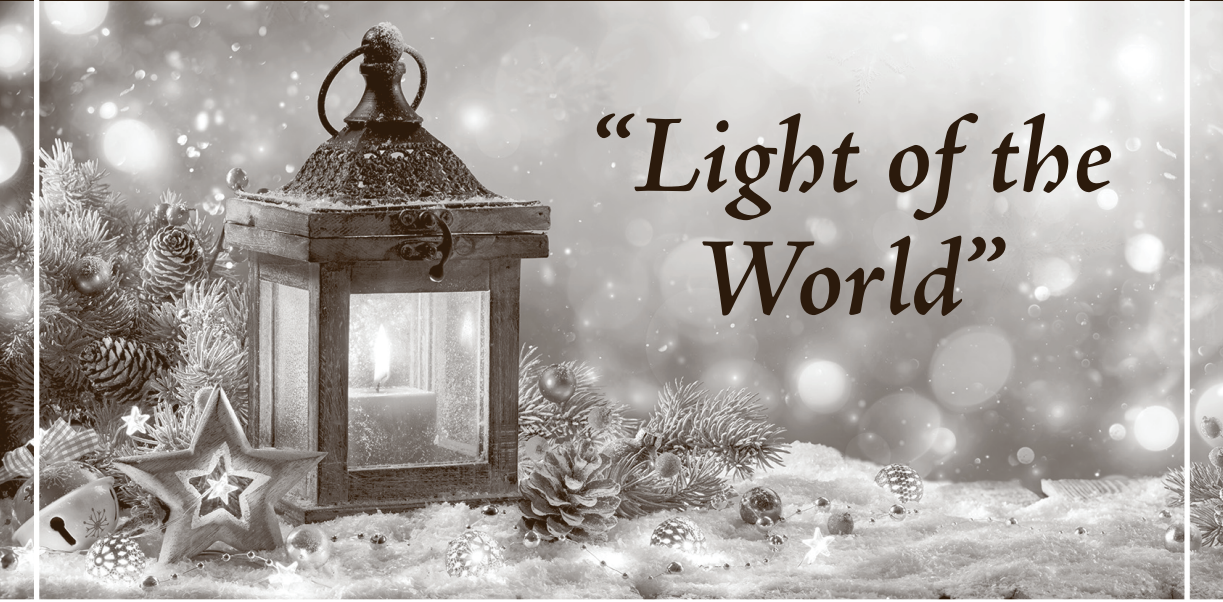


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Catch up on classics this holiday season

By **Barbara Brattin**
PREVIEW Columnist

According to interestingliterature.com, classic authors are interesting, indeed.

Vladimir Nabokov had a “genitalia cabinet” in which he kept his collection of male blue butterfly genitalia. It’s now housed at Harvard. In 1849, Dostoevsky was sentenced to death by firing squad. At the very last minute the sentence was commuted to four years’ hard labor. Owing to failing eyesight, James Joyce wrote much of his novel “Finnegans Wake” in crayon on pieces of cardboard.

If you remember the classics from high school as intolerably boring, maybe you should take another look.

Our Classic Literature section is growing. Here’s what’s new or coming soon:

- “An American Tragedy” by Theodore Dreiser explores themes of social class, ambition and moral decay in early 20th-century America.
- “The Brothers Karamazov” by Fyodor Dostoevsky is described by Wikipedia as “a passionate philosophical novel that discusses questions of God, free will, and morality.”
- “The Bridge of San Luis Rey” by Thornton Wilder, winner of the 1927 Pulitzer Prize for fiction, centers on a Peruvian monk determined to prove that a bridge collapse that results in the death of five travelers was an act of divine intervention.
- “The Awakening” by Kate Chopin was a true awakening for me when I read it in college. A novel before it’s time (written in 1899), it follows a woman who rebels against the restrictive social expectations of her time in late 19th-century New Orleans.
- “Silas Marner” by George Eliot. It wasn’t uncommon in the 19th century for women authors to pose as men in order to be published. Mary Ann Evans’ pen name was George Eliot, and in 1861 she wrote this classic focused on the contrast between material wealth and human connection.
- “Their Eyes Were Watching God” by Zora Neale Hurston. From the Harlem Renaissance we got American writer Hurston, who penned this book about racial and personal independence in 1937.
- “To the Lighthouse” by Virginia Woolf. The perfect book to read over the holidays, “To the Lighthouse” focuses on a family’s holiday on the

Library News

Isle of Skye with lots of tension told from a variety of viewpoints.

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>.

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.

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>.

Dec. 2 featured “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. **See Library on next page**

HUD Publisher's Notice



EQUAL HOUSING OPPORTUNITY

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

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SUDOKU

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

Level: Advanced

Here’s How It Works:

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

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

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Library

■ continued from previous page

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

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.

New and notable

Elmore Leonard "Picket Line"; Louise Penny "The Black Wolf"; Nelson DeMille "The Tin Men"; Patricia Cornwell "Sharp Force"; Phillipa Gregory "Boleyn Traitor"; Mitch Albom "Twice"; and Richard Osman "The Impossible Fortune."



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 cistem, 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



33 Fawn Court • \$949,000

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

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>



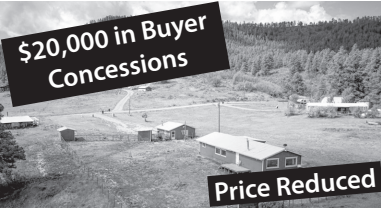
120 Big Horn Court • \$535,000



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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Holiday Church Events



All events listed in the holiday church events calendar are free of charge. Submit events to editor@pagosasun.com.

Friday, Dec. 19

Advent Penance Service. 5 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd. For more information, visit ihmjp2.org.

Sunday, Dec. 21

Winter Solstice Gathering. 10 a.m., Pagosa Unitarian Universalist Fel-

lowship, Unit B-15, 301 N. Pagosa Blvd.

Wednesday, Dec. 24

Christmas Eve Mass. 5 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd. For more information, visit ihmjp2.org.

Christmas Eve Service. 5 p.m., Pagosa Springs High School auditorium. For more information, visit graceinpagosa.org or call (970) 731-6200.

Christmas Eve Mass. 8 p.m., Immaculate Heart of Mary Catholic

Church, 455 Lewis St. For more information, visit ihmjp2.org.

Thursday, Dec. 25

Christmas Day Mass. 9 a.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd. For more information, visit ihmjp2.org.

Thursday, Jan. 1

Holy Day. 9 a.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd. For more information, visit ihmjp2.org.

What parents can do to build financial security

Special to The PREVIEW

The daily life of a parent of a school-aged child can be hectic. In addition to busy work schedules, parents with school-aged youngsters must contend with school schedules, extracurricular activity commitments, meal planning and preparation, and a host of additional obligations.

The fast-paced nature of daily life can make it hard for parents to find time to focus on long-term goals, including financial security, which many moms and dads admit is a significant concern.

A study from Ameriprise Financial released in April 2025 indicated that 60 percent of parents are concerned that balancing financial trade-offs will affect their long-term financial goals.

That study surveyed more than 3,000 American parents, more than half of whom felt trade-offs like expensive family vacations were invaluable but still compromising long-term financial goals like having enough money in retirement.

Balancing short-term family needs and wants with long-term financial goals can be difficult, but parents can try various strategies to protect their financial futures:

- Avoid taking on credit card debt. Debt is a complicated topic. The vast majority of homeowners go into debt to buy their homes, and real estate is considered a sound investment, even if people must borrow and pay interest on loans to purchase a place to call their own. But not all debt is created equal, and some forms of debt are particularly detrimental to long-term financial security. A recent study from the credit reporting agency Experian found that the average American carried \$6,730 in credit card debt in the third quarter of 2024. Credit cards typically charge high interest rates, which makes it easy for debts to snowball when card holders cannot pay their balances in full. When parents have substantial amounts of credit card debt, they're more likely to miss out on wealth-building opportunities like investing for retirement.

- Take advantage of opportunities to build wealth. Wealth in retirement is not an unattainable goal, but it's one

that will require sacrifices. Retirement investment vehicles like employer-sponsored 401(k) programs and individual retirement accounts (IRAs) can help parents grow their money for retirement. Parents who need to catch up on retirement savings can save more by increasing 401(k) contributions by an additional percentage point each year. That won't have a dramatic effect on take-home pay, but over time that additional investment can grow 401(k) balances by a significant amount. The same goes for IRAs, which can start out with smaller contributions and gradu-

ally increase to meet the maximum allowable amount each year. • Make long-term financial security a top priority. It seems simple, but prioritizing long-term financial security is how many people make it to retirement without financial concerns. The temptation to spend lavishly on vacations, entertainment and luxury items can be significant, but such expenditures threaten parents' long-term financial security. By prioritizing retirement savings, parents can secure their financial futures and still create lasting memories with their children.

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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.

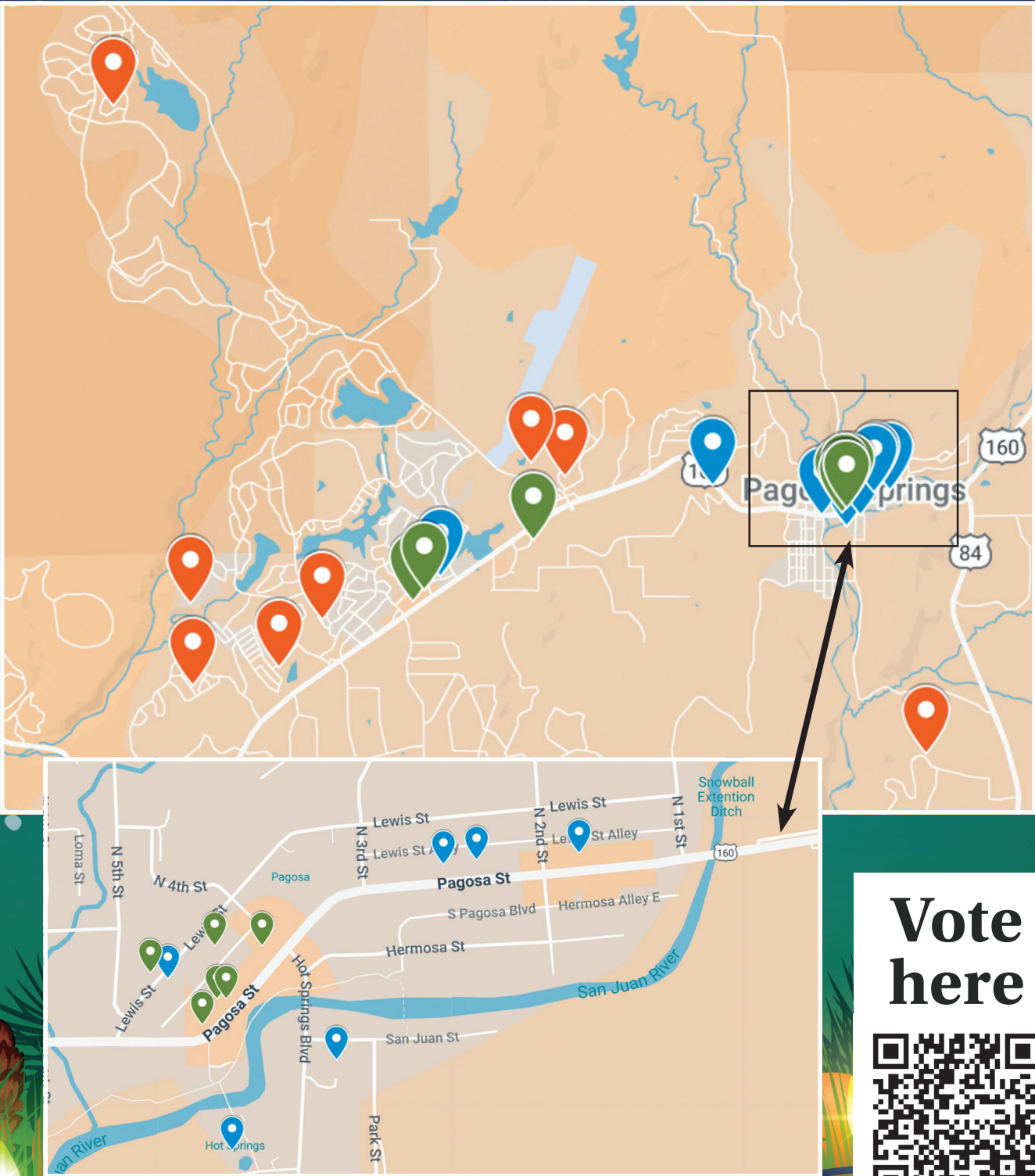
Vote for your favorite between Nov. 28 and Dec. 17.

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

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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



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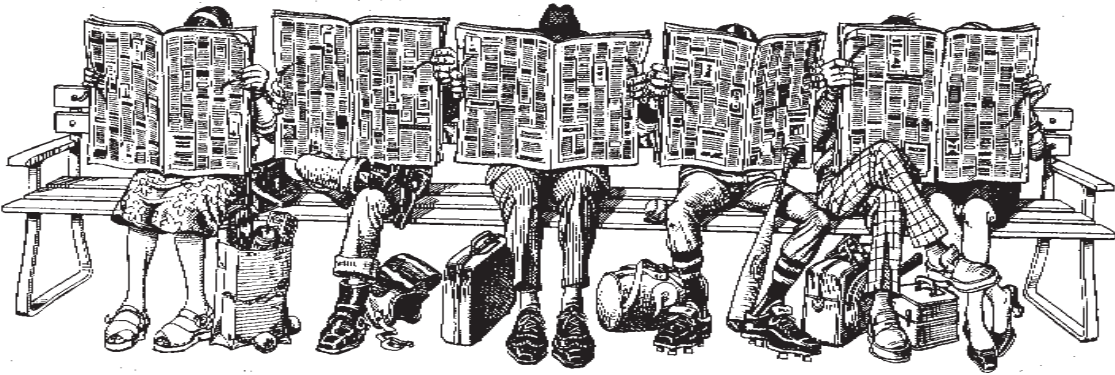
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Stranded in a flash flood

By James Van Liere
Special to The PREVIEW

The recent flooding in Pagosa Springs reminded me of the time that I worked for the old Bureau of Public Roads, sometimes referred to as the BPR or Bureau of Parallel Ruts.

It was mid-July and we were working on U.S. 82 that took off a couple of miles north of Alamogordo, N.M., and passed through Lincoln National Forest on its way to Artesia, N.M. This is the only highway in New Mexico that has a tunnel on it.

Being short of funds for college, I had taken a year off to work and chose to work for the Bureau of Public Roads. I was sent to Alamogordo, N.M., where I was assigned to the highway repaving project through Lincoln National Forest. My job was to weigh trucks after they were loaded with soil cement from the Pug Mill. The Pug Mill and the weigh shack were located at the opening of a canyon that spread out as a wide alluvial plain. Soil cement is a mixture of sand, cement and water with the cement content only about 3 percent. This mixture was used as a sub-base for the asphalt paving to come later. Although not a pure concrete mixture, the soil cement was a very hard, durable substance that had some strength to it.

The weigh shack was essentially built on a man-made island around a concrete box about 4 feet high by 10 feet wide by 24 feet long that housed the scale equipment.

Surrounding the concrete box was a soil cement island with a ramp leading up to the scale platform and another ramp down from the scale platform. Inside the weigh shack was a scale that indicated the total weight of the truck and the soil cement. My job was to record the truck number and the total weight of the truck and soil cement. By knowing the truck number and its tare weight and subtracting the tare weight from the measured total weight, the actual weight of the soil cement calculated. This weight was recorded and a ticket with the soil cement weight was given to the truck driver.

The truck driver then drove up the canyon to where the soil cement was dumped into a spreader. By knowing the weight of the soil cement, the driver on the spreader had an idea of far he could go to spread the soil cement evenly, in this case 4 inches thick by 10 feet wide. (An interesting sideline concerning the spreader is that the BPR road crew ran out wooden stakes to mark the way for the spreader. Inasmuch as the BPR crew had a large amount of empty beer cans at their camp, it was decided to temporarily use the beer cans as a substitute for the wooden stakes. One day a tourist stopped and wanted to know why all the beer cans were placed along the road. One of the crew told the tourist that because it was the middle of July and really hot, we had to give the

The Writers' Circle

spreader operator a beer about every 25 feet or he would quit.)

Inasmuch as the trucks arrived at various intervals, sometimes 30 minutes apart, I had time on my hands with nothing to do. Consequently, out of boredom, and because I had brought some textbooks with me, I decided to take a second look at some of my past course work.

Sometimes I found myself saying, "So that's what that professor was talking about." One day as I was deeply engrossed in one of my textbooks, I heard a lot of loud yelling by the truck drivers. At first I just ignored the yelling, but it kept persisting. Finally I opened the weigh shack door.

And, to my horror, I was surrounded by a sea of rushing, ugly brown muddy water filled with all kinds of debris.

I now realized that the truck drivers, who were standing on high ground across from the weigh shack, were trying to warn me of the oncoming water. By now the water was just 6 inches from the top of the scale platform and the island on which I was standing. Of course, in a situation such as this, a person's first thought is to escape, but where in this case? To try and cross that sea of muddy water to where the truck drivers were would have been tantamount to suicide.

The water was full of barbed wire, old washing machines and dryers, logs, brush, trees, mattresses and old cars. There was no doubt that the canyon and the area at the mouth of the canyon had served as a dump site for the town of Alamogordo for a few years.

As I watched the flood waters pass by, it seemed my best course of action was to stay put because it appeared that the water was cresting at about 6 inches below the top of the island. If it had topped the concrete box housing the scale equipment, it would have filled the box with water and destroyed all of the equipment inside.

So far, I was still high and dry and felt I had made the right decision to remain where I was. However, if the water did raise a significant amount, my alternate plan was to get on the roof of the weigh shack, hoping, of course, that it wouldn't be washed away.

Finally, after about 30 minutes, the water started to subside. Prior to the flood, the track from the Pug Mill to the weigh shack was a dust bowl. In fact, as the trucks drove up to the weigh shack, the dust flowed like water in front of the wheels it was so thick and powdery. Amazingly, about an hour after flood, the area was dry and again a dust bowl.

Of course, we checked the Pug Mill and the scale and found that neither

had been damaged and both were operating as intended. So it was now back to a normal work day and back to the books.

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



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Preview Calendar

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

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.

Paws to Read. 2 p.m., Sisson Library. For all ages. Read with Maple, the therapy dog who loves stories.

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

Breakfast with Santa. 9 a.m.-noon, Pagosa Springs High School. Hosted by the Pagosa Springs High School National Honor Society chapter. Enjoy a warm breakfast, festive activities, and meet Santa. For more information or to RSVP, email ddeguise@pagosa.k12.co.us.

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 Peak Genealogical Society. 10 a.m., Community United Methodist Church, 434 Lewis St. There will be a short business meeting following by a potluck gathering. For more information, contact carolynpaschal@gmail.com.

LEGO Play. 11 a.m.-noon, Sisson Library. For kids 6-11 years old. Bring your own or use the library's LEGOs to free build. Contact the library at (970) 264-2209 for further information.

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.

Sunday, Dec. 7

Pagosa Peaks Strings Winter Concert. 4-5 p.m., Pagosa Springs Center for the Arts. Join for a special fundraising event for Pagosa Peak Open School feature the debut performance of the Pagosa Peak Strings youth orchestra. Tickets are \$10 at the door or in advance via PayPal: www.paypal.com/ncp/payment/A3XQNWRX4D63Y.

Cocoa and Carols. 5 p.m., Community United Methodist Church, 434 Lewis St. Enjoy singing along to favorite Christmas carols.

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.

Conversational Spanish. 4-5 p.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. Practice your Spanish conversation skills in a group setting. No minimum skill level required. A Sisson Library program.

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. 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.

WHIPS (Women Helping in Pagosa Springs) Holiday Luncheon. 11:30 a.m., Gustoso's Italian Restaurant. The cost is \$20. Bring a little extra for donating if you can. All ladies are welcome. An RSVP to (970) 946-1895 is required. There will also be a box for unwrapped toys for infants to age 18 to be donated to the Pagosa Community Initiative to distribute for Christmas.

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

■ See Calendar on next page

The holidays are here!

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Preview Calendar

■ continued from previous page

Ruby's Book Club. 2-3 p.m. Join to discuss "On Earth We're Briefly Gorgeous" by Ocean Vuong. Contact Judy at the library at (970) 264-2209 for location.

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.

Virtual Legal Clinic. 2-3:40 p.m., Sisson Library. Meet with a volunteer civil attorney via phone. Registration opens on the first day of each month. Registration is required. Call (970) 264-2209. Space is limited.

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.

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>.

Pagosa Area Recreation Coalition Open House. 3:30-5 p.m., Community Center, South Conference Room, 451 Hot Springs Blvd. Provide feedback to help shape priorities, guide upcoming projects and ensure the final plan for recreation and conservation in the area reflects what matters most.

Pagosa Area Recreation Coalition Open House. 5:30-7 p.m., Community Center, South Conference Room, 451 Hot Springs Blvd. Provide feedback to help shape priorities, guide upcoming projects and ensure the final plan for recreation and conservation in the area reflects what matters most.

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 weminucheadubon.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.

Winter Reading Challenge Launch Party. 2-6 p.m., Sisson Library. Drop in any time for cookies, hot drinks and seasonal activities. Get started with the Winter Reading

■ See Calendar on next page

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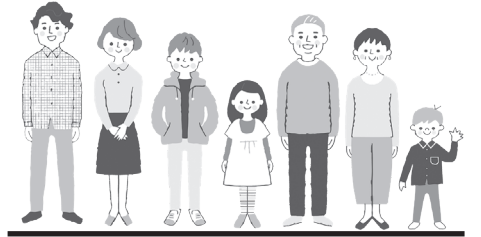
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Photo courtesy Archuleta Seniors Inc.
Archuleta Seniors Inc. staff and volunteers served a record 126 turkey dinners for Meals on Wheels, dine-in and Grab ‘N’ Go lunches on Wednesday, Nov. 26.

Holiday season sees rise in scams targeting older adults

By Ricardo Martinez
PREVIEW Columnist

As the holiday season approaches, consumer protection agencies are warning that scams aimed at older adults are on the rise.

Fraudsters often take advantage of the increased volume of holiday mail, charity appeals and special offers to trick seniors into sharing personal information or sending money. These scams frequently appear legitimate, using convincing logos, caller ID

Senior News

spoofing or urgent language to pressure individuals into quick decisions. Experts urge families to check in with older relatives, reminding them that legitimate organizations will never demand immediate payment

or confidential details over the phone or through unexpected mailings.

Equally concerning is the surge in phone-based fraud, including fake delivery notifications, counterfeit charity drives and impostor calls claiming to be from government agencies.

Seniors are encouraged to be cautious when answering unsolicited calls, to hang up on anyone requesting financial information and to verify all communications directly through official channels.

With scammers becoming increasingly sophisticated, staying vigilant and discussing common fraud tactics openly can help protect vulnerable individuals during what should be a joyful time of year.

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

■ See Senior on next page

Preview Calendar

■ continued from previous page
Challenge.

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.

Knitters Circle. 1-3 p.m., Natural Grocers back room, 775 San Juan St. Any type and experience level of needleworker is welcome.

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.

Submit your calendar items to editor@pagosasun.com; mail them to The Pagosa Springs SUN, P.O. Box 9, Pagosa Springs, CO 81147; or deliver them to The SUN office by noon Monday.

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- Medicare Advantage Changes.
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Senior

■ continued from previous page

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.coloradogives.org/organization/ArchuletaSeniors>.

Holiday seniors' lunch party

Dec. 23 will be a special seniors' lunch with turkey and all the trimmings, music and games from 11 a.m. to 2 p.m. Make your lunch reservation ahead of time or before 9 a.m. that morning.

December holiday closures

ASI will be closed Dec. 24, 25 and 26, and Jan. 1 and 2. No programs or lunch service will be provided on 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.

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

■ See Senior on page 26



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REFRESHING REST MAY HELP PREVENT AND REVERSE TYPE 2 DIABETES

You have done everything possible to control your blood sugar, but you may be overlooking the obvious.

Current research now confirms that the quality of your sleep not only increases your risk of Type 2 Diabetes, it also increases its severity.

This makes proper rest an important part of diabetic intervention, management, and even prevention.

Sleep is a simple remedy that is worth its weight in gold.

Educate yourself further with today's article. In the past decade, there has been growing evidence that too little sleep can affect hormones and metabolism in ways that promote diabetes, Knutson tells WebMD. She cites a 1999 Lancet study by colleagues at the University of Chicago.

The researchers monitored the blood sugar levels of 11 healthy young men who were allowed only four hours of sleep per night -- from 1 a.m. to 5 a.m. -- for six nights. "That study showed that after only a week of short bedtimes, their glucose tolerance was impaired. There could be dramatic effects even after only a week," according to Knutson. After 6 nights of little sleep, the men had higher-than-normal blood sugar levels. (The levels were not high enough to be diagnosed as diabetes, however).

The effects went away once the men were back on their normal sleep schedule. Experts also believe that chronic sleep deprivation may lead to elevated levels of the stress hormone, cortisol. Elevated cortisol may in turn promote insulin resistance, in which the body can't use the hormone insulin properly to help move glucose into cells for energy.

Source: The Diabetes and Sleep Connection." By Katherine Kam. WebMD - Better information. Better health.

Bonus Tip: Visit <http://www.AmazingFacts.org> for spiritual refreshment every week!

"Come unto me, all ye that labour and are heavy laden, and I will give you rest. Take my yoke upon you, and learn of me; for I am meek and lowly in heart: and ye shall find rest unto your souls. For my yoke is easy, and my burden is light." Matthew 11:28-30

A public service from your Adventist friends & neighbors at Pagosa Springs Seventh Day Adventist Church.

Disclaimer: This and all our Nature's Remedies are for health information purposes only. The Seventh Day Adventist Church is not responsible for results.



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Shoe box blessings soar to record 3,154 boxes

By Linda George
Operation Christmas Child

Thank you, Pagosa Springs. Together, we filled 3,154 boxes of joy and hope for Operation Christmas Child, the world's largest Christmas project.

This year was our best ever — we surpassed all goals and topped the charts for the Southwest Four Corners region. The numbers show that Pagosa truly overflows with generosity:

- Aztec: 420.
- Bayfield: 794.
- Cortez: 721.
- Durango: 1,372.
- Farmington: 1,408.
- Pagosa Springs: 3,154.

Your hearts on mission will put smiles on little faces around the world this Christmas and make a

lasting difference.

A big thank you goes to the six business owners who created displays and gave their customers the opportunity to pick up the red and green boxes that brought so many gifts to the Drop-off Center at Grace in Pagosa. This year, six youth clubs also filled boxes for kids: Colorado Kids, Shady Pines, Wolf Creek Wonders and Hot Shots of 4-H, as well as the Fellowship of Christian Athletes in both the middle school and high school. The Rotary Club supported us by filling boxes as well.

Many churches — under the leadership of enthusiastic project leaders — gave generously this season to help us reach our goal. These included Centerpoint, Church of Jesus Christ of Latter-day Saints, Grace in Pagosa, Jicarilla Apache Reformed Church, Open Door Church, Our Savior

Lutheran, Pagosa Baptist Church, Pagosa Bible Church, Restoration Fellowship and St. Patrick's.

We also had 101 wonderful volunteers from many different groups who built boxes, packed shoe boxes, transported cartons and worked in the Drop-off Center under the leadership of Linda George. They worked as a team to unload, pack, count, fill large cartons for shipping, make cookies and load two 20-foot trucks to transport our boxes, ready for flight out of Denver.

Together, your gifts of love, financial donations and volunteer time will bring joy to the world this Christmas. Thank you, Pagosa Springs, for your giving hearts. You make our little town proud.

Healthy Archuleta celebrates season of gratitude and community care

Healthy Archuleta

As another year comes to a close, it's worth pausing to appreciate one of Archuleta County's greatest strengths: the way our community shows up for one another.

Whether it's a neighbor checking in on an elder, families sharing food during hard times or volunteers giving their time to keep local programs running, kindness is woven into daily life here.

At Healthy Archuleta, we feel grateful every day to work alongside residents, partners and organizations who believe in caring for our community. In a rural county like ours, where resources are limited and smaller nonprofits often compete with larger communities for state and national funding, collaboration isn't just helpful, it's essential. With your support, we continue serving as a connector in our local food and health ecosystem, strengthening the networks that help our neighbors thrive.

Over the past year, your generosity has fueled a wide range of efforts: supporting the Archuleta Food Pantry Network, organizing quarterly community food drives, purchasing and distributing local foods such as fresh produce and locally raised beef to food pantries, and tending the garden beds and workshops that bring people together through our community gardening and education programs. It has helped lift up youth leadership and mentorship opportunities, supported the work of the Archuleta Rural Health Network, and made possible community-wide events like the Archuleta Health Fair and Expo and the Archuleta Food Summit.

These efforts, taken together, re-

flect your belief that everyone in our county deserves access to healthy food, meaningful connections and pathways to well-being.

We also want to extend heartfelt thanks to the volunteers whose dedication keeps these community programs running. Their willingness to give their time, whether sorting food, assisting at events, supporting families or stepping in wherever needed, makes this work possible. We are deeply grateful for all they do.

This year has reminded us once again that when challenges arise, rising food costs, unexpected interruptions in federal assistance or family budgets stretched thin, Archuleta County moves forward by moving together. The compassion and determination we see in our neighbors every day give us hope for the year ahead.

As we look toward a new year, we invite you to remain part of this shared effort. Your financial contributions help sustain the community-driven programs that keep Archuleta County strong, nourished and resilient. Your time, your voice and your willingness to support one another carry that spirit even further.

To learn more about Healthy Archuleta or to make a year-end donation, please visit www.food-coalition4archuleta.org/donate.html. Thank you for believing in this community and for helping build a healthier, more connected future for all who call Archuleta County home.

Community
news.
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for your support to bring in 3,154
boxes and spread joy around the world
thru Operation Christmas Child.

Linda George,
OCC Archuleta County Coordinator

Letters to Santa



Hey, kids!

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

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

You can also email your letter to
editor@pagosasun.com
or drop it off at the Santa mailbox at 457 Lewis Street

The Pagosa SpringsSUN



Photos courtesy Linda George, Operation Christmas Child

Archuleta County's Operation Christmas Child effort set a new record this year, filling 3,154 shoe boxes.

Merry Christmas





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Senior

■ continued from page 23

There will be 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 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.

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.

Monday, Dec. 8 — Chicken Marsala, baby baked potatoes, buttered carrots, garden salad, fruit, pumpkin muffin and milk.

Tuesday, Dec. 9 — Tomato basil soup with grilled cheese sandwich, chef salad, hazelnut bar, banana and milk.

Wednesday, Dec. 10 — Baja fish tacos with cabbage slaw, pinto beans, Spanish rice, garden salad, fruit and milk.

Thursday, Dec. 11 — Roast beef with mushroom gravy, broccoli hollandaise, garden salad, fruit, cottage cheese and milk.

Friday, Dec. 12 — Pork tenderloin with harvest chutney, roasted cauliflower, garden salad, fruit, blueberry crisp 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 trouble-

■ See Senior on next page

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100 years ago this month: Historical events from December 1925

Special to The PREVIEW

The month of December has been home to many historical events over the years.

Here's a look at some that helped to shape the world in December 1925:

- The Farmer-Labour Party is dissolved just two hours after its formation in Japan on Dec. 1. The dissolution was ordered by the Japanese government, which accused the party of harboring a secret communist agenda.

- The border delineating Northern Ireland and Ireland is established on Dec. 3 when representatives of both countries sign the Northern Irish Border Agreement.

- The George Gershwin composition "Concerto in F" is performed for the first time on Dec. 3. The performance in New York's Carnegie Hall is conducted by Walter Damrosch and features Gershwin on piano.

- A counterfeiting scheme is uncovered by the Banco de Portugal on Dec. 4. An alert bank teller tips off the bank, which ultimately discovers that wealthy entrepreneur Arthur Virgilio Alves Reis is the mastermind behind the scheme. Reis was eventually sentenced to 20 years in prison.

- The Pottsville Maroons defeat the Chicago Cardinals in front of 6,000 fans on Dec. 6 in a game the press depicted as the championship of the National Football League.

- Russian Orthodox bishop Peter of Krutitsy is arrested on Dec. 9. Peter is charged with conspiring with Russian emigres in the west. Peter is ultimately executed by shooting on Oct. 10, 1937.

- George Bernard Shaw is awarded the Nobel Prize for Literature on Dec. 10.

- Karam Chand and Kartari Chand tie the knot in India on Dec. 11. The Chand's marriage lasts 90 years and 291 days, and is the longest marriage recorded. Karam Chand passed away in 2016 and Kartari in 2019.

- Communist politician Benjamin Gitlow is pardoned by New York Gov. Al Smith on Dec. 11. Gitlow was convicted for publishing a manifesto calling for the overthrow of the U.S.

government, which Smith characterized as a "political crime" upon issuing his pardon.

- The Qaja dynasty, which had ruled Iran since 1789, comes to an end on Dec. 12 when the country's parliament declares Gen. Reza Khan Pahlavi prime minister and installs him as shah of Iran.

- The fascist government in Italy signs a secret pact with Britain on Dec. 14. The pact is designed to reinforce Italian dominance in Ethiopia.

- The national service fraternity Alpha Phi Omega is founded at Lafayette College in Pennsylvania on Dec. 16.

- U.S. Army Col. Billy Mitchell is convicted on eight charges of insubordination on Dec. 17. Mitchell was critical of military leaders for investing in battleships and had argued for greater investment in air-based defenses.

- Reichstag President Paul Löbe speaks out in favor of partial prohibition in Germany on Dec. 19.

- George Edwin Taylor passes away on Dec. 23 at the age of 68. Taylor was the first African American presidential candidate, running for the highest office in the United States as nominee of the National Negro Liberty Party in 1904.

- Law No. 2263 is passed by the Italian parliament on Dec. 24. The law states that the decisions of Prime Minister Benito Mussolini and his government were not subject to legislative review and could only be overruled by order of King Victor Emmanuel III.

- A Christmas story published in the London newspaper The Evening News on Dec. 24 identifies a children's character as "Winnie-the-Pooh" for the first time. The character had previously been referred to as "Edward" in a poem published in Punch magazine in 1924.

- The Turkish government passes a law identifying the Gregorian calendar as the official calendar for all government affairs on Dec. 26. The use of the Islamic calendar in government affairs also is banned.

- The Japan Sumo Association is founded on Dec. 28.

- The first attempt at a global New Year's celebration is made via international radio on Dec. 31. Musical entertainment and greetings from various consuls general from an assortment of foreign countries are sent from New York.



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Senior

■ continued from previous page
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CONCERNED ABOUT ANOTHER'S DRINKING? Pagosa Springs Al-anon Family Group meets Tuesdays 6-7p.m., Pagosa Bible Church. Questions? Call/ text (303)815-8569. www.al-anon.org.

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PAGOSA AA: 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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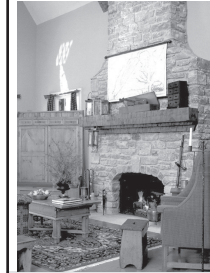
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November - April

Full & Part-Time/Holiday Positions:

- Lift Department
- Base Operations/Parking
- Ski School & Reservationist
- Food & Beverage Staff
- Baker - Barista
- Retail
- Ticket Office
- Snow Reporter/Guest Services
- Snow Removal
- Grooming
- Custodial & Building Maintenance
- Freelance Photographer

ALL POSITIONS OFFER SKIING PRIVILEGES
STARTING WAGE OF \$19/HOUR
Merit increases based on performance & experience

Applications at
WolfCreekSki.com/employment

Send applications & resumes to:
WolfCreekSki@WolfCreekSki.com
P.O. Box 2800
Pagosa Springs, CO 81147

NORTH PAGOSA MARATHON is hiring a full-time cashier nights and weekends. Competitive wages. Please apply in person at 30 N. Pagosa Blvd.

NOW HIRING. Sanctuary needs help cleaning, call: (970)264-2592.

OWNERS, THERE IS A LONG TERM RENTAL SHORTAGE IN PAGOSA SPRINGS. We have a waiting list for approved tenants. Need all types of rentals. Call us today for lowest commission and highest customer service. All you have to do is wait for your rent check to come in. We do the rest! Rocky Mountain Realty & Rentals (970)507-1192.

PAGOSA LIQUOR IS HIRING a full-time cashier. Please come and apply in person at 30 N. Pagosa Blvd.

ROOF LABORER NEEDED with some construction experience. Will train. \$20-\$25/ hour to start. (970)749-0830.

SANCTUARY LOOKING FOR OUTDOOR help. (970)264-2592.

SEEKING PART -TIME HELP for winter season snow shoveling /snowplowing. Experience preferred. Call Eric, (970)946-2061.

NEW IN BOX Oru Kayak for Lake with skeg, float bags, gel seat extras. New at \$1,250, will sell for \$1,100. Call Karen, (301)922-0477.

SELL OR TRADE YOUR GUNS. We buy for cash or trade it. No hassle. Licensed, bonded, insured. San Juan Trading Post, 635 San Juan St. (970)731-PAWN (7296).

SELLERS BEWARE: Scams involving buyers trying to deceive sellers have taken place in our community. Do not accept checks, money orders or other payment methods for more than the payment price where you are asked to pay the overpayment to the buyer or another person. Consult with your financial institution to be sure the payment method is not fake before you allow the item to be picked up.

SNOWBLOWERS. Tract Atlas, 24 inch, 6HP, \$350. Craftsman MTD -Pro, 28 inch, 9HP, electric /pull start, \$600. Airen's 1128, 28 inch, 9HP, electric /pull start, \$600. All serviced, run, operate. Take all, \$1,100. (970)382-1285.

TWO WESTERN SADDLES, beautiful tooled leather, with leather straps and stirrups. \$150 each or \$250 for both. Call Karen, (301)922-0477.

Beehive Homes of Pagosa Springs

Administrator Wanted

BeeHive Homes of Pagosa Springs, a premier assisted living residence known for its warm, family-style environment, is seeking a compassionate and motivated Administrator to lead our home and care team. The Administrator will oversee all aspects of the Home — including resident care coordination, staff supervision, community relations, and ensuring the highest standards of safety, comfort, and compliance. This is a wonderful opportunity for a compassionate, organized and dedicated leader to make a real difference in the lives of seniors. To apply, please send your résumé and cover letter to: nmanning@beehivehomes.com and pagosabeehive@gmail.com

\$40 PER HOUR TO START. Mechanic in Dulce. (970)585-4508.

CAREER OPPORTUNITIES. Front office administrative assistant or chair side procedural assistant positions available for immediate hire. Will train if necessary for these valuable positions. Flexible hours, full time or part time available. Great pay with room for advancement. Please send your resume today to pdimplants@yahoo.com.

CUSTOMER SERVICE REPRESENTATIVE needed at The Pagosa Springs SUN. Public facing, answer phones, take classified and legal ads, subscriptions and a variety of other tasks. Work with some of the nicest customers in Pagosa Springs. \$17 to \$18 to start. Email your resume to shari@pagosahun.com.

DISHWASHER —Keyah Grande Guest House. Hourly: \$18 per hour, part-time. Email: theguesthouse@keyahgrande.com.

BUSINESS OPPORTUNITY

OWN YOUR OWN BUSINESS IN 2025! Four year-old profitable Side-by-Side rental business with extremely high reviews on Google. 1 to 8 Polaris Rzrs, LLC, website, reservation site, customer list, insured, bonded, licensed, maintenance and safety gear included. Better location than any of our competition. Operates May- Nov. Call or text Ryan (970)946-2409.

SMALL CRANE BUSINESS FOR SALE. National Crane truck, business, client list, and all attachments come with business. Inquire at (970)903-2381.

PETS

ADOPT FROM THE Humane Society. Stop by or call (970)731-4771. You'll be amazed at what we have to offer, www.PagosaHumane.org.

CORKIE -MIX PUPPIES, housebroken, 9 weeks old. (970)585-4508.

DOGGY DAY CARE 81147.COM. Open 365 days of the year! Full day and half day doggy day care and overnight boarding. Conveniently located just 1 mile from downtown Pagosa. Call (970)264-9111.

GET YOUR PUP BOOKED for the holidays. For Pooch Sakes Grooming. Barb, (970)903-1290.

MALE YORKIE PUPPY from the Yorkshire Inn. Call or text, (970)317-5859.

We are hiring:

Small Engine Service Tech

Full time, weekends and holidays required

We are looking for reliable, organized, motivated, team-oriented applicants that enjoy a fast-paced environment.

Start at \$22/hr. depending on experience

Benefits include health insurance, paid time off, profit share, discounts and more.

Must have experience with outdoor power equipment, problem solving, self-starting and customer service oriented.

Apply in person Monday-Friday

Applications on terrysace.com

Join us in serving our Pagosa community!

DRUG AND ALCOHOL COMPLIANCE - collectors needed. Must have a vehicle, valid license, and pass a background check. Part time, Monday and Thursday mornings. Contact Jessica, jjolie623@gmail.com.

HIRING BEHAVIOR TECHS. Work with youth, make a difference. Paid RBT training, flexible part-time hours, \$18 -24 per hour. Email resume to AngelinaJWLLC@gmail.com.

J AND J ENTERPRISES is looking for friendly and enthusiastic people who are eager to help customers navigate the wide world of cannabis. We offer paid sick leave, product sampling, employee discounts, sales bonuses and comprehensive on-site training! Must be 21 years of age. A Marijuana Enforcement Division badge is required to start work. E-mail your resume to employment@jandjinc.net or check us out on Indeed.com.

MECHANIC WANTED, DULCE at Repair Remedy. \$22 per hour to start. One month, \$25. Jacob, (970)585-4508.

FOR SALE

4 SNOW TIRES, size 265/70/R16, used one year, \$600. G3 Manhattan skis, powder, \$500. (970)317-9541.

BRAND NEW 27" HUSQVARNA snow thrower. Only used 3 hours. Asking \$1,350. Call Rick, (970)946-1737.

DRY FIREWOOD- PINE. Pick up \$255 a cord. Delivery available. Call for prices. Bayfield. Gabe (970)403-2784.

FIREWOOD FOR SALE. Pine. Cut about 16" long, split. Delivered by longbed truckload. Call (970)946-4450.

FIREWOOD. Tired of not getting a full cord? 4'x4'x8', \$265 full cord, pine or aspen or mix. Delivery extra. Just off Piedra and 160. (970)398-1928.

GUITAR: SANTA CRUZ D Pre-War Model. Excellent condition. Passive bridge -plate feather transducer installed by Bruce Allsop. \$4,800. Merry Christmas. (970)731-3117.

NEED FIREWOOD? Get a HUGE dump truck load split and delivered for \$600. 1 cord loads \$300. Pine/Fir mix. Contact Dan with FIRE&ICE at (970)582-0006.

RECREATIONAL VEHICLES

23' GRAND DESIGNE. Used twice. Many extras. \$44,500 new. Sell: \$29,500. (970)398-1155.

AUTOS

FOR SALE. 1997 Subaru Legacy, \$350 as is or best offer. Cash only. Text (970)946-8598, ask for Mary.

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Classified Deadline: Tuesday 10 a.m.

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HOMES FOR SALE

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VACATION RENTALS

OWNERS, WE ARE BOOKED UP AND NEED MORE VACATION RENTAL PROPERTIES! Call us today for lowest commission and highest customer service. All you have to do is wait for your rent check to come in. We do the rest! Rocky Mountain Realty & Rentals (970)507-1192.

RESIDENTIAL RENTALS

GOLF PLACE RENTALS Available now W. Golf 2 bedroom, 1-1/2 bath, 1 car, 2 story, wood stove, unfurnished, Off tee box E Golf 2 bedroom, 2 bath, 1 car single level duplex, unfurnished, golf course \$1,750-1,900 deposit /first month required, gencohomes@outlook.com, (720)626-9326.

GREAT VIEWS OF CHIMNEY ROCK NATIONAL MONUMENT. Any large mobile home with all hookups for long-term lease. \$780 per month plus utilities, (970)883-2600.

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.

HOUSE FOR RENT. 2 bedroom, 1 bath on 3 acres. Must be able to haul your own water. \$2,400, partially furnished, fenced yard. If interested, please contact Tianna, (970)946-9331.

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.

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.

RV SPACE FOR RENT. \$600 plus utilities on 1.5 acres, electric and sewer hook ups. Available December 1. Text (970)403-4323.

RESIDENTIAL RENTALS

SWEET FURNISHED 2 BEDROOM, 2 bath, 2 car garage home in Pagosa Lakes. Available around February 1, 2026. \$2,600 per month. Call Team Pagosa (970)731-8599 for more information.

THREE BEDROOM, TWO BATH CONDO on Lake Hatcher. \$2,650 per month plus utilities, available January. (720)333-1622.

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.

UPTOWN SPACIOUS 2 BEDROOM 2 bath 2 car garage townhome. Available December 10th.

\$2400 /month. Call Team Pagosa, (970)731-8599, or visit the website teampagosa.com.

HOMES FOR SALE

3% FINANCING AVAILABLE for qualified buyers on this 2 BR home on 1.9 acres, plus a guest house, mature gardens and greenhouse. Home has power, permitted septic, cistern, and well. All appliances and furnishings included. Call Peggy Andrews, Independent Broker (970)946-0473 for more information. \$299,000. MLS# 824849.

LAND/ BUILDING SITES

LOT FOR SALE at 777 Monument Drive, Pagosa Springs, Colo. Just under 1/2 acre. Asking \$72,000. Call (719)235-6359.

LOTS AT THE RESERVE of Pagosa Springs. 3 residential sites at 1/2 acre +/- Private paved roads, gated, green belts. \$32,500 to \$67,500, OWC possible w/25% down, gencohomes@outlook.com, (720)626-9326.

LAND/ BUILDING SITES

MOUNTAIN VIEWS, MEADOWS. Unique high elevation and complete privacy. 5.6 acres bordering national forest, (970)769-3588 blancoretreat@gmail.com. \$450K.

COMMERCIAL FOR RENT

COMMERCIAL BUILDINGS FOR LEASE. 1501 W. Hwy 160 #1 and #2. (970)398-5290.

DOWNTOWN OFFICE — \$350 /MONTH. Utilities included, Internet plus \$50, at the Pagosa Hotel — available November, 1-year lease, call Jacque, (970)946-7636.

DOWNTOWN OFFICE Upstairs, \$325/ month including utilities, Internet and shared kitchen. No smokers. No pets. (970)946-2728.

LARGE INDUSTRIAL COMMERCIAL LOT in Cloman Park. 1.12 acre lot zoned industrial. Ideal for contractor, storage etc. Utilities are located in the street. Tenant to verify approved end use with Archuleta County. Please call Team Pagosa (970)731-8599.

PAGOSA VALLEY PROPERTIES: Offering "Aspen Plaza ProSuites" These are Professional Office Suites available for Long Term rental from 135 SF to 205 SF, priced from \$465-\$669/ month. Also, Large Conference/ Event Room Available. Call (970)889-2022 for more information.

TWO ROOM OFFICE SUITE with bathroom. Street level, light and bright with off street parking. \$1,000 per month includes utilities. 138 Pagosa Street. (970)946-2728.

TWO UNITS IN UPTOWN. 419 and 1,333 sq. ft. —available now. \$1,075 and \$2,300-Utilities included. Best use for office space or retail. Call Gina, (970)880-0910, for more info.

RESIDENTIAL RENTALS

2 BEDROOM, 2 BATH, 1 car garage unfurnished remodeled duplex, located in Pagosa Lakes. 1 small dog allowed with monthly pet rent. \$1800 per month. Call Team Pagosa, (970)731-8599, for more information. Or visit teampagosa.com to view the unit.

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.

CABIN ON A PEACEFUL 5 ACRE LOT. Close to town and amenities off a paved public road. 2 full bedrooms with a bedroom loft above. 2 full bathrooms. 2 car garage with an attached garage for storage. City water. Perfect for mid term or long term rental. \$2,200 per month. (719)510-1984.

DOWNTOWN UNITS FOR RENT. New 3 bedroom, 2 bath unit. Granite countertops, all appliances and utilities included. Porch and patio. \$2000/ month. (318)347-6100.

EXCELLENT DOWNTOWN LOCATION, 1 bedroom /1 bath, 1,138 sq. ft., loft and separate building. See photos and complete description on Zillow.com 220 Hermosa St. (970)507-0791.

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