



PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO 81147 www.PagosaSUN.com VOLUME 118 — NO. 12, THURSDAY, DECEMBER 18, 2025

Pagosa Country experiences record high temperatures

By Clayton Chaney
Staff Writer

Pagosa Country experienced record high temperatures over the last week, with new records being set for Dec. 12 and 13.

According to a Pagosa Weather forecast by Shawn Prochazka, the previous record high in Pagosa Springs for Dec. 12 was set in 1934 at 55 degrees, which was broken this year with a high temperature of 57 degrees.

The previous record high for Dec. 13 was set in 1929 at 54 degrees, which was broken this year with a high temperature of 55 degrees.

Forecast

According to the National Weather Service (NWS), warm and dry weather is expected to continue in Pagosa County through the weekend and into next week with no precipitation in the five-day forecast.

Other forecasts show potential moisture beginning around Christmas.

■ See Temperatures A8



Photo courtesy Archuleta County

The Archuleta County Board of County Commissioners stand with local veterans on Tuesday, Dec. 16, after unanimously approving a resolution honoring military veterans and declaring Archuleta County as a Purple Heart county. Commissioner Veronica Medina noted there are 35 known Purple Heart recipients in Archuleta County. New reserved parking space signs for wounded combat veterans will also be installed around the county.

Judge issues ruling on parts of Running Iron Ranch lawsuit

By Josh Pike
Staff Writer

On Dec. 5, 6th Judicial District Court Judge Justin Pay issued an order providing summary judgment on several key issues in the ongoing litigation between the San Juan Water Conservancy District (SJWCD) and the Pagosa Area Water and Sanitation District (PAWSD) over PAWSD's efforts to sell the Running Iron Ranch.

The districts are joint owners of the property, which is the proposed site for a reservoir that the SJWCD is trying to construct.

Each district's responsibilities and rights concerning the property are laid out in a 2015 agreement between PAWSD, the SJWCD and the Colorado Water Conservation Board (CWCB), which governs the terms of the loans for the property that the CWCB holds and PAWSD is paying, each district's responsibilities in the reservoir project, and the conditions for selling the ranch.

The litigation centers on a dispute between the districts about if and un-

■ See Ruling A8

Colorado gray wolf that crossed into New Mexico captured and returned to state

By Chad Richardson
Staff Writer

Colorado Parks and Wildlife (CPW) rereleased gray wolf 2403 in Grand County on Thursday, Dec. 11, after it was captured by the New Mexico Department of Game and Fish, according to a CPW press release.

"We are grateful to our partners at the New Mexico Department of Game and Fish for their efforts to capture and return a member of Colorado's gray wolf population," said Laura Clellan, CPW's acting director. "Gray wolf 2403 has been returned to Colorado and released in a location where it can best contribute to CPW's efforts to establish a self-sustaining wolf population while concurrently attempting to minimize potential

■ See Wolf A8

Town council hears from downtown businesses navigating road construction

By Derek Kutzer
Staff Writer

On Dec. 16, the Pagosa Springs Town Council heard a report on a business survey which asked how Colorado Department of Transportation's (CDOT's) U.S. 160 reconstruction project is impacting businesses in the downtown corridor.

The survey was conducted by the Pagosa Springs Area Chamber of Commerce over a six-month period, from

April to September, with an average of about 30 businesses responding in any given month. It included businesses from 10th Street to the River Center.

In the survey, the business types of the respondents ranged from entertainment, retail, restaurant, bar and medical to unknown.

The Chamber's current executive director, Sandy Douthey, and former director, Mary Jo Coulehan, were both on hand to present the report's findings

■ See Town A4

County adopts 'fairly balanced' budget

By Clayton Chaney
Staff Writer

The Archuleta County Board of County Commissioners (BoCC) unanimously approved three resolutions at a special meeting held on Tuesday, Dec. 9, adopting the county's 2026 budget, appropriating sums of money and setting county mill levies for 2026.

Finance Director Chad Eaton began with a presentation of the 2026 budget, noting that it is a "fairly balanced budget overall."

Revenues and expenditures

According to Resolution 2025-70 adopting the county's 2026 budget, total revenues across all of the coun-

■ See Budget A4



Photos courtesy Jim Van Liere, Karin Daniels

Veterans Memorial Park of Archuleta County receives an upgrade — with the help of a crane — on Wednesday, Dec. 10, when the roof was raised on the park's new gazebo.



Photo courtesy Colorado Department of Transportation

Crews clean up the area around the 8th Street intersection in preparation for its opening. The project team is finalizing work on the 8th Street intersection, including cleaning and pouring asphalt for the winter season, with the plan being to have the intersection completely open before the construction holiday break, which will stretch from the end of the day on Dec. 19 until Jan. 5, 2026.

School board changes meeting day

By Randi Pierce
Staff Writer

Beginning in January, the Archuleta School District Board of Education (BoE) will meet on a different day — the first Wednesday of the month at 6 p.m. — for its regular meetings.

The board previously met the second Tuesday of the month, but began discussing changing that schedule at its November meeting in order to accommodate the schedules of BoE members who also coach within the district.

Following that discussion in November, the matter was brought forward to the board for consideration as a policy change at its Dec. 9 meeting, with the policy being unanimously

■ See Meeting A8

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Opinion

The Pagosa Springs SUN

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OUR VIEW

Your right to know

This week is one of those weeks where several pages in the back of The SUN are filled with public notices.

For many, it may be easy to disregard this part of the newspaper as boring or not useful and to think you should just flip through those and move onto the puzzles and games in The PREVIEW.

But the public notices are far from that, and while the puzzles are also great, the notices are not something that should just be skipped.

Public notices are a vital part of governmental transparency and being able to monitor local governments.

Like this week, it's a place where you can often see how our county, for example, is spending its funds on a monthly basis. This is where you can see how your tax dollars are being spent.

It's a place where, if you're interested in running for office with a governmental entity or special district, you'll find information on filing to run.

As fiscal years for governmental entities and special districts draw to a close, it's where you'll find announcements of how,

when and where you can view draft budgets and comment on them.

When there are land use proposals, you'll find notices of when and where you can attend meetings and learn more about those projects, or what projects bids are being sought on.

The notices also show some court happenings.

And the list goes on.

But it isn't just about what's included in the public notices that's important. It's why they're there and why efforts take place across the country regularly to maintain the publishing of public notices in print and at the local level.

As we state often near that portion of the paper, public notices are your right to know.

As the Public Notices Resource Center states, "Public notices allow citizens to serve as watchdogs for fraud and incompetence by both government officials and private interests. Each year, examples of government fraud are discovered by everyday citizens who read their public notices. When government officials try to hide damaging information by ignoring public notice rules,

citizens and community newspapers often force the proper notice to be published."

You can see if our tax dollars are being wasted.

You can see who is doing business in our community.

"Further," the Public Notices Resource Center adds, "through public notices, citizens are given the opportunity to make their voices heard in public hearings and meetings. Citizens across the nation have used public notices and public hearings to object to changes in their community that could depress property values or alter the fabric of the area. Similarly, citizens have been able to participate in changes that enhance their communities, such as the construction of parks and other improvements. Allowing the public to influence the governing bodies of their local communities is crucial to the functioning of democratic society."

We encourage everyone to keep an eye on the public notices. We're not promising it will be the most entertaining reading you'll do, but we know it can, at times, be some of the most important.

Randi Pierce

LOOKING BACK



From the Dec. 24, 1987, Pagosa SUN — SMALL CHILDREN ... BIG LISTS — Santa visited the Fairfield Lodge Tuesday evening, and local youngsters had one last chance to tell him what presents they want to find beneath the tree this Christmas.

Archuleta County Commissioners		
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LEGACIES

By Shari Pierce

100 years ago

Taken from SUN files of
December 18, 1925

There is a full page advertisement in today's Sun. Dodge Brothers Inc., announces a "Tremendous Price Reduction" in their complete line of motor cars.

The exact amount of the reduction will not be made public until the 7th of January, but the new prices go into effect on the 15th of this month and the full amount of reduction will be refunded to all purchasers since that date. While the reduction is not known at present, it will no doubt be a substantial one.

These revolutionary reductions are made possible by a recently completed \$10,000,000 expansion program. Extensive additions, new buildings and equipment costing approximately \$10,000,000 have just been installed by Dodge Brothers at their plant at Detroit which will nearly double the capacity of the plant in 1926.

The local Dodge agency, the City Garage, will inform the public of the new prices just as soon as they receive the information.

75 years ago

Taken from SUN files of
December 22, 1950

The long awaited and much needed work on the town's streets has been progressing very satisfactorily the past month and the results are very evident. The back street has been graveled all the way around to the highway, most of the side streets to the highway have received gravel as have the park hill and other small areas around town. The alleys in the business section have also been graveled.

The bridge across the San Juan has had a new floor installed, making it more safe for autos and pedestrians. Most of the culverts and bar ditches have been cleaned out so that there should not be the usual mud this coming spring.

The members of the town board stated that more work may be scheduled for next spring in the April budget. Funds for this year are expended, however, and the remaining money is being saved for snow plowing. The county has cooperated very nicely with the town in the project, making it possible for the town to accomplish more work that would have otherwise been possible. They have donated the use of the crusher and other equipment as well as the labor of some county jail prisoners.

50 years ago

Taken from SUN files of
December 18, 1975

Santa Claus will be in town Saturday at the Pagosa Theatre. All children 10 years of age and younger are invited and they will also get to see a free movie. Too, there will be sacks of candy for the youngsters.

More snow on Wolf Creek Pass last week, 54 inches to be exact. That isn't a small storm by any standards. The snowfall helped the snow pack, slowed traffic and made for fantastic skiing at the Wolf Creek Ski Area.

The Jaycees are sponsoring a snowman building contest for children 12 and under. The snowmen must be built by Monday at 1 p.m. but entries may be made prior to that time at Andy's Barber Shop or Pagosa Hardware. There are some healthy prizes.

The bicentennial committee grand ball held last Saturday night was an outstanding success. Many local residents of the county honored, see some dance exhibitions, enjoy dancing and a fine buffet supper. It would appear from the sentiments expressed that a repeat will be scheduled for next year.

25 years ago

Taken from SUN files of
December 21, 2000

When does a private home cease to become one?

Does it happen when the owner — or his agent — starts advertising it for rent at \$250 per night or \$1,000 per week while extolling "it sleeps 12 comfortably?"

Dick Akin believes such action makes it no longer a private home and, in effect, a motel or commercial lodging facility which is illegally operating in a residential single-family land use category.

He brought this idea to the Pagosa Lakes Property Owners Association board of directors Dec. 14, demanding that action be taken to stop such use on a tract in Pagosa Highlands.

Saying he represented a group of 14 subdivision residents who want the use stopped, Akin noted, "I have filed three complaints and have gotten no report from anyone on what action is being taken.

"If you have a barking dog or the wrong color of paint, you are immediately cited for your violation of restrictions in bylaws," Akin said. "Why isn't something done about this kind of operation?"

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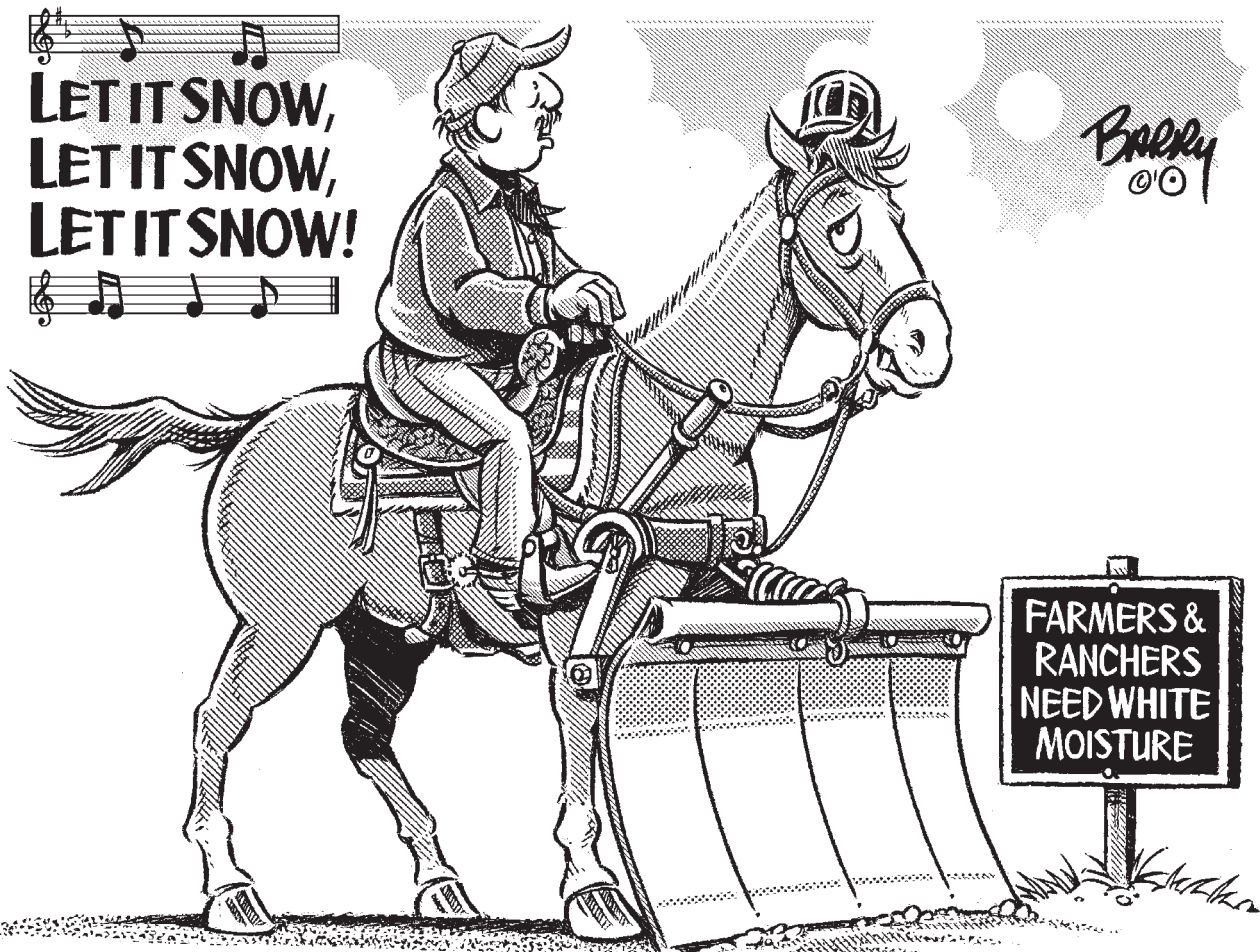
Weather data

Date	High	Low	Precipitation	
			Moisture Type	Depth
12/9	45	15	0.00	NA
12/10	49	19	0.00	NA
12/11	54	21	0.00	NA
12/12	57	22	0.00	NA
12/13	55	20	0.00	NA
12/14	56	21	0.00	NA
12/15	52	23	0.00	NA

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LET IT SNOW,
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Letters

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

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

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

Charity and government

Dear Editor:

Mr. Meyer makes several dubious claims in last weeks letter. First he thinks the US government shouldn't be in the charity business. However, I would argue that is exactly one of the duties of the Federal Government.

The Preamble to the Constitution states: "We the people of the United States, in order to form a more perfect Union, establish Justice, insure domestic tranquility, provide for the common defense, promote the GENERAL WELFARE, and secure the Blessings of Liberty to ourselves and our posterity, do ordain and establish this Constitution of the United States".

Making sure the citizens of the country have enough to eat is definitely promoting their general welfare. I would say that having a well fed population also promotes domestic tranquility and establishes a modicum of justice. From the Food Research and Action Center, each dollar from SNAP generates \$1.79 in economic activity in local communities and the program has lifted 4.6 million people out of poverty in 2015 and almost 3 million in 2023.

Mr Meyer then makes the ridiculous claim that charities can do the distribution more efficiently than the government. The government doesn't grow, buy or distribute food stuffs. SNAP benefits are given directly to those 42 million needy persons in order to buy products from local stores that fit their family needs, including fresh fruits and vegetables. Pretty efficient! Does Mr Meyer know what goes into the act of collecting and distributing food stuffs by the charities? Tens of thousands of volunteers spending their time and their money. Just ask our local Rotary how much work and cost is involved in providing a few dozen backpacks of food a week here in Pagosa Springs. Using taxes spreads the cost over all taxpayers not just those who care enough to volunteer and doesn't limit foods available. The SNAP benefits also help farmers by providing markets for their products.

Mr Meyer also states that an increased tax deduction for charitable giving, even if you don't itemize, will encourage people to give more. However, there is a \$1000 per individual cap on donations for those that don't itemize and at the same time a lower Standard Deduction which will probably result in a wash for the taxes due. There is even a lower cap on what upper income tax bracket people can deduct. I just don't see much of an increase in charitable giving because of the Big Bad Tax Bill. It was only designed to put more money in the pockets of the rich and corporations, period.

Dave Butcher
Albuquerque, N.M.

Memories, cheer and customs

Dear Editor:

Dis 'Mis Crismes' phrase which loosely translates as Merry Christmas, -with a twist! Unwittingly used by Editor Randy at the start of Rosa's letter should have contained an exclamation mark, Sike.

As a Spanish American child growing up with a Spanish American granny living in the Land of Enchantment, where enchantment truly reined in the late sixties for me, old customs were brought to life to the amused imagination of children in a way that children might understand them, Enlarging in our minds the humble journey of Jesus' arrival, of Mary and Joseph suffering the darkening trip. And as Halloween for us was not celebrated, for dis Christmas Trek two months later, it considerately served a dual purpose for us, of Colorado visiting sprites allowed out in subtle darkness asking for treats like in 'Trick or Treat!'

Five bright eyed kids eagerly awake at five am relgion to get sent out amidst somber religion remembrance (with added onto delayed October month merriment!) warmly bundled up, the three tots loaded onto the new wooden Red Flyer sled gift, pulled by an older kid, me, as the vatitos three rode, with mitten hands clutching each other and the one

large homespun denim stocking, The land of enchantment winter-weather making our eyes glow even our dry nostrils to stick together from the floating crystalline frost of a still dark outside NNM Christmas morning, as we Colorado sprites received-that-way kids of grandmas old Neighborhood wended their way thru crunchy snowy terrain, Alive! Alert! Awake! Enthusiastic! Eyes alight to be the first hailing that term, Mis Crismes!, (My Christmas Yo!) to family of our own immediate households. Their early lighted homes doorways full of grinning-wise adults duly awaiting our arrivals, welcoming and raining upon our homespun Christmas stocking, gift tokens of ribbon-candy and an assortment of hard shell nuts for all us kiddos to entertainingly crack later with grandmas cute little hammer that no kid wanted to miss a turn at, the apples biscochitos empanadas and oranges awaiting us back home.

It was never about poverty or lack and when its memory is shared it's not for pity sake like poor us and we really don't need others marginalizing it as such eder Ore.

It's simply the gift of a peek into some of ours humble yes but happily comic upbringing, of customs past still dear in our hearts and minds.

Dis year Randy said it first perhaps Rosa meant to "Mis Crismes Yo! I in unabashed memory right behind them, pulling the sled, sack in hand, sabes!

This present remembrance gift token for all; In trying to instill in my grandchildren dis curious comedy of old Christmas cheer of-the-long-ago, to in-holiday merely revisit, I was relaying similar to my grandson. Not sure he had gotten it, as they pulled away after our Christmas tree harvest, I waved wistful, saying bye to Hito.

He quickly rolled down his window and hollered out "Grandma! Reese's - Pieces!"

Carmen Ferguson
Editor's note: Letter to the Editor titles in The SUN do not contain punctuation marks such as exclamation marks.

Roadless rule

Dear Editor:

In Colorado we have 24 million acres of public lands, including 4.2 million roadless acres encompassing some of the best elk habitat on the continent. However, since the days of Theodore Roosevelt people driven by myopic greed have endeavored to remove public lands from public hands.

Earlier this year they tried to sell off over 3 million acres. "The motivations haven't changed. This is the last great cash cow for people who don't produce anything," explained Hal Herring, a Field & Stream contributing editor and host of Backcountry Hunters & Anglers' (BHA) Podcast & Blast. "They don't produce anything, but they know if they can get ahold of this, they can make a fortune. They're simply taking from the American people."

Fortunately, Americans across the political spectrum united in opposition and killed the selloff. But as things turned out, the threat to our public lands wasn't over. Now, instead of selling public lands outright, industry-friendly politicians

are trying to open up some of our best elk habitat and backcountry areas to indiscriminate logging, drilling, and mining by rescinding the Roadless Area Conservation Rule.

During the recent 21-day Roadless Rule public comment period 600,000 Americans spoke: 99% in favor of retaining the Rule! "I think Teddy Roosevelt must be tired from rolling over in his grave," U.S. Senator Martin Heinrich said recently, about the Trump administration's efforts to open protected public lands to resource extraction.

"When Elon Musk steps on to a piece of public land, he and I are equals. And that's what they can't stand," emphasized Greg Bafundo, former lead wilderness ranger for the Okanogan-Wenatchee National Forest. "They have everything, except public lands."

"I'm a capitalist, but I also understand that without sideboards of representative government, that is, 'by the people,' then capitalism will take everything," Hal Herring added. "Whoever the biggest fish is will eat everything."As Martin, Greg, and Hal know well, public lands are not a left or right issue; they're an American issue. This is our national heritage—once it's gone, it is gone forever.To help stop the steal visit BHA's Take Action center.

David A. Lien of Colorado Springs, Colorado, is a former Air Force missile launch officer and author. In 2014, he was recognized by Field & Stream as a "Hero of Conservation."This is his personal opinion and not that of any other group/organization.

David A. Lien
Colorado Springs, Colo.

Hankering for war

Dear Editor:

Our president is hankering for a war with Venezuela for the same reasons a previous administration, a mere two decades ago, pushed an invasion of Iraq — for the oil. Oh yes, we were told the Iraq invasion was because they had weapons of mass destruction which was a lie. This invasion is allegedly to stop the drug trafficking, another lie.

According to Washington Post, our president has pardoned about 100 drug offenders over his two terms — recently pardoning the ex-president of Honduras, Juan Orlando Hernandez, who was convicted of

■ See Letters A4

U.S. 160 reconstruction information

Week of Dec. 15-19

As the holiday season approaches, we want to offer our heartfelt thanks to the Pagosa Springs community. To the local businesses, residents, visitors and town partners who have shown patience, grace and collaboration — thank you. Your willingness to work with us, adjust to changing conditions and stay engaged has been truly appreciated.

Building a better and safer U.S. 160 is a team effort, and your support has played an important role in every milestone we reached this year.

We extend our warmest wishes for a joyful holiday season and a wonderful start to the new year. We look forward to continuing our partnership in 2026.

Work activity

- 8th Street intersection: The project team is finalizing work on the 8th Street intersection, including cleaning and pouring asphalt for the winter season. The plan is to have the intersection completely open before the holiday break.

- 400 block: The team, in conjunction with the town, is ensuring the 400 block is well-lit prior to the holidays. The town is busy installing permanent lighting, and the project team is adding temporary solar lighting on the corner until permanent lighting is installed in the spring.

- The team will wrap up work on the U.S. 160 project by the end of the day, Friday, Dec. 19, returning to the project on Jan. 5, 2026.

- 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.

- To allow for safe and efficient snow clearing in this new configuration:

On-street parking will be unavailable between 1st Street and 10th Street due to space constraints and snow removal operations.

Snow will be pushed to the center median, next to the concrete barrier, until crews can haul it away.

Town of Pagosa Springs snow removal duties

- The town will plow town streets.
- The town will prioritize school bus routes during snow events.

- After prioritizing school bus routes, the Town of Pagosa Springs has agreed to prioritize the alleyways behind main street (100-400 blocks) to help businesses maintain rear access for needs such as ski rentals, prescription pickups, bakery access, deliveries and similar services.

- The town will be responsible for hauling away snow piles.

Business owner responsibilities

We kindly remind downtown business owners that they are responsible for clearing the sidewalks in front of their buildings.

Do not shovel or push snow into the roadway. This creates safety hazards and disrupts the coordinated snow removal efforts. Colorado law (Colorado Statute 43-5-310) and local ordinances prohibit the plowing, blowing or shoveling of snow onto public roadways.

Help protect new concrete sidewalks this winter

- Do not use salt or standard ice melt on new concrete during the first winter.
- New concrete is still curing and salt causes permanent surface damage.
- Salt leads to scaling, flaking and spalling from freeze-thaw cycles.
- Chlorides in salt can chemically weaken concrete and cause steel reinforcement to rust.
- Once damaged, concrete deterioration worsens each winter and is costly to repair.
- Use these safer alternatives instead: sand (best for traction), nonclumping kitty litter or concrete-safe de-icers such as calcium magnesium acetate.

Stay informed and connect with the project

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

Information provided by Colorado Department of Transportation



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Letters

The SUN welcomes letters from readers.

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

All letters must:

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

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

Letters quoting other people must contain proper attribution.

Letters from letter-writing campaigns may not be printed.

There is no guarantee letters will be published.

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

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

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



Business

Voting open for 2026 Chamber board of director nominees

By Sandy Douthey
Pagosa Springs Area Chamber of Commerce

The Chamber member candidates for the 2026 Pagosa Springs Area Chamber of Commerce Board of Directors are now open to voting by Chamber members.

Every year, the Chamber presents six candidates to be elected to the Chamber board of directors for a three-year term. Of these six candidates, three are chosen by the membership to serve.

The voting is open to membership businesses until Jan. 12, 2026.

Each Chamber member will be

allowed one ballot. They will be allowed to vote for up to three candidates.

Should the member business vote for more than three candidates, their vote will be nullified. Should the member business vote more than once, any ballots after the initial ballot will be disqualified. However, should you have more than one business registered as a Chamber member, each business will be allowed one ballot vote.

The Chamber seeks to have a variety of businesses represented on the board. This year's candidates represent a variety of business interests.

The candidates are Joe Ford,

owner of Mountain West; Christina Gonzales, branch manager for RG Bank; Darren Gantt, co-owner of San Juan Lifestyle; Matt Kossler, co-owner of Patria; Kelly Maestas, financial advisor at Edward Jones; and Loretta Paniagua, branch manager for First Southwest Bank.

The members cycling off the chamber board this year are Ricardo Martinez, Kirsten Derr and an open position. We appreciate the three years of service they have given to this organization through their business savvy and their volunteerism.

Remaining on the board will be Davilyn Valdez as board president; Rebecca Tenpenny as secretary/

treasurer, Austin Marchand, Cindy Nobles, Annie Sewell and Tom Sottek.

Thank you to those that have voted. If you have not, would you please take just a few minutes to elect three of the six candidates onto the 2026 Chamber board? We appreciate all the candidates signing up and running for the board and the commitment they have offered to the organization and the community. You can vote for the candidates at bit.ly/48Y3agi.

Remember, voting ends Jan. 12, 2026. If you have any questions about the voting, please contact the Chamber at (970) 264-2360.

County's unemployment rate rises to 3.4 percent in September

By Randi Pierce
Staff Writer

Archuleta County's unemployment rate rose to 3.4 percent in September, according to a Dec. 11 report from the Colorado Department of Labor and Employment (CDLE).

The county's unemployment rate was 3.7 percent in May, 3.6 percent in June, 3.2 percent in July and 3.1 percent in August.

Archuleta County's rate of 3.4 percent in September compares to 4.1 percent in August 2024.

Archuleta County's labor force totaled 6,677 in September, according to the report, with 288 unemployed. That compares to an August labor force of 6,750 and 209 unemployed.

Colorado's seasonally adjusted unemployment rate fell from 4.2 percent in August to 4.1 percent in September.

According to the survey of households, the number of unemployed individuals decreased by 4,800 to 134,300 from August to September.

"Colorado's labor force decreased by 3,400 in September to 3,272,300," states a press release from the CDLE. "The share of Coloradans participating in the labor force was 67.3 percent in September, one-tenth of a percentage point lower than the month prior, this marks the lowest labor force participation rate since November 2020. The U.S. labor force participation rate increased one-tenth of a percentage

point to 62.4 percent in September."

The national unemployment rate increased by one-tenth of a percentage point to 4.4 percent from August to September, it notes.

Costilla County again had the highest unemployment rate in the state in September at 6.6 percent, followed by Huerfano County at 5.8 percent.

Regionally, the data shows La Plata County with a 3.4 percent unemployment rate in September, San Juan County at 2.6 percent, Mineral County at 4.3 percent, Rio Grande County at 4.2 percent and Conejos County at 4.1 percent.

Job loss, growth

Employers in Colorado gained 500 nonfarm payroll jobs from August to September for a total of 2,994,700 jobs, according to the survey of business establishments. Private-sector payroll jobs decreased by 200, while government gained 700 jobs.

The press release accompanying the report notes, "August estimates were revised up to 2,994,200, and the over the month change from July to August was an increase of 5,700 jobs rather than the originally estimated increase of 3,000 (monthly revisions are based on additional responses from businesses and government agencies since the last published estimates)."

Nonfarm payroll jobs estimates are based on a survey of business establishments and government agen-

cies, and are intended to measure the number of jobs, not the number of people employed.

The private-industry sectors with significant over-the-month job gains in September were:

- Professional and business services at about 1,700 jobs.
- Other services at about 1,000.

The private-industry sectors with significant over-the-month job losses were:

- Trade, transportation and utilities at about 2,100.
- Construction at about 1,000.

Since September 2024, nonfarm payroll jobs have increased 18,100, with the private sector increasing by 10,400 and government adding 7,700 jobs.

The largest private-sector job gains were:

- Educational and health services by about 9,200 jobs.
- Leisure and hospitality by about 8,800.
- Information by about 2,900.
- Professional and business services by about 1,600.

During the same period, payroll jobs declined in:

- Financial activities by about 4,800.
- Trade, transportation and utilities by about 4,600.
- Construction by about 3,200.



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How to recognize holiday-related fraud and scams

Colorado Division of Homeland Security and Emergency Management

The holiday season brings an increase in consumer spending and a corresponding role in scam activity.

The Colorado Information Analysis Center (CIAC) shares clues to avoid falling into the scammer's traps.

There has been a significant increase in holiday scams over the past five years, causing a record consumer loss in 2024 and that is projected to be higher in 2025. This is driven by online shopping, sophisticated impersonations as well as fake delivery tactics.

Criminals frequently exploit not only the high volume of online shopping, but charity giving and package deliveries intended to defraud individuals and businesses.

There are clues to the scams that can keep you safe and avoid the traps.

Fake online stores and flash sales

Scammers create fraudulent websites and social media ads offering high-demand items at unrealistic prices. Some clues to look for include:

- No customer service contact information.
- Poor website design.
- Payment required through gift cards, Zelle, Venmo or crypto.
- URL may be slightly misspelled or nonstandard.

Package delivery and tracking scams

Scammers send phishing emails or text messages to people claiming a package is delayed or needs address verification. Some clues to look for are:

- Delivery notices for orders that people did not place.
- Links from the delivery company directing people to enter personal or financial details.
- Texts from an unknown number claiming to be a delivery company.

Charity and donation fraud

Scammers impersonate well-known charities or create fake ones,

especially during December giving campaigns. Some clues to look for are:

- High-pressure donation tactics.
- Donations to be paid via wire transfer or gift card.
- Charities with no online history or inconsistent information.

Gift card scams

Scammers ask people to purchase gift cards as payment for a fake debt, overdue bill or emergency assistance. Some clues to look for are:

- Caller claims to be law enforcement, utility company or a family member.
- Caller demands secrecy or urgency.
- Caller requests gift card numbers and PINs over the phone.

Holiday employment scams

Scammers post fake job openings to lure applicants into sharing personal information or paying upfront fees. Some clues to look for:

- The interview is conducted only through messaging apps or they don't require an interview.
- Scammers ask the person to pay for training or supplies prior to employment.
- Listing offers unusually high pay.

All Coloradans are encouraged to report suspicious activity, fraud attempts or emerging scam patterns to the Colorado Information Analysis Center through our website, ciac.colorado.gov. Timely submission of information strengthens our shared awareness and supports statewide prevention and law enforcement efforts.

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Education

Archuleta School District receives clean audits

By Clayton Chaney and
Randi Pierce
Staff Writers

Archuleta School District (ASD) received its 2025 audit with no extension required.

The audit was presented to the Board of Education during its regular meeting on Tuesday, Dec. 9, by Jessica Bogner, whose firm has performed ASD's audits for the past few years.

"This is the first time also, since we started to do the district's audit, that we did not need an audit extension," Bogner said, mentioning that she has presented audits to the BoE as late as February or April in prior years.

"So, the fact that we are done in December ... prior to 12/31, is also another accomplishment that is so fun to be a part of," Bogner added.

ASD Finance Director Eric Burt commended the ASD Finance Department on its work with this year's audit, noting, "It's been a team effort."

Bogner also informed the BoE that the district received an unmodified opinion on its 2025 audit report.

"This is the type of opinion that you want," Bogner added, explaining that the opinion comes with a level of "reasonable assurance" which is "the highest level of assurance you can get," but that it is not an absolute guarantee.

Bogner noted it is important for the district to have good internal controls to make sure that no transaction is done by one person from start to finish.

Bogner also explained that an absolute guarantee is not possible, "because we don't test 100 percent of transactions that flow through the district," but that a risk determination is done by speaking with staff, reading through meeting minutes and assessing internal controls.

"You guys do have good controls," Bogner said, explaining that includes segregation of duties and performing double-checks.

Bogner reviewed the auditor's summary results, which show that there were no weaknesses or defi-

ciencies identified with the district's internal control over major programs associated with federal award funds.

"And then we have a bunch of no's, this is always what you want," Bogner said, explaining the "no's" indicate an unmodified opinion. "This is the first time since being your auditor that we are all in the right column, so I'm super happy about that."

Bogner explained that her firm tested the district's food service program and that an unmodified opinion was issued on compliance for the district's major programs.

She noted that in 2024 ASD had a finding, which has since been corrected.

"We did have a finding last year and that has been corrected, so, again, I'm super excited, " Bogner said.

Bogner expressed that she is always happy to see entities continually progress and get better, "and make sure that the board is receiving accurate financial information throughout the year."

BoE president Bob Lynch commented that Burt's work with the audit has been "commendable," noting this is the first time in "quite some time" the district received no findings in its audit.

Bogner also noted that no difficulties were encountered in performing the audit.

"We encountered no significant difficulties; everybody's so easy to work with when we come on-site," Bogner said.

Lynch added that the he is "very appreciative" of the Finance Department's work and "the very sound financial position the district is in at this time."

2025 financial highlights

According to the audit document, the district recorded revenues of \$24,097,748 for the fiscal year 2025, which is noted as a .8 percent decrease, or \$201,289 less from the prior year.

"While local tax revenues increased by 5.2%, the grants fund

revenue decreased by 27% due to the end of the Covid-era Federal grants, which was expected," the report states.

It also notes that expenditures in the fiscal year 2025 were \$23,547,380, which is noted as a 2.3 percent decrease, or \$551,079 less than fiscal year 2024.

Additionally, the report notes that the net position of the district increased by \$180,975.

The fund balance as of June 30 for all government funds rose to \$11,222,930, "due to a combined surplus of \$550,368," the report states.

The district's total assets decreased by \$312,932 compared to 2024 and is listed at \$31,566,549 for 2025.

According to the report, 66.3 percent of the district's revenues come through property taxes.

When reviewing the report, Bogner explained that if the district operated as a business, it would have operated at a deficit of \$19.9 million.

"The district needs property taxes and state equalization to continue," she said.

Total revenues for property tax funds are listed at \$15.8 million and total revenues from state equalization funds are listed at \$2.4 million.

Bogner explained that with those revenues included, the district received \$20.1 million in total general revenues, and increased its net position by \$180,000.

Pagosa Peak Open School audit

Bogner presented Pagosa Peak Open School's (PPOS's) audit to its board of directors on Nov. 19, informing the board that the school — a charter school authorized by ASD — received an unmodified opinion.

"This is the type of opinion you want," she said, explaining that it provides reasonable assurance, which is the highest assurance you can get since not everything is checked during an audit.

She noted that is why internal

Safe2Tell reports lead to timely interventions as more than 3,000 concerns are submitted in November

Colorado Attorney General's Office

Early reporting through Safe2Tell prompted swift intervention in several serious situations last month, demonstrating how students and community members continue to use the program to protect one another and prevent harm.

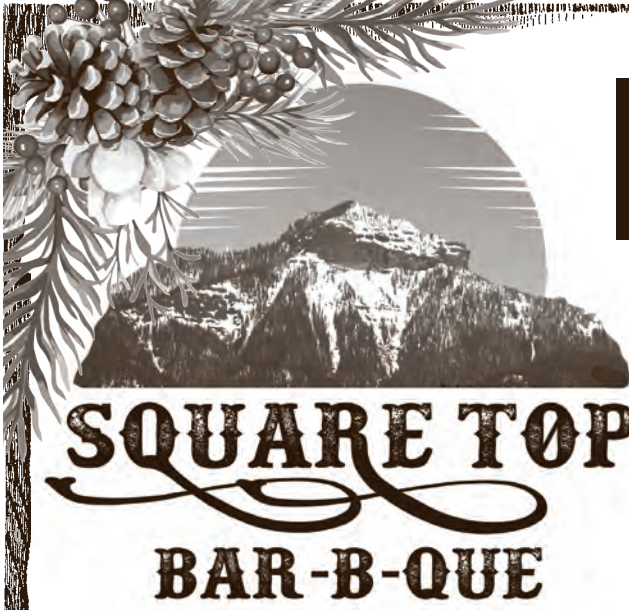
Among the 3,038 reports submitted in November were concerns related to home instability, student safety and potential violence, each requiring coordinated responses from schools, law enforcement and community partners.

In one instance, a report about a student possibly experiencing abuse and food insecurity led to immediate involvement by school officials, law enforcement and the Department of Human Services. The student is now receiving support from a school counselor as the matter continues to be investigated.

In another case, a report that a student brought a knife to school and threatened a peer resulted in prompt action by school staff. The student admitted to the behavior, parents were notified, disciplinary steps were taken and the student is now working

with a counselor.

"Safe2Tell is most effective when people act quickly on their concerns," said Colorado Attorney General Phil Weiser. "Colorado students continue to show courage by speaking up, and those choices allow adults to intervene before harm occurs. This program works because our communities believe in looking out for one another — whether that means recognizing a classmate in distress or reporting a situation that might escalate into something more serious. When people take that step, they help ■ See Reports A7



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Colorado’s Universal Preschool Program opens enrollment for 2026-2027 program year

State of Colorado

After serving more than 87,000 Colorado children since launching in 2023, Colorado families can now apply for the 2026-2027 Universal Preschool Program.

This opportunity offers up to 15 hours of tuition-free, high-quality preschool for all children in the year before kindergarten, with additional hours available for qualifying families.

“Families across the state are saving more than \$6,300 per year on free preschool and, starting [Dec. 9], Coloradans can sign their children up for the coming school year. Free preschool is serving tens of thousands of children across our state and building a strong foundation for success. It’s quick and easy, so sign up today,” said Gov. Jared Polis.

“Investing in high-quality early education is one of the most effective ways we can support children, families, and the long-term strength of our state,” said Dr. Lisa Roy, executive director of the Colorado Department of Early Childhood (CDEC). “When we give young learners the foundation

they need to thrive, we open the door to lifelong success and healthier communities. Colorado’s continued commitment to early learning ensures that every child has the opportunity to grow, learn and reach their full potential.”

Tuition-free preschool is saving Colorado families an average of \$6,300 each year while giving young learners the strongest possible start, and many families have already enrolled for the upcoming program year to help prepare their children for success.

Colorado’s Universal Preschool Program is transforming lives, moving the state from 27th to third in national preschool enrollment. Now is the time for all eligible families to apply for the year ahead.

How to enroll

Families can apply at UPK.Colorado.gov following the steps below:

1. Explore providers: Browse profiles of more than 2,000 licensed programs statewide.
2. Submit an application: Select preferred providers and submit by the deadlines.
3. Accept a match: Families will be

notified to accept or decline.

4. Finalize enrollment: Complete registration directly with the provider.

Families may also directly enroll with providers after matching rounds end and throughout the program year as space is available, providing greater flexibility and access for families.

For support enrolling:

- Visit Help.Upk.Colorado.gov.
- Email universalpreschool@state.co.us.

• Call (303) 866-5223 Monday through Friday, 8 a.m. to 8 p.m. Interpreters are available in more than 100 languages.

Key enrollment deadlines

- Dec. 9: Family registration opens and the preregistration window starts.
- Feb. 2, 2026: Matches for preregistration shared with families.
- Feb. 16, 2026: First matching round.
- Feb. 25, 2026: First-round matches shared with families.
- March 16, 2026: Second matching round.
- March 24, 2026: Second-round matches shared with families.

• April 1, 2026: Direct enrollment starts.

Colorado’s innovative enrollment process provides multiple pathways, including preregistration, general registration and direct enrollment. Families can choose from diverse settings — home-based, school-based, or community-based — to find the best fit for their child.

Families can check to see when they are eligible based on their district’s kindergarten eligibility dates using the Age Eligibility Lookup Tool at bit.ly/4pqQC7X.

“In the current program year, we are serving 70 percent of all age-eligible children and anticipate continued growth,” said Dawn Odean, Universal Preschool Program director. “Our ongoing efforts to improve the program, combined with strong partnerships across Colorado, continue to help families secure the preschool placements that best meet their needs.”

For more information and for frequently asked questions, please visit CDEC’s Universal Preschool Family Information website at bit.ly/3MqaBFn.

Reports

■ Continued from A6

create safer, more supportive schools across our state.”

Safe2Tell has received 12,013 reports so far in the 2025-2026 school year. The most common reporting themes in November were mental health (15.9 percent), bullying (14.8 percent), school safety (14.7 percent) and substance use (10.2 percent).

Duplicate reports remained frequent and often occurred alongside these more serious concerns, reflecting that multiple people notice the same issue and choose to speak up.

False reports remain historically low at 1.4 percent for the school year, indicating the overwhelming majority of submissions represent genuine concerns or requests for assistance.

“We continue to see that when students notice something concerning, they are willing to speak up — often together,” said Safe2Tell Director Stacey Scardino. “The fact that so many incidents are reported by multiple people underscores a shared commitment to protecting one another and ensuring no concern goes unseen.”

A full breakdown of this month’s data is available in the Safe2Tell November 2025 Monthly Report, available at safe2tell.org/app/uploads/2025/12/November-Report-2025.pdf. Definitions for each reporting category can be found in the Safe2Tell Report Categorization Guide.

About Safe2Tell

Safe2Tell is a statewide violence intervention and prevention program that allows students and community members to anonymously report safety concerns.

Safe2Tell is not an emergency response unit or a mental health service provider; it is an information pathway that delivers anonymous reports to local law enforcement and school officials as required by state law.

How to submit a report

Reports can be made 24/7 by calling (877) 542-7233, visiting Safe2Tell.org, texting “S2TCO” to 738477 or using the Safe2Tell mobile app, available on the Apple App Store and Google Play.

Town

■ Continued from A4

nesses” and that it will add “a lot more details.”

“We are doing this to get a clearer picture of what’s going on uptown and what’s going on downtown, and how the sales tax numbers are showing one thing, but the [downtown] businesses are reporting another, because it could be that uptown businesses are skewing the numbers,” she said.

Coulehan added, “The sales tax numbers were on the increase, but we were hearing from our [downtown] businesses that they were down,” citing this as one of reasons the Chamber wanted to conduct the survey.

She said, “We still don’t know” if consumerism was shifting toward uptown as consumers avoided the construction zone, but that the Chamber survey hoped to “get a pulse” on what’s going on with the local economy during the construction.

Council member Brooks Lindner replied, “I would like the council to acknowledge” that even though sales taxes, overall, could be up, “it’s apparent, from the survey, that we have businesses downtown that are really struggling, and this construction has had a huge impact on our downtown businesses.”

He said that, going into the construction, “I thought we had prepared really well for this, as well as we could, especially since we had that delay of a year ... and we really did a lot of proactive moves to prepare for this. And, yet, having done that, it seems we still have a lot of struggling businesses downtown.”

He added, “It really gave me pause to ask, what can we do? And how does this jive with the sales tax information that we are getting?”

The downtown survey shows that in July, typically Pagosa’s busiest month for tourism, 48 percent of the respondents (out of 25 respondents) reported being down in sales by more than 20

percent compared to the same month in 2024.

Zero respondents for the month of July reported being up in sales by more than 20 percent and only 20 percent of businesses reported being up in sales by 1 to 20 percent compared to last year during the same month, the survey shows.

Council member Madeline Bergon expressed that a lot of what is going on with the CDOT road construction is “well outside” the control of town staff or town council.

She suggested that the council looks “at things within our control” to try to minimize the negative impacts of the construction on businesses.

Council member Matt DeGuise suggested that he knew businesses were “hurting,” but he also wondered how much of the impact stems from “the economy as a whole,” which could be impacting tourism numbers to the area.

He added that the surveys were a good thing, because “the more information we have at our disposal, the more we can use that information to help fix problems.”

During public comment, several downtown business owners spoke out about what they have experienced during the road construction.

Rosanna Dufour suggested that she is concerned that “inaccurate” snapshots of the local economy, using overall sales tax numbers, gave a “false sense of stability” that impacted local participation in the economy.

She expressed concern that if locals believe “there is no problem,” then they will believe “that downtown businesses

do not need their support.”

“They’ll believe we are managing through construction without serious impact,” she said, suppressing “community engagement at the moment we need it the most, discouraging intentional choices to shop downtown at businesses struggling to survive this project.”

She added, “Businesses are asking for honesty, transparency, and acknowledgment.”

Darren Gantt echoed Dufour’s comments, adding that “the losses are much more than the data reports.”

He also shared a rumor that businesses in Durango are telling their customers “not to go to Pagosa,” because businesses are closed, suggesting a “proactive campaign to advertise that Pagosa is open for business.”

Kirsten Skeehan explained that her sales are down 23 percent, adding that “we were prepared,” but worried even more about the second year of road construction.

“We planned. Great. Let’s plan again and again,” she said, adding that she’d like to see a better parking plan and a campaign to “retrain” people on where to park.

Janine Emmets explained that customers have described “almost giving up” trying to access her shop and expressed wonder at “how many customers never made it.”

She said that without dependable access during the winter months, “we will not make it.”

Scott Allen told the council that his sales are down “35 to 45 percent,” and that he, basically, had to scale down his staff to his wife, himself and one cook.



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Ruling

■ Continued from front

der what conditions PAWSD can sell the property without the consent of the SJWCD, which the PAWSD board has expressed a desire to do to reduce its debt. The SJWCD has consistently opposed a sale.

In December 2024, PAWSD filed a lawsuit in an attempt to clarify the contract. As part of its response, the SJWCD filed counterclaims against PAWSD, including alleging breach of contract and a variety of damages.

The order was in response to a motion for summary judgment by the SJWCD on several facets of the case, focused on PAWSD's rights to sell the property.

Fay opens his order by explaining that summary judgment, which resolves a case or aspect of it, is appropriate when there is no debate about the material facts of the case.

He also notes that, according to previous case law, contract interpretation should focus on determining the intent of both parties through the "plain and generally accepted meaning of the contractual language."

Fay adds that other case law indicates that a contract should be interpreted broadly with a goal of harmonizing a contract's various provisions and not rendering any of them meaningless.

He states that contractual ambiguity is also defined in case law and exists only when the meaning of a contract could reasonably be interpreted in multiple ways, not merely when the parties dispute how a contract should be interpreted.

He indicates that an issue of ambiguous interpretation is an "issue of fact" that should generally be determined in the same way as other factual issues.

Fay's order then analyzes the various requests for summary judgment in order, beginning with a dispute over a term in the three way agreement between PAWSD, the SJWCD and CWCB governing the right to sell the Running Iron Ranch during the planning period for reservoir project, which Fay determines to be between

Sept. 27, 2016, and Sept. 27, 2036.

The clause in question, as quoted in the order, states, "PAWSD agrees to make every effort to retain the Running Iron Ranch during the Planning Period made possible by this Agreement. In the event that PAWSD, in its sole discretion but after consultation with SJWCD and CWCB, does sell the Running Iron Ranch during the Planning Period, the following terms [addressing loan repayment] shall take effect."

Fay notes that the SJWCD argues that the "every effort" clause in the first sentence requires PAWSD to do everything possible to retain the ranch during the planning period and only allows its sale if there is no other alternative, such as if the district becomes insolvent.

He adds that the SJWCD emphasizes that PAWSD wants to sell the ranch for reasons for which alternatives exist.

He notes that PAWSD argues that the second sentence, which gives PAWSD the right to sell the property in its "sole discretion" overrides the "every effort" clause and allows the district to sell the property if it is in its best interests.

After further discussion of the arguments and their interpretations, Fay interprets that, to ensure that all terms of the contract have meaning, it must be interpreted that PAWSD must make every effort to retain the property before acting in its sole discretion, after consulting with the SJWCD and the CWCB, to sell it.

However, he states that significant ambiguities exist about what "every effort" might mean and that this issue means that summary judgment cannot be made on if PAWSD has made every effort to retain the property or if PAWSD has the right to sell it.

Fay then moves on to the related issue of if PAWSD has the right to abandon the reservoir project during its planning period.

Following a discussion of the terms of the contract, Fay rules that an implied right to abandon the project before the end of the planning period is not incorporated into the

terms of the agreement concerning the sale of the ranch since the broader agreement discusses abandonment of the project in a different section and does not spell out PAWSD having the right to abandon it during the planning period.

However, he adds that sale of the ranch would not necessarily constitute an abandonment of the project, although it might represent such an abandonment as a practical matter.

Finally, Fay discusses the issue of if PAWSD waived its right to partition the ranch by entering into the three-way agreement.

Partition is an action by a court or through another legal means to divide up property which has multiple owners.

Fay notes that, although the three-way agreement includes a section stating that the parties recognize that partitioning the property would damage the reservoir project, a recital like this in a contract is not enforceable and that, since the agreement gives PAWSD the ability to sell the property in its sole discretion while adhering to certain conditions, it would be "nonsensical" if the district could not partition it and sell its part.

Fay adds that the recital indicates that partition would hamper the project, not make it impossible.

For these reasons, he rules that PAWSD did not waive its right to partition the ranch.

Statement and executive sessions

At a Dec. 10 meeting, the SJWCD Board of Directors held an executive session to discuss the litigation and subsequently approved a statement commenting on Fay's order.

The statement summarizes his ruling and notes that further issues will have to be resolved at a trial unless the districts reach a settlement.

It also highlights a financial analysis of the costs and benefits of selling the property by Adam Jokerst of WestWater Research, who the SJWCD retained to provide expert testimony on the case.

Jokerst's analysis indicates that the debt from the reservoir is not currently a "significant burden" on PAWSD's capacity to take on debt and would not be expected to become one over the remainder of the reservoir planning period.

The analysis also highlights that PAWSD would likely see increased profits from selling the property at the end of the planning period as opposed to at the present since the value of the property is likely increasing faster than the interest accumulation for the loans on it, and the amount of money PAWSD would have to pay off to the CWCB upon a sale would be less at the end of this period.

The statement then highlights that water storage projects require "patient and persistent" efforts to be completed and that the SJWCD has made significant recent progress on the project through retaining RJH Consultants to assist with design and obtaining grants for the project.

It also notes that the district has spent about \$90,000 on legal costs so far and that this will increase significantly if a trial occurs.

It adds that PAWSD is also spending ratepayer funds to finance the litigation.

"The Conservancy believes the Court's Order and the WestWater Research financial analysis answer fundamental questions that have divided the Districts, and it hopes PAWSD is willing to engage with the Conservancy District in good faith discussions to end the costly litigation. Settlement would better serve the constituents of both Districts," the statement concludes.

The PAWSD Board of Directors also met in executive session at a Dec. 11 meeting to discuss the litigation, although the board did not issue a statement or make comments following the session.

The SJWCD board will hold a work session at 3 p.m. today, Dec. 18, to hold an executive session to allow its directors to discuss the litigation and receive legal advice from their attorney.

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Temperatures

■ Continued from front

According to Prochazka, the next chance for snow in Pagosa Country is Christmas night through Dec. 27, with initial totals in the mountains forecasted at 8 to 16 inches for that time period. Up to an inch is expected in areas below 8,000 feet for that time period.

Prochazka notes that both the timing and snow amounts "will continue to change as the storm gets closer and the data gets better."

According to the NWS, sunny and clear skies are expected for today, Thursday, Dec. 18, with a high of 52 degrees and a low of 20 degrees tonight.

On Friday, Dec. 19, and Saturday, Dec. 20, the high is forecast to be 55 degrees with sunny skies and lows of 23 and 24 degrees, respectively.

The high for Sunday, Dec. 21, is forecast to be 54 degrees with clear skies and a low of 25 degrees that night.

Monday, Dec. 22, and Tuesday, Dec. 23, are expected to have highs of 57 degrees with mostly clear skies and lows around 24 degrees.

According to AccuWeather, there is a 30 percent chance of an icy mix, turning to snow and sleet, on Christmas, Dec. 25. The following day, Dec. 26, there is a 55 percent chance of afternoon rain in Pagosa Springs.

Similar weather is expected along Wolf Creek Pass and at Wolf Creek Ski Area this weekend, with the NWS forecasting high temperatures ranging from 32 degrees to 36 degrees and lows ranging from 22 to 25 degrees.

High winds are also expected with gusts ranging from 15 mph up to 45 mph over the weekend, as well.

Sunny skies and highs near 37 degrees are forecast for Monday, Dec. 22, and Tuesday, Dec. 23, along Wolf Creek Pass.

Ski area

As of press time Wednesday, the ski area reported a midway base

depth of 26 inches with 100 percent of terrain open.

The Meadow and Spur Loop Nordic trails are also open, and were last groomed on Dec. 12.

The ski area reports a season-to-date snowfall of 58 inches.

Drought

According to the U.S. Drought Monitor's most recent map released on Dec. 11, 82.82 percent of Archuleta County is free of drought, with 17.18 percent being in an abnormally dry stage, which is mainly in the southwestern portion of the county.

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Wolf

■ Continued from front

wolf-related livestock conflicts."

When relocating the wolf, agency staff considered several factors regarding the release location, including proximity to an unpaired female to support pairing, nearby natural prey populations and distance from livestock, according to the press release.

CPW stated it will not publicly disclose the specific release location.

The capture was initiated by the New Mexico Department of Game and Fish in compliance with a memorandum of understanding regarding the reintroduction of gray wolves signed by Arizona, New Mexico, Utah and Colorado.

The agreement was created as part of CPW's planning for wolf restoration in Colorado prior to any translocation efforts. The multistate agreement establishes that any gray wolves leaving Colorado for Utah, Arizona or New Mexico will be relocated back to the state.

Conversely, any Mexican wolves that leave their population area within Arizona and New Mexico will be returned to the designated experimental area in the southern parts of those states.

In this case, the New Mexico Department of Game and Fish led the operation to protect the integrity of the Mexican wolf recovery program.

"We recognized during the planning process that we would need to

have consideration and plans to protect the genetic integrity of the Mexican wolf recovery program while also establishing a gray wolf population in Colorado," said Eric Odell, CPW's wolf conservation program manager. "This MOU is a demonstration of the proactive steps CPW and neighboring state wildlife agencies took during our planning and implementation processes. Ultimately, the intent is to aid with the success of our program here in Colorado while minimizing any adverse impacts on Mexican wolf recovery efforts in our neighboring states."

Gray wolf 2403 was a member of the Copper Creek pack, but dispersed in fall 2025. CPW noted it did not relocate this wolf to address a depredation situation, but because New Mexico officials captured the wolf and returned it to Colorado to protect the Mexican wolf population.

If conflicts with livestock occur, CPW said it will make management decisions on a case-by-case basis after evaluating the circumstances, the Colorado Wolf Restoration and Management Plan and relevant law.

Reaction

Conservation groups spoke out in opposition to the relocation of the wolf.

According to a press release issued by Wild Earth Guardians, "the relocation was not in response to any conflict but because, according to the

CPW statement, [the New Mexico Department of Game and Fish] wants 'to protect the integrity of the Mexican wolf recovery program.' "The incident highlights ongoing tension among agencies, advocates and scientists regarding recovery of both northern and Mexican gray wolves."

Nico Lorenzen, wildlife associate of Wild Arizona, said, "Wolves disperse widely by nature and do so according to their own instinct and knowledge of the land. A single northern wolf crossing into New Mexico is not a genetic threat to the Mexican gray wolf. What is a threat and waste of limited management funding is the continued effort to police wolf movement along state lines instead of following robust science."

Mexican gray wolves (Canis lupus baileyi) remain one of North America's most endangered mammals, the release states, suffering from genetic

inbreeding following their near extinction and repopulating from seven remaining wild lobos. Mexican gray wolves are on average as related as full siblings and additionally remain the target of anthropogenic mortality, including vehicle collisions and illegal killing. Scientists argue their recovery depends on greater protections, genetic rescue, northward expansion and connected habitat that allows movement between subpopulations.

"Trapping and relocating any wolf that steps over an invisible line does nothing to advance recovery goals. Genetic integrity is maintained through robust recovery planning — not by removing every northern wolf that enters New Mexico," said Sally Paez, staff attorney for New Mexico Wild. "This approach ignores what the science tells us about carnivore movement and long-term viability."

Meeting

■ Continued from front

amended.

The change means the board's first 2026 meeting will take place at 6 p.m. on Jan. 7, 2026, in the Pagosa Springs Middle School library.

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Sports



CHEER



Photo courtesy Toni Gallegos, Pagosa Springs High School
The Pirate cheer team competes at the state spirit championships on Friday, Dec. 12. The team took sixth in the Coed 2A/3A division.

Pirates take sixth at state spirit championships

By Randi Pierce
Staff Writer

The Pagosa Springs High School Pirate cheer squad recorded its best finish in more than a decade at last week's state spirit championships at the Denver Coliseum.

The team took sixth in the Coed 2A/3A division with a semifinals score of 60.65, which included no deductions. Only the top three teams advanced to the finals.

"I am truly ecstatic," coach Toni Gallegos wrote in an email to The SUN. "When I [saw] a 6th place finish, I could hardly contain the excitement!! Each year we are improving and that's exciting! We gave it our all and achieved our best performance since 2014."

The Pirates placed ninth in 3A cheer last year.

The Pirate squad moved into the coed division this year with the addition of Xavier Haynie to the squad.

"Xavior truly stood out with his exceptional high-flying tumbling and partner stunting skills," she wrote.

She added the Lady Pirates on the squad, "worked tirelessly to acquire the skills and strength necessary to perform some of the most challenging stunts we've attempted thus far.

"We were fortunate to have several talented dancers on our team this year, which greatly enhanced the skills of everyone involved."

In addition to competing, the Pirates were able to watch other schools compete, which Gallegos notes is inspirational and motivational.

"We really enjoyed seeing what the larger schools have achieved through this last year and really are looking up to them for inspiration," she wrote. "It motivates us to keep working harder on our skills as a team."

She also notes the season preparing for state was not without its challenges.

"This season was a challenging

one," she wrote. "We had multiple setbacks, but through it all the team pushed through and came out with a clean routine with no deductions. Coach Erica [Hutchens] and I are incredibly proud of our team and are determined to continue striving for the top spot!"

This year's squad is seniors Eden Connor, Alillyanna Davis, Katelyn Fricke, Haynie, Emerson Hubbard, Reina Manzanares, Kathryn Martin and Marisol Talamante; juniors Makaela Denton, Teyann Quezada and Chelsea Rodriguez; sophomores Aubriana Fay, Makayla James, Elizabeth Lane, Katie Lucero, Sierra Morris and Isabelle Ratcliff; and freshman Ava Milburn.

Gallegos also thanks those who supported the team and youth cheer clinics.

"Without the incredible community backing, it would be impossible for us to achieve these goals," she wrote.

randi@pagosasun.com

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This meticulously cared for log cabin, near Lake Forest, spans 2,732 square feet, featuring 4 bedrooms and 3.5 bathrooms. Covered deck, backyard patio, stunning mountain views. Open floor plan connects the great room to a modern kitchen. Primary bedroom and bathroom are 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 plus a fourth bedroom set up as a bunk room with a full bath nearby.

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



33 Fawn Court
\$949,000

MLS #824532

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.



1001 Soaring Eagle Court
\$899,000

MLS #822945

To tour this home go to: <https://tinyurl.com/1001SoaringEagleCourt>



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.



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. Pricing does not include the well on the property because the well does not have potable water.

To tour this home go to: <https://pspixeltree.com/1231-Ranchland-Dr>



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.

To tour this home go to: <https://pspixeltree.com/109-Carols-Curves>

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Sports

WRESTLING

Pirates notch another top-five finish at Columbine Invite

By Jack Sellner
Staff Writer

The Pagosa Springs High School Pirate wrestling team took fifth overall in the Columbine Varsity Invite on Saturday, Dec. 13 — their second straight top five finish as a team.

The Pirates also had seven individual top-six finishes.

“Took some steps forward but still left some winnable matches ‘on the table’ so to speak,” wrote coach Dan Janowsky in an email to The SUN. “Solid, strong performances from Colton Lucero and Ryker Hansen.”

Lucero and Hansen each took first place in their individual brackets.

Lucero, wrestling at 157 pounds for the Pirates, won every match he wrestled in on Saturday and earned 28.5 points for the team.

He pinned his first two opponents, the first after 1:43 and the second after 42 seconds. He then won his third match by a technical fall score 17-2 after 1:43 to get into the championship match. Lucero took first place after winning by a major decision score of 12-1 in the first-place match.

Janowsky emphasized that Lucero is the stalwart of the program and is gunning for the state title this year after finishing as the runner-up last year.

Hansen wrestled at 175 pounds for the Pirates and, like Lucero, won every match he wrestled in, earning 28 points for the team.

He won both of his first two

matches with technical fall scores of 16-0, the first after 2:38 and the second after 4:22. In the semifinal match, Hansen pinned his opponent after 1:13 to advance to the first-place match. In the championship, Hansen won by a major decision score of 9-0.

Hansen did not give up a single point in the four matches that he

“Took some steps forward but still left some winnable matches ‘on the table’ so to speak.”

Coach Dan Janowsky

wrestled in.

The others placing in the top six for the Pirates were Hudson Mazur (third in the 150-pound bracket), Hunter Martinez (fifth in the 285-pound bracket), Jimmy Elledge (sixth in 205-pound bracket), Eric Smith Jr. (sixth in the 132-pound bracket) and Stetson Osborn (sixth on the 138-pound bracket).

Mazur lost his first match, received a bye in the first round and

then won his next three matches pinning all three of his opponents. He then won the third-place match by a 11-10 decision. He earned 19 team points for the Pirates.

Martinez received a bye in the first round and then lost in the quarter-finals. He then pinned his next two opponents, lost his fourth match and won in the fifth-place match by pinning his opponent. He earned 13 team points.

Elledge won his first match, pinning his opponent in after a minute, but lost in the quarterfinal. He then pinned his next two opponents, lost in the consolation semifinal match and lost in the fifth-place match. He earned 13 points for the Pirates.

Smith won his first two matches, the first via a 9-1 major decision and the second via injury default. He then lost in the semifinals, the consolation semifinals and the fifth-place match. He garnered 10 points for the team.

Osborn pinned his first opponent and seated his second opponent via a 11-8 decision. Like Smith, he then lost in the semifinal match, the consolation semifinal match and the fifth-place match. Osborn earned nine team points.

Truman Vasek wrestled in the 190-pound bracket and lost both of his matches.

Devin Gonzalez wrestled in the 165-pound bracket and was pinned in both his matches.

Gabe Ramirez wrestled in the 144-pound bracket and lost his first

match in overtime, won his second and lost his third match via a major decision. He earned one point for the Pirates.

Johnny Baker wrestled in the 126-pound bracket and lost in both his matches.

Janowsky commends his wrestlers’ performances on Saturday.

He notes that Elledge’s sixth-place finish was impressive because he wrestled at the toughest weight based on rankings, with nine ranked wrestlers in his bracket.

Janowsky also emphasized that Martinez had another good performance and is learning the tricks of wrestling big guys, while Mazur bounced back from Bayfield, winning four out of his five matches.

The Pirates will travel to Grand Junction for the Warrior Classic this weekend, where action will begin at noon on Friday, Dec. 19, and 9 a.m. on Saturday, Dec. 20.

Janowsky notes that the tournament will be a big test for his wrestlers, and is the last tournament the Pirates will compete in before the winter break.

“This tournament has a large field of Western Slope teams we will face at our regional and state tournaments along with strong programs from Utah, Wyoming, New Mexico, Arizona,” wrote Janowsky, calling it a “great tournament for finding out where you are and what you need to work on.”

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Lady Pirates take third in second straight tournament

By Jack Sellner
Staff Writer

The Pagosa Springs High School Lady Pirate wrestling team placed third for the second week in a row while competing at the Rob Mickel Invitational in Salida on Saturday, Dec. 13.

The Lady Pirates also saw strong individual performances, with five wrestlers medaling on Saturday.

“The hard work put in by all the girls is evident in the technical skills they demonstrate,” coach Dan Janowsky wrote in an email to The SUN.

The Lady Pirates’ four state qualifiers from last year led the way for the team at the tournament with 11 wins and four medals between them.

Laykyn Baxstrom took first place in the 190-pound bracket, earning 20 team points. She won all her matches in dominant fashion, pinning her first opponent after one minute and 39 seconds, her second opponent after 1:11 and her third opponent after 1:24 to take first place — Baxstrom’s

second gold of the season.

Bella Jackson took second place in the 105-pound bracket for the Lady Pirates, earning 17 points for the team. She won her first match by a major decision score of 26-16, pinned her next two opponents, lost her fourth match and bounced back to win her final match by a decision score of 13-7.

Madisen Stretton placed second while wrestling at 110 pounds for the Lady Pirates. After receiving a bye in the first round, she won her second match in convincing style with a 16-0 technical fall after 4:22 to make it to the championship. Stretton lost in the first-place match, but still earned her team 17.5 points with her second-place finish.

Kyley Matyniak, the last of the four state qualifiers from last year, took third place while wrestling at 130 pounds for the Lady Pirates. She started the day off with a loss, but rebounded and won her next three matches. The first win came by a technical fall score of 18-0 after 3:40, the second by pinning her opponent

after 1:41 and the third by pinning her opponent after 37 seconds. Matyniak lost her last match, but still took home the bronze and scored 14.5 points for the Lady Pirates.

Audrina Smith took a big jump, placing second in the 140-pound weight class for the Lady Pirates. This was her second straight week medaling after medaling for the first time last week.

Smith won her first four matches by pinning all four of her opponents. She lost in the first-place match, but still took silver and scored 20 points for the Lady Pirates.

Kelsey Matyniak wrestled at 120 pounds and placed sixth, earning six team points. She won her first match by a 16-8 major decision and subsequently lost the next three.

Corrina Galabota placed sixth while wrestling at 125 pounds, pinning her first opponent after 1:25 then losing her to her next three opponents. She earned seven points for the team.

Carli Duncton wrestled at 110

pounds and was pinned by all three of her opponents.

Neveah Castaneda wrestled at 115 pounds, winning her first match by a technical fall and losing the next two. She earned 3.5 points for the team.

Mikayla Beach also wrestled at 115 pounds, losing in the first match by a technical fall and getting pinned in her second match.

The Lady Pirates will travel to Grand Junction for the Warrior Classic this weekend, with action beginning at 9 a.m. on Saturday, Dec. 20.

Janowsky notes that the tournament will be a big test for the girls.

This is the last tournament the Lady Pirates will compete in before the winter break.

“This tournament has a large field of Western Slope teams we will face at our regional and state tournaments along with strong programs from Utah, Wyoming, New Mexico, Arizona,” wrote Janowsky. “A great tournament for finding out where you are and what you need to work on.”

jsellner@ourkemediagroup.com

Town opens registration for youth boys’ rec basketball

By Matt Zaborowski
Town of Pagosa Springs

Pagosa Springs Parks and Rec is now accepting registrations for 10- to 12-year-old boys’ recreational basketball.

The season will run from Jan. 13 through Feb. 26, 2026, and games/practices will take place on Tues-

day, Wednesday and Thursday evenings.

Rec basketball offers young athletes the opportunity to stay active, build basketball skills and enjoy team competition in a fun and supportive environment. The league is designed for players of all experience levels.

The registration fee is \$40 per

player, and the deadline to sign up is Dec. 31.

Interested families can register online through the Town of Pagosa Springs website, www.pagosasprings.co.gov, by clicking on the Parks and Rec tab on the main page, or in person at the Ross Aragon Community Center.

The program is also seeking vol-

unteer coaches for the upcoming season. Coaching is a great way for parents and community members to get involved, and the registration fee will be waived for a coach’s child.

For additional information, please call the Parks and Recreation Department with any questions at (970) 264-4151, ext. 233.

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BASKETBALL

Pirates use big third quarter to beat Spartans at home

By Jack Sellner
Staff Writer

The Pagosa Springs High School Pirate boys' basketball team beat Salida 73-52 behind a 30-point third quarter on Saturday, Dec. 13.

Despite a slow start, the Pirates were able to turn it up, coming out of the halftime locker room en route to their blow out win.

"I didn't realize that was happening during the game; I didn't even see it until after the game," said coach Brandon Forster when talking about the Pirates' 30-point third quarter. "I don't know if I've ever been around that, so getting these guys banded together was big for us."

Despite starting slower than Forster would have liked, the Pirates still held a 15-8 lead after the first quarter. The Spartans were able to hang around in the second quarter and the Pirates went into halftime with a 30-23 lead.

"These tournaments early in the season, I enjoy them because it's a measuring stick to see where you are."
Coach Brandon Forster

Forster noted he reminded his guys to just stay consistent at halftime — to not get too high or too low.

The Pirates' idea of consistency was doubling their first half score in the third quarter and opening up a 21-point lead. Forster credited the offensive outburst to the spark provided off the bench by junior Duke Ketchum.

Ketchum brought energy to the floor as soon as he checked in, which proved to be a big shift in the quarter, Forster noted.

The Pirates closed out the game by scoring 13 in the fourth quarter and winning 73-52.

Three Pirates scored in double-figures.. Jeremiah Jones led the Pirates in scoring with 19 points, Creede Dozier added 15 points, and Ketchum had 13 points for the Pirates off the bench, missing only one shot all game. Ty Richey put up eight points, Kaison Limebrook added seven, Bode Hubbard contributed five, Jerry Dean had four and Koen Pitcher put up two.

The team shot 71 percent from the free-throw line, making 12 of 17 attempts.

Jones also led the team in rebounds with nine. Dozier and senior Bode Hubbard each added seven rebounds. The team pulled down 34 total rebounds.

The Pirates will be traveling to Montrose later this week for the Black Canyon Classic.

There, the 4A Pirates will face off against the 5A Montrose Red Hawks, who are 3-3, on Thursday, Dec. 18, at 7 p.m.; the 5A Glenwood Springs Demons, who are 2-4, on Friday, Dec.



SUN photo/Randi Pierce

Pirate Creede Dozier makes his way toward the basket during the first half of the Pirates' 70-52 win over the Salida Spartans on Saturday, Dec. 13. Dozier scored 15 points in the game.

19, at 4 p.m.; and then the 5A Pueblo Central Wildcats, who are 5-1, at 11:30 a.m. on Saturday, Dec. 20.

Forster emphasized that Montrose and Glenwood Springs will both play similar styles of basketball, but Montrose has some bigger guys on the team that they have to prepare for specifically on defense.

Pueblo Central will come out and press all four quarters, so the Pirates will be preparing to face a full game of pressure as well, noted Forster.

"These tournaments early in the season, I enjoy them because it's a measuring stick to see where you are," Forster said.

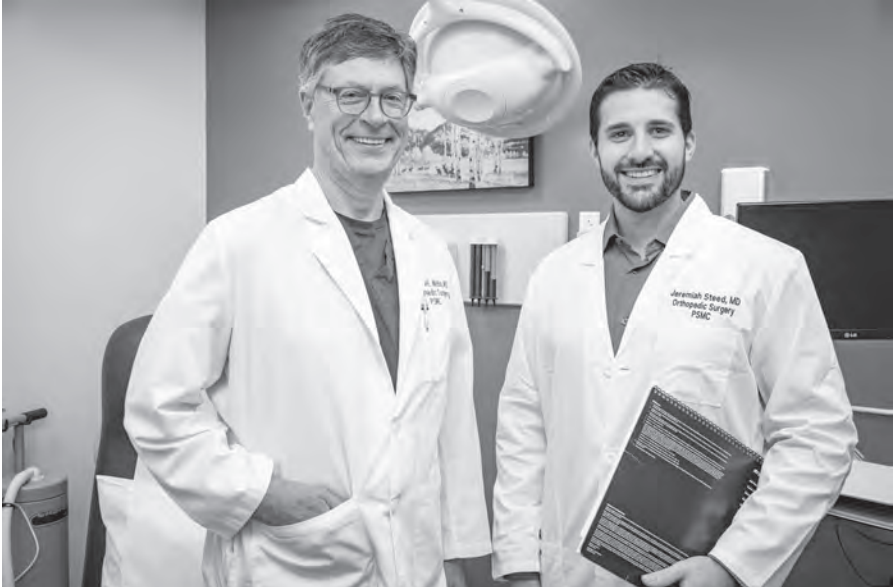
The Pirates have a big week of practice ahead of them as they pre-

pare for the tournament this weekend. Once the team arrives in Montrose, Forster noted they will try and find gym space to practice in, but will mostly rely on film sessions, walk-throughs and mental preparation in order to be ready throughout the tournament. Regardless, preparation time will be limited and the Pirates will have to navigate these games with limited practice time.

"As a coach, you want as much prep time as you can get, but sometimes it's good to challenge the team when you don't really have that prep time," said Forster. "You know, what are we going to do? Who would be in those moments?"

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SWIMMING

Lady Pirates nab state qualification in return to action

By Jack Sellner
Staff Writer

The Pagosa Springs High School Lady Pirate swim team returned to action with the Delta Invite on Saturday, Dec. 12, and the Gunnison Cowboy Invite on Saturday, Dec. 13.

“We had a great weekend of swimming and I am truly impressed with how well everyone swam and excited to see how our meet with [Sargent] goes this week,” wrote coach Heather Miller in an email to the SUN.

The Delta meet started with a bang as the 200-meter medley relay team of Marlowe Hedgecock, Leah Blackman, Chloe Gantt and Asia Gorman qualified for state with a time of two minutes, 19.51 seconds, placing sixth at the meet.

The relay team of Ruby Snell, Gianna Schaeffer, Grace Cram and Natalia Monterroso swam a 2:37.43 in the 200-meter medley relay, placing 12th.

The team of Brooklyn Trujillo, Lucia Rivera, Angela Gomez and Leilani Snell was disqualified.

In the 200-meter freestyle, Avery Book swam a 3:35.16, taking home 18th place.

The Lady Pirates had three swimmers in the 200-meter individual medley. Blackman finished 11th, swimming a 3:38.20; Kailey Vincent swam a 3:31.89 and finished 12th; and Hedgecock was disqualified.

Eleven Lady Pirates competed in the 50-meter freestyle. Gantt was the top Lady Pirate in the event, finishing fourth with a time of 29.20 seconds. Schaeffer swam a 31.90 and finished 16th, Cram swam a 32.43 and finished 17th, Leilani Snell swam a 33.07 and finished 21st, Monterroso swam a 34.30 and finished 27th, Cheyenne Trujillo swam a 36.50 and finished 34th, Brooklyn Trujillo swam a 36.51 and finished 35th, Angelique Buffum swam a 36.95 and finished 37th, Book swam a 40.86 and finished 47th, Isabela Forster swam a 42.46 and finished 50th, and Arya Patel swam a 46.03 and finished 52nd. “Almost every swimmer who competed in the 50 free had best times and many were by several seconds,” wrote Miller. “Isa Forster dropped 8.74 seconds from last week!”

Three swimmers competed in the 100-meter butterfly for the Lady Pirates. Gorman swam a 1:23.92 and finished fifth, Ruby Snell swam a 1:53.62 and finished 10th, and Rivera was disqualified.

Three swimmers also swam the 100-meter freestyle. Gomez swam a 1:17.80 and finished 24th, Leilani Snell swam a 1:17.99 and finished 25th, and Cheyenne Trujillo swam a 1:28.6 finishing 35th at the meet.

Schaeffer was the lone swimmer to swim the 500-meter freestyle for the Lady Pirates. She took ninth overall, swimming a 7:36.50. Schaeffer dropped more than 42 seconds off her time.

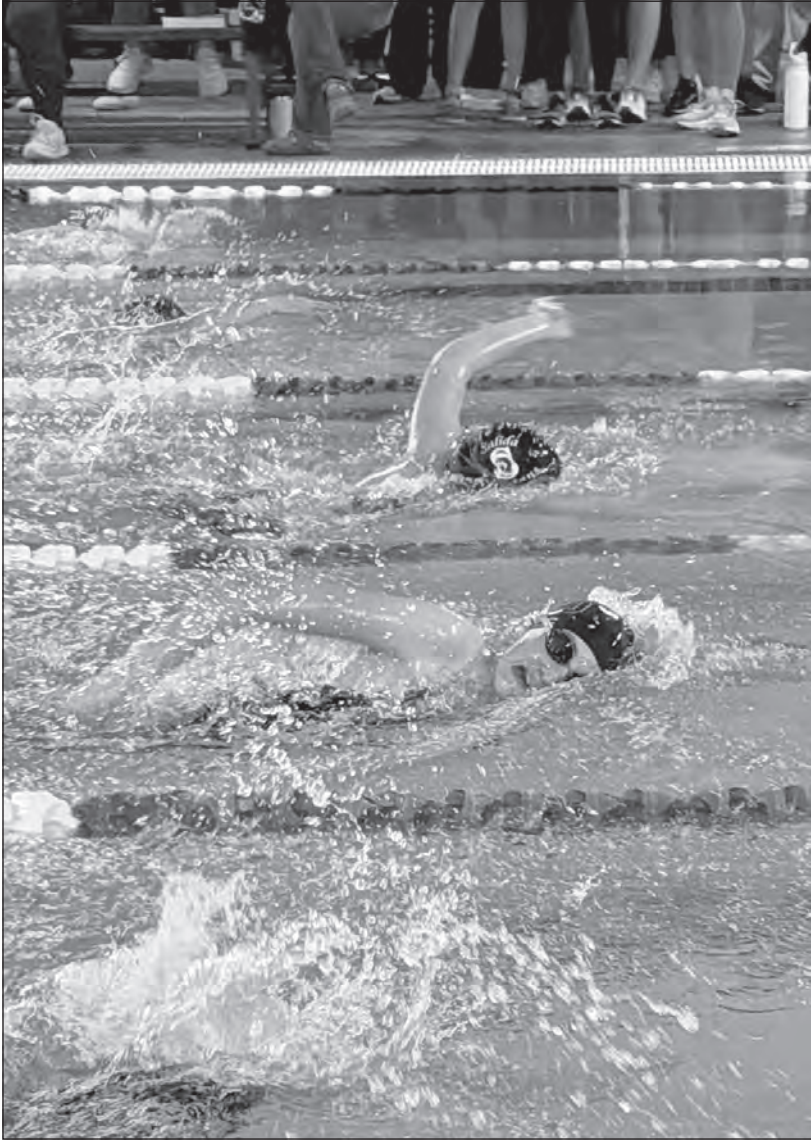


Photo courtesy Heather Miller

Lady Pirate Gianna Schaeffer swims at the Dec. 13 meet in Gunnison. The Pirates will be back in action today, Dec. 18, at Adams State University for a Sargent-hosted meet.

The Lady Pirates had four 200-meter freestyle relay teams. The team of Hedgecock, Cram, Gorman and Gantt swam a 2:04.13 and took home eighth. The team of Blackman, Ruby Snell, Gomez and Schaeffer swam a 2:17.09 and took home 15th. The team of Leilani Snell, Buffum, Monterroso and Vincent swam a 2:25.04 and placed 16th. The team of Forster, Patel, Book and Cheyenne Trujillo swam a 2:46.03 and placed 21st.

The final two events of the meet were the 100-meter backstroke and the 100-meter breaststroke.

The Lady Pirates had seven swimmers in the 100-meter backstroke. Gantt swam a 1:16.81 and took home fifth, Hedgecock swam a 1:25.23 and finished in 13th, Cram swam a 1:32.28 and finished in 23rd, Ruby Snell swam a 1:36.02 and finished in 25th, Brooklyn Trujillo swam a 1:45.32 and finished in 26th, Buffum swam a 2:13.81 and finished 30th, and Gomez was disqualified.

The Lady Pirates had five swimmers in the 100-meter breaststroke. Black-

man swam a 1:32.61 and finished 11th, Rivera swam a 1:53.49 and finished 27th, Monterroso swam a 1:54.45 and placed 28th, Vincent swam a 2:06.75 and finished 29th, and Forster swam a 2:30.88 and finished 31st.

“There were many great swims overall at Delta,” wrote Miller. “The work we put in this week really paid off in the freestyle events.”

The next morning, the Lady Pirates traveled to Gunnison to compete in the Cowboy Invite.

Miller emphasized that the girls were certainly tired after the meet the night before, but they still stepped up with some great swims.

The meet once again began with the 200-meter medley relay, but in this meet the Lady Pirates only had one timed swim in it. The team of Book, Gomez, Kaillen Taylor and Forster swam a 3:34.49 and placed 18th.

The next event, the 200-meter freestyle, was swam by nine Lady Pirates. Gantt was Pagosa’s top finisher, swimming a 2:26.43 and taking ninth in the meet. Gorman swam a 2:28.14 and

finished 12th, Schaeffer swam a 2:41.27 and finished 21st, Hedgecock swam a 2:44.31 and finished 24th, Cram swam a 2:51.25 and finished 26th, Monterroso swam a 3:02.50 and finished 28th, Vincent swam a 3:30.26 and finished 32nd, Rivera swam a 3:47.73 and finished 33rd, and Buffum swam a 4:19.94 and finished 35th.

Monterroso and Schaeffer both dropped more than 10 seconds in the 200-meter freestyle in Gunnison.

Gomez and Brooklyn Trujillo both swam the 200-meter individual medley for the Lady Pirates. Gomez finished seventh with a time of 2:42.22, and Brooklyn Trujillo finished 21st with a 3:47.52.

The Lady Pirates had four swimmers in the 50-meter freestyle. Blackman was the top finisher for Pagosa, swimming a 34.88 and finishing 24th. Cheyenne Trujillo swam a 37.31 and finished 35th, Forster swam a 43.32 and finished 48th, and Taylor swam a 1:04.47.

The 100-meter freestyle was the Lady Pirates’ most popular event, with 11 swimmers competing. Gantt was Pagosa’s top finisher, taking 14th overall with a time of 1:06.48. Gorman swam a 1:07.20 and finished 17th, Cram swam a 1:17.80 and finished 31st, Monterroso swam a 1:19.41 and finished 34th, Blackman swam a 1:25.51 and finished 39th, Rivera swam a 1:29.23 and finished 43rd, Book swam a 1:34.25 and finished 45th, Forster swam a 1:44.27 and finished 46th, Buffum swam a 1:46.46 and finished 47th, Patel swam a 1:51.56 and finished 49th, and Taylor swam a 2:20.00 and finished 50th.

Gorman, Monterroso and Rivera all had their best times in the 100-meter freestyle, with each dropping at least two seconds.

The 200-meter freestyle relay was the next event and the Lady Pirates had four teams.

The team of Hedgecock, Cram, Gorman and Gantt took seventh place with a time of 2:02.94, missing the state qualification time by under a second.

The team of Blackman, Gomez, Monterroso and Schaeffer finished 16th with a time of 2:18.85; the team of Buffum, Rivera, Brooklyn Trujillo and Vincent finished 21st with a time of 2:38.37; and the team of Cheyenne Trujillo, Taylor, Forster and Book took 23rd with a time of 3:07.96.

Vincent and Patel each swam the 100-meter backstroke for the Lady Pirates. Vincent finished in 28th with a time of 1:43.83, and Patel was disqualified.

The Lady Pirates had five swimmers in the 100-meter breaststroke. Schaeffer finished 15th overall after swimming a time of 1:28.38, Gomez finished 25th after swimming a 1:45.79, Brooklyn Trujillo finished 31st after swimming a 1:52.76, Cheyenne Trujillo finished 32nd after swimming a 1:53.22, and Book finished 34th after swimming a 1:57.22.

The last event of the morning was the 400-meter freestyle relay.

The team of Hedgecock, Cram, Gorman and Gantt swam a 4:45.98 and finished fourth; the team of Monterroso, Brooklyn Trujillo, Schaeffer and Blackman swam a 5:31.95 and finished 11th; and the team of Vincent, Buffum, Cheyenne Trujillo and Rivera swam a 6:27.65 and finished 13th.

The Lady Pirates last meet before winter break will be the Sargent swim meet at Adams State University on Thursday, Dec. 18, where action will begin at 4 p.m.

In the meantime, the Lady Pirates will be working on starts and turns as well as endurance and stroke technique in preparation for the meet, the coach notes.

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Photo courtesy Heather Miller

Lady Pirate Asia Gorman takes to the water in Delta on Friday, Dec. 12. Gorman and her fellow 200-meter medley relay team members — Marlowe Hedgecock, Leah Blackman and Chloe Gantt — qualified for state with a time of two minutes and 19.51 seconds.

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BASKETBALL

Lady Pirates lose close game after coming up short in final possession

By Jack Sellner
Staff Writer

The Pagosa Springs High School Lady Pirates basketball team lost to the Salida Spartans in a close game that came down to the wire on Saturday, Dec. 13.

The Lady Pirates had the ball and chance to win on the final possession of the game, but came up just short, 32-31.

For most of the game, the Spartans were playing stifling defense. They held the Lady Pirates to seven first-half points, with just two points in the first quarter.

Coming out of the locker room after the half, the Lady Pirates faced a 13-point deficit with two quarters left to play.

They cut the deficit to eight after outsourcing the Spartans 7-2 in the third quarter.

The Lady Pirates then scored 17 points in the third quarter, more than doubling the points they had scored through three quarters, to move within one point.

After coming up with a late turnover, the Lady Pirates had the ball and a chance to win on the game's final possession. The Lady Pirates were unable to get a shot off with one second remaining, though, and lost in a close one.

Charity Domingo and Ximena Garcia both finished the game in double figures for the Lady Pirates. Domingo had 13 points and Garcia added 10 of her own.

Lexi Campbell, Kaila Limebrook and Amber Snarr, as well as Adelyn Hittle, all added two points for the Lady Pirates.

Pagosa Springs will be traveling to Montrose this weekend for the Black Canyon Classic in which they will play 5A Montrose Red Hawks, who are 6-0, at 5:30 p.m. on Thursday, Dec. 18; the 5A Glenwood Springs Demons, who are 3-3, at 2:30 p.m. on Friday, Dec. 19; and then 5A Pueblo Central Wildcats, who are 1-4, on Saturday, Dec. 20, beginning at 10 a.m.

These will be the last three games before winter break.

Coach Sarah Osborn could not be reached for comment by press time Wednesday.

jsellner@orourkemediagroup.com



SUN photo/Randi Pierce

Lady Pirates Lexi Campbell, Charity Domingo and Amber Snarr fight to gain possession during the team's game against the Salida Spartans on Saturday, Dec. 13. Despite outscoring the Spartans 24-12 in the second half, the Lady Pirates lost 32-31.

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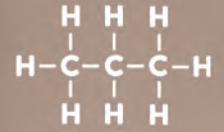
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New voucher program created for households struggling to pay town sewer bills

By Derek Kutzer
Staff Writer

At the Dec. 2 Pagosa Springs Town Council meeting, council member Leonard Martinez informed his fellow council members that the Pagosa Sewer Solutions Committee had \$4,235 left over after the successful campaign advocating passage of ballot measure 2A.

Martinez said that the “generous donors” — who helped fund the campaign for a 1 percent sales tax increase within town limits to pay for critical sewer system repairs and upgrades — were approached with the idea to either return the remaining funds or put those funds toward a voucher program aimed to help families in need pay their monthly sewer bills.

A handout on the voucher program states that the donors unani-

mously agreed “to use the remaining resource as the seed fund for this [voucher] effort.”

The committee wrote a check out for \$4,235.06, which the committee handed over to the nonprofit organization Friends and Neighbors in Need (FaNIN) to kick start the program, slated to begin at the first of the year when the new sales tax takes effect, Martinez explained.

For its part, the town council voted on Nov. 18 to maintain the monthly wastewater fee at \$71 per month, rather than going with a recommended increase to \$76 per month.

Still, FaNIN has identified that “some residents on fixed incomes were having difficulty absorbing” the existing monthly cost of their sewer bill.

The town has estimated that the 1 percent sales tax increase will cost the

average household in Pagosa Springs an extra \$15 per month for expenses, such as groceries and gas.

“FaNIN’s mission ... is to offer emergency support and, in a community, where the living wage is 76% higher than the average wage, it is foreseeable that those families already living on the edge could use support,” the handout states.

FaNIN just completed its first year in operation, coming about due to “several faith-based communities (St. Patrick’s Episcopal, Community United Methodist, IHM/JPII Catholic Community) being called on to provide help and support to those in need,” the handout states.

The organization claims two operating principles: “the dignity and respect for the person/family needing help is paramount and relying on the principles espoused in ‘Bridges out of Poverty’ would be deployed.”

The handout also states that FaNIN operates by “finding folks in need,” and that it determines the legitimacy of a person in need based on a simple “phone call to determine if the need is an emergency.”

FaNIN’s aid resources come in the form of help with gas, food and vouchers, as well as the organization offering help with finding more “systemic support” beyond emergency needs, the handout states.

“Someone being unable to pay their full sanitation bill would be an example of the kind of emergency FaNIN would support,” the handout explains.

At the meeting, Martinez informed the council that the FaNIN board of advisors wants the new fund to be named the Modesto Montoya Community Support Memorial Fund.

Thanks

Pagosa Area Recreation Coalition

The Pagosa Area Recreation Coalition (PARC) sincerely thanks everyone who attended last week’s open house sessions. Your questions, input, and support help shape the future of recreation in our region. We’re grateful for your time and engagement. For updates and additional information on how to be involved, please visit pagosaparc.org.



Photo courtesy Russ Widener
Some local residents woke up to a different type of tree topper on Thursday, Dec. 4 — a red-tailed hawk.

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ARCHULETA COUNTY

Public Health

DEPARTMENT



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Colorado Parks and Wildlife reminds of seasonal increase in highly pathogenic avian influenza cases

Colorado Parks and Wildlife

As migrating bird populations begin to travel through Colorado during late fall and winter, Colorado Parks and Wildlife (CPW) expects an increase in wild birds infected with highly pathogenic avian influenza (HPAI) and reminds residents to avoid sick wildlife.

Waterfowl and shorebirds are particularly susceptible to HPAI transmission as they are known to gather in large numbers around bodies of water, which encourages the spread of the virus.

HPAI and low pathogenic avian influenza exist naturally in bird species. A strain of HPAI called H5N1 was identified in North America in 2021 to 2022. The strain was confirmed in Colorado in March 2022. H5N1 causes high mortality rates in wild and domestic birds with no known cure or treatment.

Birds infected with HPAI may appear to be moving slowly, swimming in circles, unable to fly, have a lack of coordination, swollen head, head tilting or be found deceased. CPW will find sick or dead birds for the presence of HPAI when appropriate or when large die-offs are found in a new location.

The public is encouraged to contact CPW if three or more birds exhibit HPAI symptoms or are found dead in the same localized area.

“This strain of HPAI has the potential to cause large-scale die-offs in wild bird populations as we progress into winter,” said CPW State Wildlife Veterinarian Dr. Peach Van Wick. “However,

more commonly in Colorado, we receive reports of small-scale mortality events. Since the beginning of fall, CPW has confirmed the diagnosis of HPAI in fewer than 20 birds, one black bear and one bobcat, though this is likely an underestimation of the number of affected animals on the landscape.”

Wild mammals have tested positive for HPAI in Colorado and can show similar signs like walking in circles, lack of coordination or appearing lethargic. These neurological symptoms are also consistent with rabies, which poses a significant public health risk.

The public is urged to never approach a mammal acting abnormally and contact CPW.

Domestic animals, such as cats and dogs, can be infected with HPAI. Pet owners should prevent pets from consuming or interacting with sick or dead wildlife. If pet owners suspect an exposure to avian influenza, please contact a veterinarian.

Although extremely rare, humans may be infected with HPAI. To avoid exposure to the virus, never handle sick or dead wild birds, and do not approach wildlife. CPW encourages waterfowl hunters to wear proper protection while handling or processing wild game, disinfect equipment thoroughly, keep wild carcasses away from domestic poultry and pets, and cook game to an internal temperature of 165 degrees.

“CPW does not recommend handling sick or dead wildlife. If necessary, wear disposable gloves, protec-

tive clothing, eye protection, a fitted face mask and double bag the carcass,” said Van Wick. “Contact CPW as soon as possible for further instruction.”

More information about HPAI and human transmission can be found from the Center for Disease Control and the Colorado Department of Public Health and Environment.

The Colorado Department of Agriculture (CDA) is the main responding agency for the virus in domestic bird populations, including backyard chickens and dairy cattle. The CDA also provides more information about the ongoing outbreak at bit.ly/3N2zlnf.

Veterinarians, producers and hobby poultry owners should report any suspicious disease events in domestic poultry flocks to the State Veterinarian’s Office at (303) 869-9130 or use the online form.

Your source for community news.

The Pagosa Springs SUN
970-264-2100

Public Notices



Archuleta County, Colorado
South Pagosa Boulevard Resurfacing
Masters Clerk 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 168 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
Phone Number: 970-264-8160
Attorney for Plaintiff:
Daniel L. Fiedler #47916
190 Talisman Drive, Suite D-6
Pagosa Springs, CO 81147
970-507-8528
Case Number: 2025CV30062
Plaintiff:

GREG ELLIOTT and CARLA R. ELLIOTT v.
Defendants:
BRANDY CASTER, ARCHULETA COUNTY PUBLIC TRUSTEE, and All Unknown Persons Who Claim Any Interest In The Subject Matter Of This Action,
SUMMONS BY PUBLICATION
PLAINTIFFS: GREG ELLIOTT and CARLA R. ELLIOTT

TO THE ABOVE-NAMED DEFENDANTS AND ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION
YOU ARE HEREBY SUMMONED and required to appear and defend against the claims of the Complaint to Quiet Title Pursuant to Rule 105 filed with the Archuleta County District Court in this action, by filing with the clerk of this Court an Answer or other response. You are required to file your answer or other response within 35 days after service of this summons upon you. Service of this summons shall be complete on the last day of publication. A copy of the Complaint may be obtained from the clerk of the court.

If you fail to file your Answer or other response to the Complaint in writing with 35 days after the date of the last publication, judgment by default may be entered against you by the Court for the relief demanded in the Complaint without further notice.

This is an action to quiet the title of the Plaintiff in and to the real property situated in Archuleta County, Colorado more particular described as follows:
LOT 10 OF BLOCK 13 IN ASPEN SPRINGS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD JULY 6, 1971 AS RECEPTION NO. 74567, BEING AN AMENDMENT OF ASPEN SPRINGS SUBDIVISION NO. 3 FILED ON APRIL 9, 1971 AS RECEPTION NO. 74284.

LOT 11 OF BLOCK 13 IN ASPEN SPRINGS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD JULY 6, 1971 AS RECEPTION NO. 74567, BEING AN AMENDMENT OF ASPEN SPRINGS SUBDIVISION NO. 3 FILED ON APRIL 9, 1971 AS RECEPTION NO. 74284.
LOT 12 OF BLOCK 13 IN ASPEN SPRINGS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD JULY 6, 1971 AS RECEPTION NO. 74567, BEING AN AMENDMENT OF ASPEN SPRINGS SUBDIVISION NO. 3 FILED ON APRIL 9, 1971 AS RECEPTION NO. 74284.
Respectfully submitted this 1st day of December, 2025.
/s/ Daniel L. Fiedler
Daniel L. Fiedler
First publication: December 11, 2025
Last publication: January 8, 2026
Published December 11, 18, and 25, 2025, and January 1 and 8, 2026 in *The Pagosa Springs SUN*. (281053)

DISTRICT COURT, ARCHULETA COUNTY, COLORADO
109 Harman Park Drive
Pagosa Springs, CO 81147
Petitioner: LA PLATA ELECTRIC ASSOCIATION, INC., a Colorado corporation, v.
Respondents: DIAMOND A PROPERTIES, LLC, a Colorado limited liability company; ELSA P. WHITE in her capacity as ARCHULETA COUNTY TREASURER, and all unknown persons who claim any interest in the subject matter of this action.

Attorneys for Petitioner:
Amanda A. Bradley, Reg. No. 29489
Carrin S. Bernstein, Reg. No. 34966
ALDERMAN BERNSTEIN LLC
101 University Boulevard, Suite 350
Denver, Colorado 80206
Phone: 720-460-4200
E-mail: aab@ablawcolorado.com; csb@ablawcolorado.com
Case Number: 2025CV30058
Division: 3
SUMMONS BY PUBLICATION
The People of the State of Colorado
TO THE ABOVE NAMED RESPONDENTS: DIAMOND A PROPERTIES, LLC, AND ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION.
You are hereby summoned and required to file with the Clerk of this Court an answer or other response to the Petition in Condemnation filed with the Court in this action. You are required to file your answer or other response within thirty-five (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 Petition in Condemnation may be obtained from the Clerk of the Court.

You are hereby informed that this is a special statutory proceeding brought pursuant to C.R.S. §38-1-101, et seq., to condemn a permanent easement on the property described below in order to construct public improvements as part of the Archuleta Reliability Upgrade project, as further set forth in the Petition in Condemnation. This Summons is being issued pursuant to C.R.S. § 38-1-103. You are notified that if you fail to appear and defend, the Court, without further notice, shall cause the compensation to be determined and title to be vested in the Petitioner according to law. C.R.S. § 38-1-103.
LEGAL DESCRIPTION:
Electric Transmission Easement
A tract of land located in the NE1/4SE1/4S10, T34N, R5W, N.M.P.M., County of Archuleta, State of Colorado, being a portion of land described in a Bargain & Sale Deed to Diamond A Properties, LLC, filed for record March 10, 2021 in the Office of the Archuleta County Clerk and Recorder at Reception No. 22101626, being more particularly described as follows:
COMMENCING at a POINT (POC), the National Geodetic Survey's PID DQ5989 (GSVS 050) a 3-1/4 inch brass disk set in concrete, where the National Geodetic Survey's PID DQ5984 (GSVS 015) also a 3-1/4 inch brass disk set in concrete bears South 89°18'16" West, 147654.52 feet;
THENCE, South 89°59'19" East, a distance of 84127.23 feet to an angle point in the South boundary of said Asebedo, the POINT OF BEGINNING (POB 'A');
THENCE, along the South boundary of said Asebedo, South 87°42'54" West, a distance of 599.03 feet;
THENCE, North 65°43'36" East, a distance of 69.03 feet;
THENCE, North 89°30'41" East, a distance of 821.80 feet to the South boundary of said Asebedo;
THENCE, along the South boundary of said Asebedo, South 87°41'54" West, a distance of 286.37 feet to the POINT OF BEGINNING (POB 'A');
Containing 11,464 square feet of 0.263 acres, more or less.
Guy Pocket Easement
A tract of land located in the NE1/4SE1/4S10, T34N, R5W, N.M.P.M., County of Archuleta, State of Colorado, being a portion of land described in a Bargain & Sale Deed to Diamond A Properties, LLC, filed for record March 10, 2021 in the Office of the Archuleta County Clerk and Recorder at Reception No. 22101626, being more particularly described as follows:
COMMENCING at a POINT (POC), the National Geodetic Survey's PID DQ5989 (GSVS 050) a 3-1/4 inch brass disk set in concrete, where the National Geodetic Survey's PID DQ5984 (GSVS 015) also a 3-1/4 inch brass disk set in concrete bears South 89°18'16" West, 147654.52 feet;
THENCE, South 89°59'08" East, a distance of 84662.86 feet to the Northwestern angle point of the previously described Electric Transmission Easement, the POINT OF BEGINNING (POB 'B');
THENCE, along the North boundary of said Electric Transmission Easement, South 65°43'36" West, a distance of 10.22 feet;
THENCE, North 12°22'44" West, a distance of 19.80 feet;
THENCE, North 77°37'16" East, a distance of 20.01 feet;
THENCE, South 12°22'44" East, a distance of 19.80 feet to the South boundary of said Electric Transmission Easement;
THENCE, along the North boundary of said Electric Transmission Easement, South 89°30'41" West, a distance of 10.22 feet to the POINT OF BEGINNING (POB 'B');
Containing 375 square feet or 0.009 acres, more or less.
Dated: December 5, 2025.
ALDERMAN BERNSTEIN LLC
By: /s/ Amanda A. Bradley
Attorney for Petitioner
Published December 11, 18 and 25, 2025, January 1 and 8, 2026, in *The Pagosa Springs SUN*. (281390)

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 (C#179605571); 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 MILLS; THE TERRY J LUTZ LIVING TRUST DATED JANUARY 10, 2012, AND ANY AMENDMENTS THERETO
Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Current Holder of evidence of debt
Peregrine Property Owners Association, Inc.
secured by the Declaration:
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.
Agent: Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
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 call for and accept the highest and best bid for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor thereon, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: 11/20/2025
Last Publication: 12/18/2025
Name of Publication: The Pagosa Springs Sun
NOTICE OF RIGHTS

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

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO FINANCIAL 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 Master Amount
JAMES M KAUFMANN and NORMA K KAUFMAN (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
JAMES H CAID and DONNA J CAID, TRUSTEES OF THE JAMES AND DONNA CAID REVOCABLE TRUST, DATED JANUARY 23, 1996 (C#17904578) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 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#17904578) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7845-7846 in Building Number(s) 23.
Unpaid Assessments: \$751.15
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$1,989.99
LINSLEY DENNING (C#171008980) A 84,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7803-7806 in Building Number(s) 2 and 3.
Unpaid Assessments: \$934.81
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,173.65
JAMES B WILEY, JR., SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF SHARON D WILEY, DECEASED (C#179506910) A 84,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7803-7806 in Building Number(s) 2 and 3.
Unpaid Assessments: \$1,007.65
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,246.49
PANDORA ARMSTRONG (C#170014013) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$2,030.91
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$3,269.75
GENEVA ROBINSON, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF C GEORGE ROBINSON, DECEASED (C#170409726) A 126,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$1,511.40
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,750.24
CLIFFORD MAGIE (C#170906226) A 77,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$611.86
Costs: \$1,000.00
Attorney's Fees: \$238.84
Judgment Amount: \$1,850.70
ARLAN ROBERT GREENING (C#171304884) A 154,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$3,596.50
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$4,835.34
G OWEN CLARK, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF MARIA L CLARK, DECEASED (C#179604854) 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.
Unpaid Assessments: \$2,292.55
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$3,064.71
JULIANNE MICHAELS (C#179606835) A 49,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5.
Unpaid Assessments: \$825.65
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,064.49
PAUL A JORDAN and BROOKE A JORDAN (C#179607121) 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: \$2,166.64
KRISTINA ANNE LARSON (C#430001750) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7811-7812 in Building Number(s) 6.
Unpaid Assessments: \$1,059.33
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,298.17
WILLARD A DUNN and ULRIKE DUNN (C#179702634) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 2 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: \$6,916.19
WARREN W MCCANE and MAXINE V MCCANE (C#179705025) A 84,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 and 8.
Unpaid Assessments: \$679.70
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$2,918.54
WARREN W MCCANE and MAXINE V MCCANE (C#170011498) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7877-7878 in Building Number(s) 39.
Unpaid Assessments: \$1,246.10
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$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: \$3,838.21
THE TERRY J LUTZ LIVING TRUST DATED JANUARY 10, 2012, AND ANY AMENDMENTS THERETO (C#170017156) A 77,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7821-7822 in Building Number(s) 11.
Unpaid Assessments: \$2,149.84
Costs: \$238.84
Attorney's Fees: \$1,000.00
Judgment Amount: \$3,388.68
In Peregrine Townhouses. All as tenants in common with the other undivided interest owners of said buildings as depicted on the Plats recorded in Reception Numbers 173553-173555, 98002629, 99006555, 99011974, 20005495, 20010666, and subject to Declaration of Protective Covenants and Internal 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 10, 2000, Reception Number

Continued on B4

■ Continued from B3

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 S 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 Belvy; Roberta Belvy

Evidence of Debt:
Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 200070580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration:
Teal Landing Vacation Owners Association, Inc. Obligations Secured:

The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901 Association Assessments Due to:

Teal Landing Vacation Owners Association, Inc. Debtor(s) & Amount Due:
See attached Exhibit "A"
Amount of Judgment:
See attached Exhibit "A"

Type of Sale:
Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on **Wednesday January 7th, 2026 Sale Number: 2025-05** in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81 147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: 11/20/2025
Last Publication: 12/18/2025
Name of Publication: The Pagosa Springs Sun

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
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 LIE.

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN §38-38-103, 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, 970-264-8434.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
This Sheriff's Notice of Sale is signed November 14, 2025.

By: /s/ Mike Le Roux
Mike Le Roux, Sheriff
Archuleta County, Colorado
EXHIBIT "A"

Teal Landing Condominiums Matter Amount
JAMES E. SAWYER (C#17020982) 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

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

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: \$1,467.67
Costs: \$256.26
Attorney's Fees: \$1,000.00

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 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

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

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

P. CAROL KYLE-COOPER, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF

ANT WITH RIGHT OF SURVIVORSHIP OF JON H COOPER, DECEASED (C#170304174) A 154,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16.
Unpaid Assessments: \$2,911.21
Costs: \$256.26
Attorney's Fees: \$1,000.00

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

JAMES E. BRADLEY and JUDITH A. BRADLEY (C#170304315) A 63,000 / 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: \$1,792.10
Costs: \$256.26
Attorney's Fees: \$1,000.00

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) 16.
Unpaid Assessments: \$3,999.53
Costs: \$256.26
Attorney's Fees: \$1,000.00

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

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

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

JAMES L WOODFIELD JR, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF DEANNA R WOODFIELD, DECEASED (C#171502315) 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) 16.
Unpaid Assessments: \$6,636.60
Costs: \$256.26
Attorney's Fees: \$1,000.00

MARIE A. GARCIA-CRAVENS (C#170309793) A 63,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725, and 1726 in Building Number(s) 17.
Unpaid Assessments: \$1,943.60
Costs: \$256.26
Attorney's Fees: \$1,000.00

JAMES L JOHNSON and PAULA JOHNSON (C#17012250) A 77,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725, and 1726 in Building Number(s) 17.
Unpaid Assessments: \$1,556.49
Costs: \$256.26
Attorney's Fees: \$1,000.00

MARIE A. GARCIA-CRAVENS (C#170309793) A 63,000 / 62,896,000 undivided fee simple absolute interest in Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725, and 1726 in Building Number(s) 17.
Unpaid Assessments: \$1,556.49
Costs: \$256.26
Attorney's Fees: \$1,000.00

MARIE A. GARCIA-CRAVENS (C#170309793) A 63,000 / 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

MARIE A. GARCIA-CRAVENS (C#170309793) A 63,000 / 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

MARIE A. GARCIA-CRAVENS (C#170309793) A 63,000 / 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

MARIE A. GARCIA-CRAVENS (C#170309793) A 63,000 / 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

MARIE A. GARCIA-CRAVENS (C#170309793) A 63,000 / 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

MARIE A. GARCIA-CRAVENS (C#170309793) A 63,000 / 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

ARCHULETA COUNTY SEPTEMBER 2025 PAYABLES
VENOR
STROMBECKER ASPHALT & PAVING
PS COMMUNITY DEVELOPMENT CORP
CIGNA
SOLID MGMT DISASTER & RESTORATION SERV
MTN VALLEY SVCS
WOOLPERT

NEIL'S EXCAVATION & GENERAL CONTRACTING
CISERT MTN CORP
C J GRAVIER PRODUCTS
4RIVERS EQUIP
AMERICAN CONSERVATION EXPERIENCE
WELLS FARGO
TOPS

PAGOSA PEAK OPEN SCHOOL
SHORT-ELLIOTT-HENDRICKSON
REYNOLDS ASH & ASSOC
VAL'S VIP CLEANING
FLYERS ENERGY
SOUTHWEST AG
THE PS SUN
WYNDHAM VACATION RESORTS
UNITED REPROGRAPHIC SUPPLY
WAGNER RENTS
WORLD FUEL SVCS
J & K ESPINOSA
HARTCO IT CONSULTING
LPEA

DIGIUM CLOUD SVC
CLOSED LOOP SOLUTIONS
KOY DINGBOOM OATES
SHAMROCK FOODS CO
DELTA DENTAL OF CO
MUTUAL OF OMAHA
AXIS HEALTH SYSTEM
TAYLOR RANCH TRUCKING
CENTURYLINK
ALPINE PORTABLE TOILETS
LUCERO CONSTRUCTION
MESA CNTY
ARCH SCHOLARSHIPS IN ESCROW
ATD
QAT BUSINESS SOLUTIONS
NEWEGG BUSINESS

WEST COE CONSULTANTS
PARTS AUTHORITY
MICHAEL F. ARNALL, M.D., P.C.
DRS SVCS
SAN JUAN LIFESTYLE
ROSE MTN
DELL MARKETING
4IMPINT
PS MEDICAL CENTER
VALUWEST
BROWNSTEIN HYATT FARBER SCHRECK
ARCH CNTY 4-H
BIG STATE INDUSTRIAL SUPPLY
TROPHIES TOMORROW
PS BARBER SHOP
DURANGO MOTOR CO
ARCH CNTY VICTIM ASSISTANCE PGRM
LORG GARCIA LAS
PAGOSA ROOTER
BRANTLEY DISTRIBUTING
STATE OF CO
CAPITAL BUSINESS SYSTEMS
KP
CDW GOVERNMENT
PAYTON LYNN PHOTO
AMERITAS
HEALTHY ARCHULETA
MSC INDUSTRIAL SUPPLY
VIKING GATE SYSTEMS
MTN HOME SOUND AND SECURITY
SUTTON AUTOMOTIVE
AMAZON
UNITED RENTALS
ROCKY MTN FORENSIC SVCS
DELTA RIGGING & TOOLS
FUN CENTER

BLACK HILLS ENERGY
IDEMIA IDENTITY & SECURITY USA
PAGOSA COMMUNITY INITIATIVE
WESTERN PAPER DISTRIBUTORS
ALSCO
SAN JUAN REDIMIX
LEXIPOL

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
Case No.: 2025CV30008
Peregrine Property Owners Association, Inc.

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 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):
Deborah L Downing; Mona Archer; Ronald Winsor Jr; Jeremy Vincent Hardin; Howard O Hartzog; Martha A Hartzog; Clarence E Christian, Trustee of the Clarence E Christian Trust of November 27, 2000; Penny A Treharn, surviving joint tenant with right of survivorship of John Treharn, deceased; Wallace R Smith; Lois Mae

Smith; D. Dickerson McCoy, Co-Trustee of the D. and F. McCoy Trust dated 9/30/99; Faye S. McCoy, Co-Trustee of the D. and F. McCoy Trust dated 9/30/99; Norma Rose, surviving joint tenant with right of survivorship of Lowell Rose, deceased; Scott R Crawford; Angela L Crawford; Louis A Valencia; Julie K Valencia; Karen L McCoy; Jere D Fisher; Mona Jo Fisher; A. Darryl Rice; Charles Chubb, surviving joint tenant with right of survivorship of Sharon Chubb, deceased;

William Haanen; Jeff Howard; Geneva Howard; Debra A Griffin; Kimberly D Griffin; Karl E Seene; Peter N Delacot; Cecilia M Delacot; Juanita D Schmidt; Bryan D Schmidt; Marilyn L Morales; Jolyne Dion Heimann aka Jolyne Heimann; Patrick A Dutton, Sr.; Kathleen J Dutton; Timothy Sandoval; Marc A Cuellar; Trudy R Cuellar; John B Smith; Annie R Smith; Menno Gaeddert; Jessie M Gaeddert

Evidence of Debt:
Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Current Holder of evidence of debt secured by the Declaration:

Peregrine Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations 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 11:00 o'clock A.M., on **January 7th, 2026 Sale Number 2024-04** in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of

the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: 11/20/2025
Last Publication: 12/18/2025

Name of Publication: The Pagosa Springs Sun

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES E TITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIE.

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriffs Department for Archuleta County, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147, 970-264-8434.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed November 14, 2025.

By: /s/ Mike Le Roux
Mike Le Roux, Sheriff
Archuleta County, Colorado
EXHIBIT "A"

Peregrine Townhouses Matter Amount
DEBORAH L DOWNING (C#170504708) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7821-7822 in Building Number(s) 11.
Unpaid Assessments: \$810.91
Cost: \$232.57
Attorney's Fees: \$1,000.00

MONA ARCHER (C#170508477) A 105,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7823-7824 in Building Number(s) 11.
Unpaid Assessments: \$2,057.92
Cost: \$232.57
Attorney's Fees: \$1,000.00

RONALD WINSOR JR (C#179801238) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7823-7824 in Building Number(s) 12.
Unpaid Assessments: \$1,838.06
Cost: \$232.57
Attorney's Fees: \$1,000.00

JEREMY VINCENT HARDIN (C#179803127) A 84,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7825-7826 in Building Number(s) 13.
Unpaid Assessments: \$2,500.89
Cost: \$232.57
Attorney's Fees: \$1,000.00

HOWARD O HARTZOG and MARTHA A HARTZOG (C#179804190) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7825-7826 in Building Number(s) 13.
Unpaid Assessments: \$1,847.30
Cost: \$23

■ Continued from B4

fice of the County Clerk and Recorder for Archuleta County, Colorado, under the information provided in Exhibit "A".

Under a Judgment and Decree of Foreclosure entered July 8, 2025, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:

See Exhibit "A" attached hereto and made apart hereof

Owner(s) of Record: **LARRY WAYNE CONNALLY, CARISSA DAWN CONNALLY**

Evidence of Debt: Recorded mortgages in the office of the County Clerk and Recorder for Archuleta County, Colorado, being further identified in Exhibit "A"

Current Holder of evidence of debt secured by the Declaration

Wyndham Vacation Resorts, Inc.:

Obligations Secured: Underlying note for the purchase of the Timeshare Property identified in Exhibit "A".

Agent: Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901

Payments Due to: Wyndham Vacation Resorts, Inc.

Debtor(s) & Amount Due: See attached Exhibit "A"

Amount of Judgment: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Mortgage, the Colorado Property Code, and the Colorado Condominium Ownership Act

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 9:00 o'clock A.M., on **January 7, 2026** **Sale Number: 2025-3**, in the Office of the Archuleta County Sheriffs Office, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grant for and the heirs and assigns of said Grantor therein, the Lender may bid credited to the Debt up to the amount of the unpaid Debt secured by the Mortgage at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: 11/20/2025

Last Publication: 12/18/2025

Name of Publication: Pagosa Springs Sun

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

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ANOTICE 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.

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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 Sheriffs Office, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

DATED at Archuleta County, Colorado, this 14 day of November, 2025

By: /s/Mike Le Roux
Mike Le Roux, Sheriff,
Archuleta County, Colorado

Exhibit A

Teal Landing Condominium Phase Three

Property Owners: **LARRY WAYNE CONNALLY AND CARISSA DAWN CONNALLY**

Building Number: 13

Lot(Unit)Number: 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326

UDI Points: 77,000 / 63,185,500

of the **Teal Landing Condominium Phase Three** - as depicted on the Plat recorded in Reception No. 20106879, subject to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20009604, Second Amendment to Declaration of Teal Landing Condominium recorded as Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20044161, and First supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 2010565, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Together with a vested remainder over in fee simple absolute, as tenant in common with the other owners of all Unit Weeks in the described Units in Teal Landing Townhouses in that percentage interest determined and established by said Declaration for the above described real estate.

Matter Amount

Principal Amount Due: \$2,232.86

Accrued Interest: \$358.78

ate Fees: \$55.00

Costs: \$848.42

Attorney's Fees: \$1,000.00

Total: \$4,495.06

Published November 20, 27 and December 4, 11, and 18, in *The Pagosa Springs SUN*. (279383)

DISTRICT COURT, WATER DIVISION 7, COLORADO WATER RESUME

(This publication can be viewed in its entirety on the state court website at: www.coloradojudicial.gov).

TO: ALL PERSONS INTERESTED IN WATER APPLICATIONS IN SAID WATER DIVISION NO. 7

Pursuant to C.R.S. 37-92-302, you are notified that the following is the resume of all water right applications filed in the Office of the Water Clerk during the month of November 2025, for Archuleta County.

2025CW3034 Archuleta County, Application for Conditional Water Rights (Surface). Applicant: Buresh Revocable Trust dated October 6, 2011, Cary Buresh and Kelle Buresh, Trustees, c/o Kimberly C. Perdue, Southwest Water and Property Law LLC, 679 E. 2nd Ave. Unit 10, Durango, CO 81301 (970) 422-5510; kperdue@swpropertylaw.com; i. Loc: NE 1/4 SE 1/4, Section 12, T37N, R 2 1/2 W, N.M.P.M.; ii. Source: Plumteue Creek, tributary to the Piedra River; iii. Appropriation date: June 20, 2023; iv. Amt: 1.0 cfs, in addition to the 2.0 cfs decreed in case no. W-257; iv. Use: Irrigation of approximately 25 acres, filling of the Buresh Pond, stock watering, domestic; and fire suppression; 2) Structure: Buresh Pond; i. Loc: SE 1/4 SE 1/4 of Section 12 and the NE 1/4 of Section 13, T 37N, R2.5W, N.M.P.M.; ii. Source: Plumteue Creek, tributary to the Piedra River; iii. Appropriation date: June 20, 2023; Amt: Fifty (50) acre feet to fill a pond covering six (6) surface acres or less; iv. Use: recreation, aesthetics, piscatorial, stock watering, domestic and fire suppression; 3) Notice shall be delivered to the owner(s) of all lands upon which any existing or new diversion or structure is proposed. (12 pages including exhibits)

THE WATER RIGHTS CLAIMED BY THE FOREGOING APPLICATION(S) MAY AFFECT IN PRIORITY ANY WATER RIGHTS CLAIMED OR HERETOFORE ADJUDICATED WITHIN THIS DIVISION AND OWNERS OF AFFECTED RIGHTS MUST APPEAR TO OBJECT AND PROTEST WITHIN THE TIME PROVIDED BY STATUTE, OR BE FOREVER BARRED.

YOU ARE HEREBY NOTIFIED THAT YOU HAVE until the last day of January 2026, to file with the Water Clerk, a verified Statement of Opposition, setting forth facts as to why a certain application should not be granted or why it should be granted only in part or on certain conditions. A copy of such Statement of Opposition must also be served upon the applicant or the applicant's attorney and an affidavit or certificate of such service shall be filed with the Water Clerk, as prescribed by Rule 5, CRCP. (Filing fee: \$192.00. Forms are available through the Office of the Water Clerk or on the Judicial web site at www.coloradojudicial.gov); Jason Poyer, Water Court Specialist, 1060 E. 2nd Ave., Room 106, Durango, CO 81301; 970-247-2304)

/s/ Jason Poyer
Water Court Specialist

Published: before December 31, 2025

Published December 18, 2025, in *The Pagosa Springs SUN*. (282302)

DISTRICT COURT, WATER DIVISION 7, COLORADO WATER RESUME

(This publication can be viewed in its entirety on the state court website at: www.coloradojudicial.gov).

TO: ALL PERSONS INTERESTED IN WATER APPLICATIONS IN SAID WATER DIVISION NO. 7

Pursuant to C.R.S. 37-92-302, you are notified that the following is the resume of all water right applications filed in the Office of the Water Clerk during the month of November 2025, for Archuleta County.

2025CW3035 ARCHULETA COUNTY, WATER DISTRICT NO. 78: 1) Applicants: Keyah Grande, Alan Sackman, Barbara Sackman, 13211 West Highway 160, Pagosa Springs, CO 81147; 2) Attorney: Adam T. Reeves, Maynes, Bradford, Shippo & Sheffield, LLP, 835 East 2nd Avenue, Ste. 123, Durango, CO 81301; 3) Application to Make Absolute Conditional Water Rights or, in the Alternative, for a Finding of Reasonable Diligence; 4) Structure 1: Welch Cabin Well/Pond; (i) Point of Diversion ("POD"): SE1/4NW1/4 Section 3, T34N, R3W, NMPM, 1763 feet from North Section line and 1389 feet from West Section line, with GPS location having a Northing of 4124558 and an Easting of 305062 using UTM-NAD83 Zone 13N; (ii) Source: Welch Cabin Well (Permit 74384-F) and run off tributary to Piedra River; (iii) Approp Date: October 31, 1984; (iv) Amount: 0.679 c.f.s., Absolute; In 10CW84, 0.07 c.f.s. decreed Absolute, 0.609 c.f.s. decreed Conditional; (v) Use: stockwater, fish and wildlife, filling of Welch Cabin Pond, domestic, commercial, irrigation of 40 acres in SE1/4 of Section 3 and NE1/4 of Section 10, T34N, R3W, N.M.P.M.; (vi) Surface Area: 0.7 acres; All decreed water to be applied to beneficial use: Pond has been regularly filled during the diligence period; watering of up to 75 head of livestock, irrigation of at least 40 acres, in SE1/4 Section 3 and NE1/4 Section 10, T34N, R3W, NMPM, including horse pasture and hay field, and piscatorial (stocked pond); During diligence period, Applicants filled Welch Cabin Pond with water from Welch Cabin Well, and accordingly are entitled to an absolute decree for storage in Welch Cabin Pond.5) **Alternative**, if the water rights are not decreed absolute, the following has been done toward completion of the appropriation as conditionally decreed during the diligence period: (i) The Keyah Grande water rights are part of an integrated system of supply for the Ranch, which includes the water right identified in this application; (ii) During the diligence period, Applicant has reconstructed and lined Welch Cabin Pond and regularly used the water right for the decreed domestic uses. (3 pages)

THE WATER RIGHTS CLAIMED BY THE FOREGOING APPLICATION(S) MAY AFFECT IN PRIORITY ANY WATER RIGHTS CLAIMED OR HERETOFORE ADJUDICATED WITHIN THIS DIVISION AND OWNERS OF AFFECTED RIGHTS MUST APPEAR TO OBJECT AND PROTEST WITHIN THE TIME PROVIDED BY STATUTE, OR BE FOREVER BARRED.

YOU ARE HEREBY NOTIFIED THAT YOU HAVE until the last day of January 2026, to file with the Water Clerk, a verified Statement of Opposition, setting forth facts as to why a certain application should not be granted or why it should be granted only in part or on certain conditions. A copy of such Statement of Opposition must also be served upon the applicant or the applicant's attorney and an affidavit or certificate of such service shall be filed with the Water Clerk, as prescribed by Rule 5, CRCP. (Filing fee: \$192.00. Forms are available through the Office of the Water Clerk or on the Judicial web site at www.coloradojudicial.gov); Jason Poyer, Water Court Specialist, 1060 E. 2nd Ave., Room 106, Durango, CO 81301; 970-247-2304)

/s/ Jason Poyer
Water Court Specialist

Published: before December 31, 2025

Published December 18, 2025, in *The Pagosa Springs SUN*. (282303)

ARCHULETA COUNTY AUGUST 2025 PAYABLES VENDOR	DESCRIPTION	AMOUNT
ROCKY MOUNTAIN PAVEMENT	CHIPSEAL	\$1,359,953.26
DUSTROL	HOTMILL IN PLACE SVCS	\$781,191.90
DESERT MOUNTAIN CORP	2025 MAG PUMPCHASERS	\$355,540.23
STROHECKER ASPHALT & PAVING	S PAGOSA RESURFACING	\$324,751.63
449 SAN JUAN ST LLC	ARSON INS STRUCTURAL REIMB	\$311,803.41
BUILDINGS BY DESIGN	TRANSIT FACILITY FINAL PAY APP	\$258,140.60
MTN VALLEY SVCS	CELL 4B CONSTRUCT	\$210,794.55
CIGNA	EMPL BENEFITS	\$168,113.67
LA PLATA CNTY TREASURER	Q2 2025 DA SHARED EXP	\$142,266.07
TOPS	2025 Q2 LDG TAX/UTILITIES	\$119,455.39
BRANSON ROAD WORKS	ROAD PAINT STRIPING	\$115,000.00
UMPCUA BANK	VEH LEASES	\$92,974.67
PICTOMETRY INT'L	EAGLEVIEW CLOUD SFTWR	\$70,820.00
WAGNER RENTS	REBUILD & REPAIR SVCS/EQUIP RNTLS/SUPPLIES	\$67,308.97
C & J GRAVEL PRODUCTS	GRAVEL HAULING/FUEL	\$66,665.77
NEIL'S EXCAVATION & GENERAL CONTRACTING	P TRAILS RDS CONSTRUCT CONTRACT	\$56,788.25
WELLS FARGO	CNTY P-CARD PURCHASES	\$39,818.58
VAN DIEST SUPPLY CO	HERBICIDES	\$22,129.74
FLYERS ENERGY	CNTY FUEL	\$21,880.94
SHAMROCK FOODS CO	DETEN FOOD/KITCHEN SUPPLIES	\$19,690.25
SHORT-ELL/OTT-HENDRICKSON	CELL 4B ENG/LT MONITORING	\$17,814.16
WORLD FUEL SVCS	FUEL	\$17,260.82
MTN PEAK RENTALS	FAIR TENT RNTLS	\$17,000.00
4 CORNERS EQUIP	WATER TRUCK RNTLS	\$16,975.00
LUCERO CONSTRUCTION	2025 GRAVEL HAULING	\$16,520.00
INLAND KENWORTH US	FLEET PARTS/SUPPLIES	\$15,808.02
LXPLOL	ANN LAW ENF WELLNESS APP	\$14,999.00
ENVIROAD	EARTHBIND STABILIZER	\$13,140.75
TAYLOR RANCH TRUCKING	2025 GRAVEL HAULING	\$12,810.00
DELL USA	IT CONTRACT	\$12,412.68
CO DEPT OF PUBLIC HEALTH AND ENVIRONMENT	CNTY CELL PHONES	\$11,894.03
MTN HOME SOUND AND SECURITY	RPLC EQUIP/SVC CALL	\$11,354.68
LPEA	CNTY ELECTRIC UTILITY	\$11,120.72
CABE'S COLLISION AND CUSTOMS	FLEET REPAIRS	\$9,892.29
ASPEN SPRINGS METRO DISTRICT	UTE PARK MULTI-USE SPORTS COURTS	\$9,640.68
VAL'S VIP CLEANING	CLEANING SVCS	\$9,180.00
MUTUAL OF OMAHA	EMPL BENEFITS	\$8,978.68
AXIS HEALTH SYSTEM	INMATE MED SVCS	\$8,750.41
RELADYNE WEST	FLEET SUPPLIES	\$8,737.64
PIEDRA AUTOBODY	FLEET PARTS/SUPPLIES	\$8,714.96
DELTA DENTAL OF CO	EMPL BENEFITS	\$8,465.60
J & K ESPINOSA	2025 GRAVEL HAULING	\$7,840.00
A SAFE PLACE IN PAGOSA	ARPA #38	\$7,208.65
ECHO IT CONSULTING	CNTY LABOR/SFTWR SUBSCRIPTS	\$7,046.38
PAWSD	UTILITIES/COMM DEV	\$6,759.00
CENTURYLINK	CNTY LANDLINE UTILITY	\$6,605.12
HINKLE & COMPANY	2024 FIN AUDIT	\$5,700.00
4RIVERS EQUIP	FLEET PARTS/SUPPLIES/REPAIR SVCS	\$5,371.43
AT&T	CNTY CELL PHONES	\$5,243.94
PAGOSA MEDICAL GROUP	2025 Q2 CONTRACT SVCS	\$5,225.00
CATALYZER	LEADERSHIP DEVELP PGRM/TRVL EXP	\$5,192.99
ARCH CNTY VICTIM ASSISTANCE PGRM	CONTRACT SVCS	\$5,000.00
PAGOSA BAKING CO	MAIN ST GRANT AWARD	\$5,000.00
ICENOGLA SEAVER POGUE P.C.	ATTY SVCS	\$4,600.00
R&R REPAIR	PAG TS EQUIP/SUPPLIES	\$4,310.91
FAMILY SUPPORT REGISTRY	DHS RETURN INCORRECT PMT	\$4,245.12
ROSE MTN	MNTHLY LEASE	\$4,166.67
PARKER'S WORKPLACE SOLUTIONS	CNTY FURNITURE	\$3,918.86
MESA CNTY	SWL AQCC REG #31	\$3,856.82
PARTS PLUS OF NM	FLEET PARTS/SUPPLIES	\$3,852.31
VALUEWEST	COMMERCIAL CONSULTING	\$3,800.00
CAPITAL BUSINESS SYSTEMS	CNTY COPIER LEASE & USE	\$3,297.84
DIAMOND PHARMACY SVCS	PHD MED SUPPLIES	\$3,250.06
PRO ELECTRICAL CONTRACTORS	RUNWAY 1 REIL REPLC	\$3,072.00
PAGGO	CNTY PARTS/SUPPLIES	\$3,071.93
QUILLER ELECTRIC	SO FENCE PROJECT	\$3,064.80
STATE OF CO	CLEAR RENEWALS/SUPPLIES	\$3,014.95
ARCH SCHOOL DISTRICT	BLDG SET UP/TEAR DOWN	\$3,000.00
MICHAEL F. ARNALL M.D., P.C.	AUTOPSY FEES	\$3,000.00
SAN JUAN EATERY	MAIN ST GRANT AWARD	\$3,000.00
DIGITCOM ELECTRONICS	R&B EQUIP	\$2,786.35
ROCKY MTN SUPPLY	FLEET SUPPLIES	\$2,712.50
MIKE GIBSON MANUFACTURING	MGM ATTACK TARGETS	\$2,589.97
SAN JUAN RANGERS	FAIR 2025 SVCS	\$2,528.00
HIDDEN TRACK	MAIN ST GRANT AWARD	\$2,500.00
PAGOSA ESCAPE ZONE	MAIN ST GRANT AWARD	\$2,500.00
PICASSO & VINO	MAIN ST GRANT AWARD	\$2,500.00
TREASURES OF THE ROCKIES	CLOUD LIC	\$2,400.00
GENASYS	TIRES CONTRACT	\$2,400.00
LEXISNEXIS RISK SOLUTIONS	SFTWR SUBSCRIPT	\$2,369.04
THOMSON REUTERS - WEST	REIMB-VOID BLDG PERMIT	\$2,355.20
PORTER MTN HOMES	INVESTIGATION SYS	\$2,321.00
LEADSONLINE	CNTY SUPPLIES	\$2,214.53
AMAZON	DATA MAINT	\$2,100.00
DIGITAL DATA TECHNOLOGIES	BLDG SUPPLIES/GOVT MBRSHP	\$1,971.00
INTERNATIONAL CODE COUNCIL	DRONE INS	\$1,951.77
ARTHUR J. GALLAGHER RISK MGMT SVCS	METERED POSTAGE	\$1,930.00
QUADIENT FINANCE USA	CNTY RENTALS	\$1,921.28
ALPINE PORTABLE TOILETS	EMPL BENEFITS	\$1,852.08
AMERITAS	CNTY SUPPLIES	\$1,840.00
THE PONDEROSA LUMBER CO	WINDSHIELD RPLCS	\$1,700.00
DAYFIELD GLASS	FAIR 2025 JR LIVESTOCK PHOTOGRAPHY	
PAYTON SHAHAN	REIMB-CGFOA CONF LDG/PER DIEM-INTRO	
A WYILE	GOV ACCT	\$1,697.26

ODP BUSINESS SOLUTIONS	CNTY SUPPLIES	\$1,667.05
CO BARRICADE CO	SIGNAGE	\$1,597.09
THE PS SUN	CNTY PUBLICATIONS	\$1,554.29
COLD SPRINGS ICE CO	FAIR 2025 ICE/FREEZER USAGE	\$1,467.50
BLACK HILLS ENERGY	UTILITIES	\$1,444.22
PINE VALLEY RENTAL & SALES	EQUIP RNTL	\$1,325.75
J N LUBETZ	PER DIEM-CORONERS ASSN CONF/	
	ON-CALL SVCS	\$1,306.98
	OWAPS Q2 2025 HOTLINE	\$1,300.00
	CNTY SIGNAGE	\$1,245.11
	CNTY CLEANING SVCS	\$1,194.73
	PHD SFTWR SUBSCRIPTS	\$1,193.40
	UNIFORMS	\$1,174.45
	RFND CNTY PORTION REAL ESTATE TAXES	
	2023/2024	\$1,171.52
	R&B SUPPLIES	\$1,169.36
	SFTWR MAINT	\$1,163.00
	WAGIST 2025 PHIR CONF	\$1,138.00

FOR BOARD OF ADJUSTMENTS HEARING ON JANUARY 6, 2026

LPEA has applied for a GENERAL VARIANCE on the tract of land within SEC 26, T2W 35N, R2G 2W, at 2140 County Road 500, Pagosa Springs, CO (PL-VAR-25-082). The property is zoned AGRICULTURAL RANCHING (AR).

Comments regarding this case may be submitted to Archuleta County Planning Department, P.O. Box 1507, Pagosa Springs, CO 81147-1507, telephone: (970) 264-1390 or to Planning@archuletacounty.gov prior to the public hearing by the Archuleta County Board of Adjustments on January 6, 2026, at 1:30 p.m. in the County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs and via Zoom Link.

Published December 18, 2025, and January 1, 2026, in *The Pagosa Springs SUN*. (282028)

NOTICE TO CREDITORS

Estate of ANNA ELIZABETH LEACH, also known as Elizabeth Anna Leach and Elizabeth A. Leach, Deceased Case Number 2025PR30044

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Archuleta, County, Colorado on or before April 18, 2026, or the claims may be forever barred.

LaDonna Garrett, Personal Representative

13808 Road BB

Pleasant View, CO 81331

(970)749-2055

Published December 18 and 25, 2025, and January 1, 2026, in *The Pagosa Springs SUN*. (282026)

NOTICE TO CREDITORS

Estate of LEWIS VOSSA LEACH, also known as Vossa Lewis Leach and Vossa L. Leach, Deceased Case Number 2025PR30044

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Archuleta, County, Colorado on or before April 18, 2026, or the claims may be forever barred.

LaDonna Garrett, Personal Representative

13808 Road BB

Pleasant View, CO 81331

(970)749-2055

Published December 18 and 25, 2025, and January 1, 2026, in *The Pagosa Springs SUN*. (282027)

The Southwest Basins Roundtable is accepting applications for:

*At-Large-Industrial Representative

*At-Large-Local Domestic Water Provider Representative

*At-Large-Recreational Representative

These vacant seats shall represent one of the following: industrial, local domestic water, and recreational interests and shall be selected from applicants living in Southwestern Colorado. Applicants should submit a letter describing their qualifications. Please note in your letter if you own water rights, share in a ditch or reservoir company, or represent an agent with a Reclamation contract. Letters of support for your application are welcome but not required. Please submit your letter to Peter Butler, butlerpete2@gmail.com and Wendy Weygandt, contact@swbasinsroundtable.org no later than Friday, January 16, 2026. Elections will be held Thursday, January 22, 2026 at the Dolores Water Conservancy District in Cortez, CO at 3 pm at which applicants will have an opportunity to address the Roundtable. Please contact Peter Butler, Roundtable Chair, for specific questions. Additional information may be found on the website: <https://swbasinsroundtable.org>. Published December 18, 2025, in *The Pagosa Springs SUN*. (281889)

PAGOSA AREA WATER & SANITATION DISTRICT

NOTICE OF PUBLIC MEETING ON CHANGES TO WATER AND WASTEWATER SERVICE CHARGES SCHEDULED FOR 5PM ON JANUARY 29, 2026 AT THE PAWSD DISTRICT OFFICE LOCATED AT 100 LYN AVE, PAGOSA SPRINGS, COLORADO

At a Board Meeting on December 14, 2023, the Pagosa Area Water & Sanitation District Board of Directors approved the findings of the 2023 Water and Wastewater Rate Study performed by Stantec Consulting Services, Inc. The following rate changes, including but not limited to, will be considered for implementation on January 29, 2026:

WATER CHARGES

The recommended changes to the minimum monthly water service charge per equivalent unit (E.U.) and to the volumetric charges include an increase of 3% annually through 2031 and will equate to a 27% cumulative increase over the 8-year period.

Monthly Service Charge (per E.U.)	increase from \$33.35 to \$34.35
Volume Charge:	
2,001-8,000 gallons usage (rate per 1,000 gallons)	increase from \$5.98 to \$6.16
8,001-20,000 gallons usage (rate per 1,000 gallons)	increase from \$11.98 to \$12.34
Over 20,001 gallons usage (rate per 1,000 gallons)	increase from \$15.04 to \$15.49
Water Fill Station Charge (per 1,000 gallons)	increase from \$12.93 to \$13.32
Water Availability of Service	increase from \$15.17 to \$15.63

WASTEWATER CHARGES

The Wastewater Service charge is proposed to increase by 10%, which is a deviation from the 2023 Stantec Rate Study and is being done in an effort to spread out the 30% increase that had been prescribed in 2025.

Monthly Service Charge (per E.U.)	increase from \$46.90 to \$51.59
Short Term Rental Monthly Service Charge (per E.U.)	increase from \$65.66 to \$70.91
Wastewater Availability of Service	increase from \$21.13 to \$22.19
Wastewater Hauler Charge (rate per 100 gallons)	increase from \$22.44 to \$23.56

CAPITAL INVESTMENT FEES

Capital Investment Fees for Water	increase from \$9,227 to \$9,504
Capital Investment Fees for Wastewater	increase from \$16,168 to \$16,653

The Water and Wastewater Rate Study can be found at <https://www.pawsd.org/district-business/financial-information/>.

For assistance regarding how these proposed rate changes could affect your water bill, please call the District office - 970-731-2691. A staff member will be able to complete a comparison based upon your individual account information and historical usage.

Published December 18, 2025, in *The Pagosa Springs SUN*. (282125)

AMOUNT	VENDOR	DESCRIPTION	AMOUNT
\$1,359,953.26	ELITE RECYCLING & DISPOSAL	CNTY TRASH UTILITY	\$1,120.27
\$781,191.90	PAGOSA FIRE PROTECTION DIST	AIRPORT CRASH SVC CONTRACT/	
\$355,340.23		FAIR EVENT PERMIT	\$1,120.00
\$324,751.63	JOHN D. KUTZKO	CONTRACT SVCS	\$1,100.00
\$311,803.41	PAGOSA COMMUNITY INITIATIVE	DHS INDIRECT/SUPERVISOR COST	\$1,096.45
\$258,140.60	D J GONZALES	PER DIEM-CORONERS ASSN CONF/	
\$210,794.55		ON CALL SVCS	\$1,067.60
\$168,113.67	NEWGEG BUSINESS	COMP EQUIP	\$1,017.77
\$142,666.07	WESTERN PAPER DISTRIBUTORS	JANTRY SUPPLIES	\$1,017.69
\$119,455.39	KWUF 1400 AM AND 106.3 FM	MET ADVERTISING	\$1,000.00
\$115,000.00	SAN JUAN REDIMIX	GRAVEL	\$980.50
\$92,974.67	LES SCHWAB TIRE CENTERS	TIRES	\$968.00
\$70,820.00	HOLLY MAE HECKENDORF	FAIR 2025 JUDGES FEE/MILEAGE	\$921.20
SUPPLIES \$67,308.97	UNITED STATES TREASURY	PCORI FEE 2024	\$919.55
\$66,665.77	AXON ENTERPRISE	UNLIMITED STORAGE-SO DEVICES	\$909.20
\$56,788.25	MASA	EMPL BENEFITS	\$905.00
\$39,818.58	GODDWORKS DPC	PHD SPORTS PHYSICAL PARTNERSHIP	\$900.00
\$22,129.74	BOB BARKER CO	DETEN SUPPLIES	\$872.12
\$21,180.94	K JENSEN	PER DIEM-CORONERS ASSN CONF/ON-CALL SVCS	\$862.98
\$19,690.25	RADIOLOGY IMAGING ASSOC	MED SVCS	\$856.68
\$17,814.16	O'REILLY AUTO PARTS	CNTY PARTS/SUPPLIES	\$831.62
\$17,260.82	FIRESIDE GLASS	WINDSHIELD RPLCS	\$801.80
\$17,000.00	J SANDOVAL	PER DIEM-CW TRNG	\$789.72
\$16,975.00	J BELL	PER DIEM-CW TRNG	\$789.72
\$16,520.00	CHARM-TEX	INMATE SUPPLIES	\$710.06
\$15,808.02	NMS LABS	LAB FEES	\$676.00
\$14,999.00	DURANGO MOTOR CO	FLEET PARTS/SUPPLIES	\$668.39
\$13,140.75	TERRY'S ACE HARDWARE	CNTY SUPPLIES	\$661.23
\$12,810.00	BROWNSTEIN HYATT FARBER SCHRECK LLP	ATTY SVC	\$650.36
\$12,412.68	VISIONARY COMMUNICATIONS	BROADBAND SVCS	\$640.65
\$11,894.03	JOYCE ANN SHULTZ HOLIDAY	FAIR 2025 JUDGES FEE/MILEAGE	\$575.10
\$11,354.68	SYMBOLARTS	DETEN MEDALS/RIBBONS/PINS	\$570.00
\$11,120.72	DRUG AND ALCOHOL TESTING ASSOC	EMPL TESTING	\$525.00
\$9,892.29	GRAINGER	CNTY SUPPLIES	\$500.54
\$9,640.68	COLVIN CONNELL	AUCTIONEER LIVESTOCK SALE	\$500.00
\$9,180.00	PAGOSA PHOTOGRAPHY	FAIR 2025 4-H JR LIVESTOCK AUCT PHOTOGRAPHY	\$500.00
\$8,978.68	QUALITY IRRIGATION SOLUTIONS	WATER CONTAINERS	\$458.00
\$8,750.41	ASPIRE	DHS MEN'S CLASSES	\$416.66
\$8,737.64	MODERN IMAGING SOLUTIONS	DETEN SUPPLIES	\$406.00
\$8,714.96	CONNIE CECIL	FAIR 2025 JUDGES FEE/MILEAGE REIMB	\$398.60
\$8,465.60	PAGOSA ARMOR LOCKSMITH	RE-KEYING 305 VILLAGE DR	\$393.00
\$7,840.00	ADVANCE AUTO PARTS	FLEET PARTS/SUPPLIES	\$392.90
\$7,208.65	STERLING	BKGRND CHKS	\$387.59
\$7,046.38	MHC KENWORTH	FUEL	\$386.36
\$6,759.00	A GUZMAN	PER DIEM-CGFOA TRNG/MINI CONF	\$374.04
\$6,605.12	HWY 160 AUTO WASH	VEH MAINT	\$373.00
\$5,700.00	BRANTLEY DISTRIBUTING	FLEET SUPPLIES	\$362.70
\$5,371.43	COWBOY CARWASH	VEHICLE MAINTENANCE	\$351.91
\$5,243.94	CARA BALLOU	PARTIAL RFND VRP APP	\$350.00
\$5,225.00	JOHN BARWELL	PARTIAL RFND PERMIT	\$350.00
\$5,192.99	VACASA	PARTIAL RFND VRP APP	\$350.00
\$5,000.00	LAB CORP OF AMERICA	LAB FEES	\$347.17
\$5,000.00	ARCH CNTY SOLID WASTE	CNTY DUMP CHGS	\$316.00
\$4,000.00	FORREST COAST-BEARFOOT GARAGE DOORS	FLEET REPAIR SVCS	\$315.00
\$4,310.91	CROSSFIRE AGGREGATE SVCS	GRAVEL	\$313.40
\$4,245.12	FORT KNOX MAILBOX	DECALS	\$298.77
\$4,166.67	CINTAS	FLEET EYEWASH STATION SVCS	\$281.88
\$3,918.86	A KRANICH	PER DIEM-ANN SNOW & ICE CONF	\$280.00
\$3,856.82	B COTTS	PER DIEM-ANN SNOW & ICE CONF	\$280.00
\$3,852.31	B ZAZULA	PER DIEM-ANN SNOW & ICE CONF	\$280.00
\$3,800.00	D BERNAL	PER DIEM-ANN SNOW & ICE CONF	\$280.00
\$3,297.84	D HIBBERT	PER DIEM-ANN SNOW & ICE CONF	\$280.00
\$3,250.06	J LUCERO	PER DIEM-ANN SNOW & ICE CONF	\$280.00
\$3,072.00	J MARTINEZ	PER DIEM-ANN SNOW & ICE CONF	\$280.00
\$3,071.93	TRAUTNER GEOTECH	SIEVE ANALYSIS	\$280.00
\$3,064.80	GALLS	UNIFORMS	\$265.49
\$3,014.95	MONOGRAMS PLUS PAGOSA	DETEN EMBROIDERIES	\$244.40
\$3,000.00	JUST CLICK PRINTING	FAIR SUPPLIES	\$240.00
\$3,000.00	SOURCE OFFICE & TECHNOLOGY	COPY PAPER	\$232.70
\$3,000.00	QUADIENT LEASING USA	POSTAGE METER LEASE	\$125.91
\$2,786.35	AZTEC MACHINE & REPAIR	FLEET PARTS/SUPPLIES	\$203.45
\$2,712.50	MOREHART MURPHY REGIONAL AUTO CENTER	FLEET PARTS/SUPPLIES	\$200.00
\$2,589.97	LA PLATA CNTY CORONER	MORGUE USE FEE	\$200.00
\$2,528.00	LAWSON PRODUCTS	FLEET SUPPLIES	\$196.95
\$2,500.00	DELTA RIGGING & TOOLS	FLEET SUPPLIES	\$192.20
\$2,500.00	SHARON JENNINGS	REIMB-VOLUNTEER DINNER/PIE EATING SUPPLIES	\$174.80
\$2,500.00	ANSWER TOPEKA	PHD ANSWERING SVC	\$167.92
\$2,500.00	W BROWN	PER DIEM-CCI W DIST MTG/CCI CONF PD CORR	\$165.98
\$2,400.00	UNITED REPROGRAPHIC SUPPLY	OCE CONTRACT	\$162.80
\$2,400.00	GLORIA MACHIT	CPRI/ST AID CLASSES	\$160.03
\$2,369.04	MSC INDUSTRIAL SUPPLY CO	FLEET PARTS/SUPPLIES	\$156.95
\$2,355.20	KAILEY KULHANEK	FAIR 2025 JUDGES FEE	\$150.00
\$2,321.00	LESLIE MONTROY	FAIR 2025 QUEEN SASHES	\$150.00
\$2,214.53	PSYCHOLOGICAL RESOURCES	EMPL EVAL	\$150.00
\$2,100.00	ROCKY MTN RESERVE	EMPL BENEFITS	\$150.00
\$2,074.01	LA PLATA CNTY DHS	CW MOBILE JO BILLING	\$140.00
\$1,971.00	ENDLESS H2O	WATER HAULING	\$135.00
\$1,951.77	MIGHTY AUTO PARTS	FLEET SUPPLIES	\$132.14
\$1,930.00	W MEDINA	PER DIEM-CCI W DIST MTG	\$128.54
\$1,921.28	C TORRES	REIMB-CDL PHYSICAL	\$125.00
\$1,852.08	PS MEDICAL CENTER	PHD SVC	\$120.27
\$1,840.00	ARCH CNTY FAIR	LIVESTOCK AUCT ICE	\$120.00
\$1,700.00	SCRAM SYSTEMS	GPS MTHLY FEES	\$118.42
	CO FINGERPRINTING	ELECTRONIC FINGERPRINTING	\$115.00
\$1,697.26	STERICYCLE	PHD SUBSCRIPT	\$107.40
\$1,667.05	MESA CNTY SHERIFF'S OFFICE	REGIST CORA TRNG	\$100.00
\$1,597.09	BUCKSKIN TOWING & REPAIR	FLEET SVC	\$91.75
\$1,554.29	ZIA DELIVERY AND COURIER	FLEET SHIPPING CHGS	\$90.00
\$1,467.50	LARGO TANK EQUIPMENT	FLEET PART	\$86.00
\$1,444.22	B HUNT	REIMB-MEALS MTG W/DEP CORONERS	\$85.64
\$1,325.75	JANE CAROL DAVISON	REIMB-REFUNDED CONCESSION SPACE	\$85.00
	ASHLEY CARNEY	REIMB-STRAW FOR FAIR 2025	\$83.26
\$1,306.98	K F BETZER	MILEAGE REIMB-JULY ATSR	\$57.40
\$1,300.00	EXPRESS TOLL	ACSO TOLL CHGS	\$55.70
\$1,245.11	MOBILE JO	DHS TESTING	\$37.00
\$1,194.73	J SISCO	REIMB-MILEAGE CLIENT NEEDS	\$33.81
\$1,193.40	A CHAVEZ VALENZUELA	REIMB-SUPPLY RUIN	\$29.67
\$1,174.45	DIVISION OF PROPERTY TAXATION	ASSR JUNE CLASSES	\$20.00
	CENTURY EQUIPMENT CO	FLEET SUPPLIES	\$13.22
	FOUR CORNERS WELDING & GAS SUPPLY	FLEET SUPPLY	\$7.25
\$1,171.52		TOTAL	\$5,117,685.59
\$1,169.36			
\$1,163.00	Published December 18, 2025, in The Pagosa Springs SUN. (281890)		
\$1,138.00			

LIBRARY NEWS

Winter Reading Challenge underway

By library staff
SUN Columnists

Our community quest to read 25,000 minutes in one month has begun. Earn badges and vie for prizes in our Winter Reading Challenge.

The Ruby Sisson Library has a fun new reading contest for all ages that earns you badges and tickets to enter for a grand prize at every age level.

Use our new Beanstack app or Beanstack on the web to track your reading, write book reviews, participate in library reading challenges and get rewards.

Get started on our website at pagosalibrary.beanstack.com.

How does tracking work?

Beanstack acts like a FitBit in that you can log your reading by books, minutes, pages and days. You can also track activities within challenges.

Beanstack motivates consistent reading habits with streaks and achievements. Each consecutive day logged adds a day to your reading streak. When you hit major reading milestones, like logging your first book or maintaining a lengthy reading streak, Beanstack will reward you with an achievement.

How do challenges work?

The Ruby Sisson Memorial Library will host challenges to engage readers of all ages.

See our current challenges on our Beanstack website: pagosalibrary.beanstack.com.

Digital badges are rewarded for completing challenges and help to further motivate your reading. Physical prizes can also be earned for some challenges.

The Ruby Sisson Library will be hosting the Winter Reading Challenge from Dec. 15 until Jan. 15, 2026, and hopes to meet our community goal to collectively read 25,000 minutes.

We are encouraging readers of all ages to cozy up with a good book, log what you read and earn rewards along the way.

How do I sign up?

Now that you know how Beanstack works, it's time to sign up. Follow the steps below to get started today:

- On the web: Go to our Beanstack website: pagosalibrary.beanstack.com. Click on "Register an Individual or Family." Fill in your info. Beanstack allows families to be linked together, so all family members can be accessed with one login.

- On the app: Go to your device's app store and search "Beanstack Tracker." Search for "Upper San Juan Library District." Click on your library. Follow the steps to register an individual or family.

- At your library: Visit us any time during open hours to receive registration help from library staff. Log your progress with a librarian any time you visit the library.

So let's read, Pagosa. We know you can beat the 25,000 minute goal we've set.

Ready, set, go.

Construction update

Framing is completed, and we'll see our electrical work begin this week. Weather moisture barrier will go up on the exterior of the building

and ductwork will be in place before the end of the month. We're ahead of schedule. Follow us on Facebook for periodic pictures of progress.

Your donations go a long way toward making this new library exceptional. Please donate to the library this holiday season and make a long lasting positive impact on generations to come.

Meet us out in the community

Now that we have much less space for our operations and no meeting rooms during construction, several of our regular activities and special events are happening in other locations.

Please check the listings in this column and on your library's website, <https://pagosalibrary.org>, for location changes throughout the construction. If no other location is mentioned, the activity will stay at your library.

Activities calendars

Pick up monthly calendars at the library or check the website, <https://www.pagosalibrary.org/events-calendar>, so you don't miss any of the free programs, events and activities available to you and your family.

Online author talks

Our free online author talks with New York Times bestselling authors continue in January for you to watch live on Zoom or via a recording later.

For details and to register, go to <https://libraryc.org/pagosalibrary/upcoming>.

January's lineup is superb, with David Brooks discussing his recent

book, "How to Know a Person," on Jan. 13, 2026, and Liz Moore presenting on her bestseller, "The God of the Woods," on Jan. 28, 2026.

Conversational Spanish

The Conversational Spanish group will meet one more time this month on Dec. 29 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, friendly group setting. No minimum skill level is needed.

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 is taking a winter break the month of December.

Tutoring is for first through third grades 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. Sign up now to join us in January.

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

"Best American Short Stories 2025," "The Anthony Bourdain Reader," "You, Your Husband, and His Mother" by Tracy Dagleish, "1929" by Andrew Ross Sorkin, Dolly Parton's "Star of the Show," "The American Revolution" by Geoffrey Ward and Ken Burns, and "Book of Lives: A Memoir of Sorts" by Margaret Atwood.

Wishing you a
**VERY MERRY
CHRISTMAS**

& Happy New Year



Peace, joy, and
love to you this
holiday season.

Ears 2 U Hearing Aid Center

970-731-4554

Locally owned & operated since 2005
190 Talisman Dr. Ste. C-3
Pagosa Springs, CO 81147
9 AM TO 4 PM
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Erickson**
Owner,
Hearing Aid
Provider



Call 970-731-4554 to schedule
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CommonSpirit Mercy Hospital delivers nationally
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Scan the QR code to learn more
about your community hospital.



Strategy

Continued from B2

Huerfano and Las Animas counties.

- West Slope Outdoor Alliance (WSOA): \$141,429.

The WSOA formed in 2022 to bring together community members from Delta, Mesa and Montrose counties to balance recreation and conservation. While WSOA finalizes its regional recreation and conservation plan, funding will support its partnership coordinator and projects focused on responsible recreation education, habitat protection, reducing recreation impacts on agriculture and improving equitable access to the outdoors. Projects include installing multiuse signs, hosting a youth responsible recreation video contest, repairing wildlife guzzlers, supporting seasonal closures and restoring habitat in the Escalante Headwaters area.

- Wet Mountain Valley Outdoors (WMVO): \$75,000.

The WMVO began doing community outreach in 2025 to create a long-term vision and action plan for outdoor recreation, conservation, reclamation and land preservation on public and private lands in Custer County. This funding will support continued outreach and engagement to build a shared vision, identify strategies and form action teams that will guide the partnership's work.

CommonSpirit Health Mountain Region does not discriminate against any person on the basis of race, color, national origin, disability, age, sex, religion, creed, ancestry, sexual orientation, and marital status in admission, treatment, or participation in its programs, services and activities, or in employment. For further information about this policy contact 1-303-643-1000 (TTY: 711). Copyright © CommonSpirit Health Mountain Region, 2026. ATENCIÓN: Si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-303-643-1000 (TTY: 711). CHÚ Ý: Nếu bạn nói Tiếng Việt, có các dịch vụ hỗ trợ ngôn ngữ miễn phí dành cho bạn. Gọi số 1-303-643-1000 (TTY: 711).

CommonSpirit
Mercy Hospital

preview

ARTS & LIFE

Old Fashioned Christmas Celebration

Saturday, Dec. 20 • 5 to 7 p.m. • Downtown Pagosa Springs



Photo courtesy Visit Pagosa Springs

December 18, 2025

Join an Old Fashioned Christmas Celebration on Dec. 20

By Jennifer Green
Visit Pagosa Springs

Join us Dec. 20 from 5 to 7 p.m. for the fifth annual Old Fashioned Christmas Celebration in downtown Pagosa Springs.

Enjoy more than 20 Christmas-themed displays and activities, live music, free hot chocolate and cider, a photo booth, games, toys and other goodies. And, of course, Santa Claus.

Santa will arrive at his workshop at the Visitor Center shortly after 5 p.m. with the help of a hot air balloon. There will be opportunities to view Santa’s arrival along Hot Springs Boulevard between the post office and the visitor center.

The walking route extends along the Riverwalk from Centennial Park to Town Park and over the Hot Springs Boulevard bridge to the Visitor Center.

Entry points for the event include the Visitor Center and Centennial Park. Look for decorated white tents at the key entry points to receive free ornaments. Attendees are encouraged to bring flashlights.

Attendees are encouraged to park at The Springs expansion lot on Hot Springs Boulevard, at the parking lot at South 5th Street or the lot next to the Ruby Sisson Library.

Once again in 2025, we will have an opportunity for

attendees to vote for their favorite decorated segment. The winning segment will receive bragging rights. Look for signs at the event to vote.

Segments have been adopted by groups, organizations and businesses.

This event is a collaboration of the Town of Pagosa Springs, Archuleta County and The Pagosa Springs SUN. Please join us for a fun and festive evening in downtown Pagosa Springs to celebrate the spirit of the holiday season.

Road closure alert

The Town of Pagosa Springs would like to alert the community that there will be road closures in downtown Pagosa Springs during the Old Fashioned Christmas Celebration on Dec. 20.

Between 4:15 and 7 p.m., Hot Springs Boulevard will be closed to vehicular traffic from Hermosa Street to south of San Juan Street. There will be a temporary closure at Spring Street at 5 p.m. while Santa travels to the visitor center.

Additionally, Hermosa Street will be closed from Town Park to Hot Springs Boulevard. Traffic will not be permitted from U.S. 160 onto Hot Springs Boulevard during the event. Any traffic needing to access the businesses south on Hot Springs will need to take an alternative route from Apache Street or Light Plant Road.

WE ARE OPEN FOR LUNCH AND DINNER
FAMILY-OWNED RESTAURANT AND BAR OFFERING POLISH AMERICAN CUISINE

FALL/WINTER HOURS:
MONDAY: 11 AM - 10PM
TUESDAY: CLOSED
WEDNESDAY: CLOSED
THURSDAY: 11AM - 10PM
FRIDAY: 11AM - 11PM
SATURDAY: 11AM - 11PM
SUNDAY: 11AM - 10PM

120 Piedra Rd, Pagosa Springs, CO 81147 970.582.2011



COYOTE
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Lounge



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DANCING
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KARAOKE



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Pagosa's Original
Specialty Grilled
Cheese Sandwich
Spot!



Happy Holidays
from the crew
at Meltdown!

Open 11-7
daily thru
January 4

Parking at town park,
access thru the alley

f It's worth it! @

(970) 398-2332
257 Pagosa Street

Live Performers

Thursday
Coyote Moon Lounge: San Juan Mountain Boys, 6 p.m.
The Pagosa Bar: Karaoke, 8 p.m.

Friday
Coyote Moon Lounge: The Master Debaters, 8 p.m.

Saturday
Coyote Moon Lounge: The 13th Hour Band, 7 p.m.

Sunday
Coyote Moon Lounge: The Neighbors, 5 p.m.

Monday
Coyote Moon Lounge: Rock 'N' Rebels, 5 p.m.

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Digital subscriptions available at PagosaSun.com

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Display - Noon Monday
Classified - Tuesday 10 a.m.
Legal - Noon Friday • Deadlines are moved up for holiday weeks. Please check for an ad in the paper for specific dates and times.

(970) 264-2100
PagosaSUN.com
Physical: 457 Lewis Street
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New Lunch — MENU —

City Hall CAFE & GRILLE



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Christmas in Pagosa

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

Heralds of Christmas concert set for Sunday afternoon

By Rick Artis
Pagosa Springs Instrumental Music Society

The Heralds of Christmas concert will be held this coming Sunday, Dec. 21, at 3 p.m. at Pagosa Bible Church. The church is located at 209 Harman Park Drive, behind Wells Fargo Bank.

This year's event promises to be better than ever. A wide variety of musical numbers, featuring many of Pagosa Springs' favorite performers, will fill the hall. Seasonal favorites combined with less traditional arrangements promise to delight the audience.

Heralds of Christmas is presented by the Pagosa Springs Instrumental Music Society (PSIMS).

PSIMS is dedicated to music education in Pagosa Springs, providing equipment, instrument repair, private lessons and more to the various schools in town. This year, the schools have a variety of needs, from providing new music to lessons for deserving students, needed instrument repair and many items in between. Your generous donations will help to meet these needs.

PSIMS is a 501(c)(3) nonprofit, so your donations may be tax deductible.

The Heralds of Christmas is a free gift to the community. Find your seats early as the church will begin to fill well ahead of time.

Plan to join us this Sunday at 3 p.m. for the Heralds of Christmas.



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Gingerbread Vanilla Melt: 60-minute \$125⁰⁰ • 90-minute \$165⁰⁰
Available as 60 & 90-minute therapeutic massage regular price: \$155⁰⁰ & \$195⁰⁰



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

Southwest Colorado nonprofits celebrate after collectively raising \$805,672

Community Foundation serving Southwest Colorado

The Community Foundation serving Southwest Colorado once again led regional participation in Colorado Gives Day — an easy, on-line initiative that empowers donors to support nonprofit organizations across the state.

Colorado donors showed up in force for this year's event on Tuesday, Dec. 9, contributing \$56.5 million statewide and \$805,672 to nonprofits in Southwest Colorado.

This marks another record-setting year for Colorado Gives Day overall, surpassing last year's achievements of \$54.6 million and reflecting steady growth in community generosity. Gives Day totals will continue to rise throughout December as each nonprofit receives its portion of the statewide Incentive Fund.

This year's collaborative outreach and regional marketing efforts inspired 2,495 donors to support 162 causes on the platform. These contributions directly benefit nonprofits serving Archuleta, Dolores, La Plata, Montezuma and San Juan counties.

"Colorado Gives Day has become a powerful reflection of the support our communities show their local nonprofits all year long," said Brigen Wrinkle, executive director of the Community Foundation. "From food assistance and youth programs to arts, housing, and environmental work, our region steps up consistently. This annual fundraiser highlights just how deeply our residents care about strengthening the place we all call home."

The Community Foundation remains committed to powering philanthropy across Southwest Colorado and encouraging residents to support local causes year-round.

Online donations to participating nonprofits can be made anytime at SWCOGives.org.



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SpiritFire Inspirational Living Center announces upcoming events

By Shayla McClure
SpiritFire Inspirational Living Center

The SpiritFire Christmas Celebration will be Friday, Dec. 19, from 5 to 8 p.m. at the Pagosa Lodge, 3505 W. U.S. 160.

There will be live music from Smoke and Honey, giveaways, food, drinks and more. Tickets are \$10.

Contact (970) 510-0309 for more information.

Upcoming events

- Dec. 24, 7 p.m.: Christmas candlelight Zoom service. Call/text (970) 510-0309 for the Zoom link. A love donation will be collected.

- Jan. 1, noon: Burning Bowl Ceremony and potluck lunch. “Manifesting Your New Chapter in New Life Possibilities” with Shayla Azriel. A love donation will be collected. Contact (970) 510-0309.

- Jan. 11, 2026, 11 a.m.: “Who is Writing Your Life Script?” Welcome a new year, a new chapter and a new part of you. A love donation will be collected.

- Jan. 18, 11 a.m.: Sunday service with Himalayan sound bowls with Scott Maki. A \$10 donation will be collected.

About us

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

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

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

SpiritFire Inspirational Living Center events are held at Xanadu private retreat. Obtain information by joining us, emailing pagosacomunitynewthought@gmail.com or texting/calling (970) 510-0309.

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ANNUAL PUNCH PASS SALE!

10-Punch Pass

\$135!

Regularly \$150.*

Punch Passes expire 6 months from purchase date.

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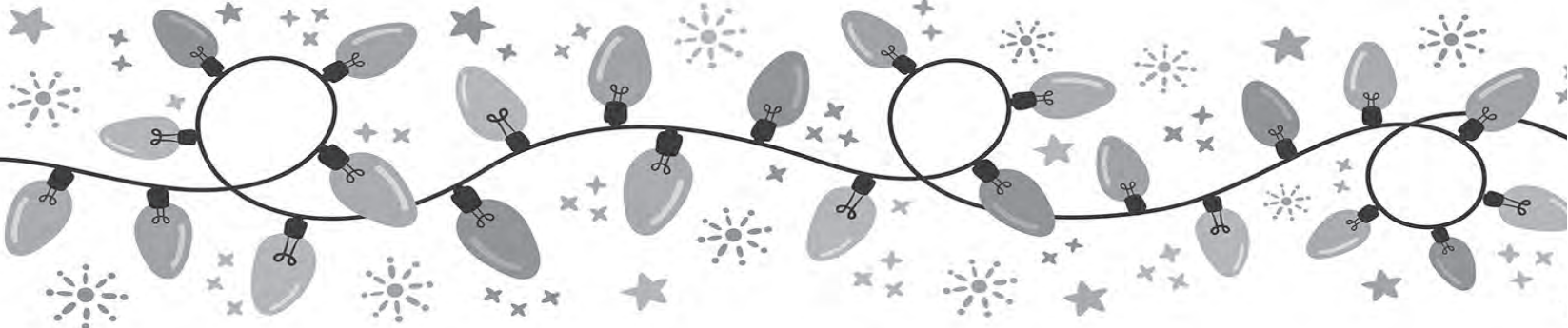
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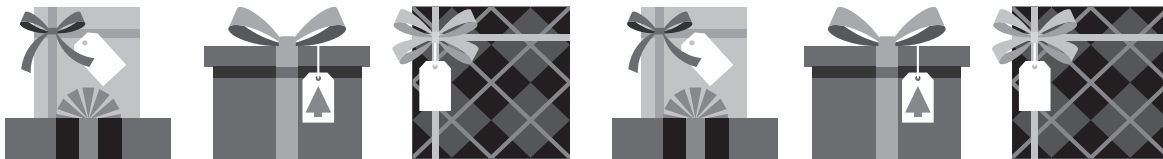
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2016 & 2018 SPIRIT OF THE YEAR, 2019 REALTOR OF THE YEAR

A holiday tradition set to come to life with ‘The Storybook Nutcracker’

By Suzy Halterman
Pagosa Springs Dance Academy

The holiday season wouldn’t feel complete without “The Nutcracker,” a story that has become a cherished Christmas tradition for families everywhere.

This December, Pagosa Springs Dance Academy (PSDA) invites the community to enjoy “The Storybook Nutcracker,” a festive production that combines live dance with a read-aloud story, making this classic tale engaging and easy to follow for audiences of all ages.

While “The Storybook Nutcracker” includes traditional classical ballet, it also incorporates a range of dance styles to help tell the story, including jazz, hip-hop, tap, musical theater, lyrical and contemporary. This blend adds a unique energy to the tradition and showcases the variety of dance styles taught at PSDA.

PSDA will present a special, shortened performance for local elementary school students on Friday morning, Dec. 19. Full-length performances for the public will be held Friday, Dec. 19, at 6:30 p.m. and Saturday, Dec. 20, at 11 a.m. in the Pagosa Springs High School auditorium.

Families may also choose to attend a Nutcracker Pancake Breakfast fundraiser on Saturday, Dec. 20, at 9:30 a.m., featuring breakfast and Nutcracker-themed games and activities for children before the 11 a.m. performance. Proceeds will support studio safety improvements, including new flooring for injury prevention.

Tickets are available in advance at www.pagosadanceacademy.com and will also be available at the door before each performance.

The community is invited to enjoy this holiday tradition and celebrate the season with a timeless story that has delighted audiences for generations.



Members of the Expressions dance team from Pagosa Springs Dance Academy prepare for this weekend’s performances of “The Storybook Nutcracker.”

Photo courtesy Pagosa Springs Dance Academy



Photos courtesy Pagosa Community Initiative

The Chrystal Snow Memorial Holiday Toy Drive, led by the Pagosa Community Initiative, served 268 kids across 92 families, with more continuing to be served following the main effort.



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Christmas Day Holy Communion,
Dec. 25th at 10am.

246 Harman Park Dr. • trinityanglicanchurch.org

Join Centerpoint Church for a Special

CHRISTMAS EVE CANDLELIGHT SERVICE

When Isaiah prophesied that Messiah would be called "Wonderful Counselor, Mighty God, Everlasting Father, Prince of Peace" (Isaiah 9:6), he was not listing actual names, but rather giving us a glimpse of who Jesus is.

This Christmas, experience a more intimate understanding of who Jesus really is and what He came to do for us.

DECEMBER 24, 6:00 PM

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centerpointpagosa.com



CENTERPOINT CHURCH





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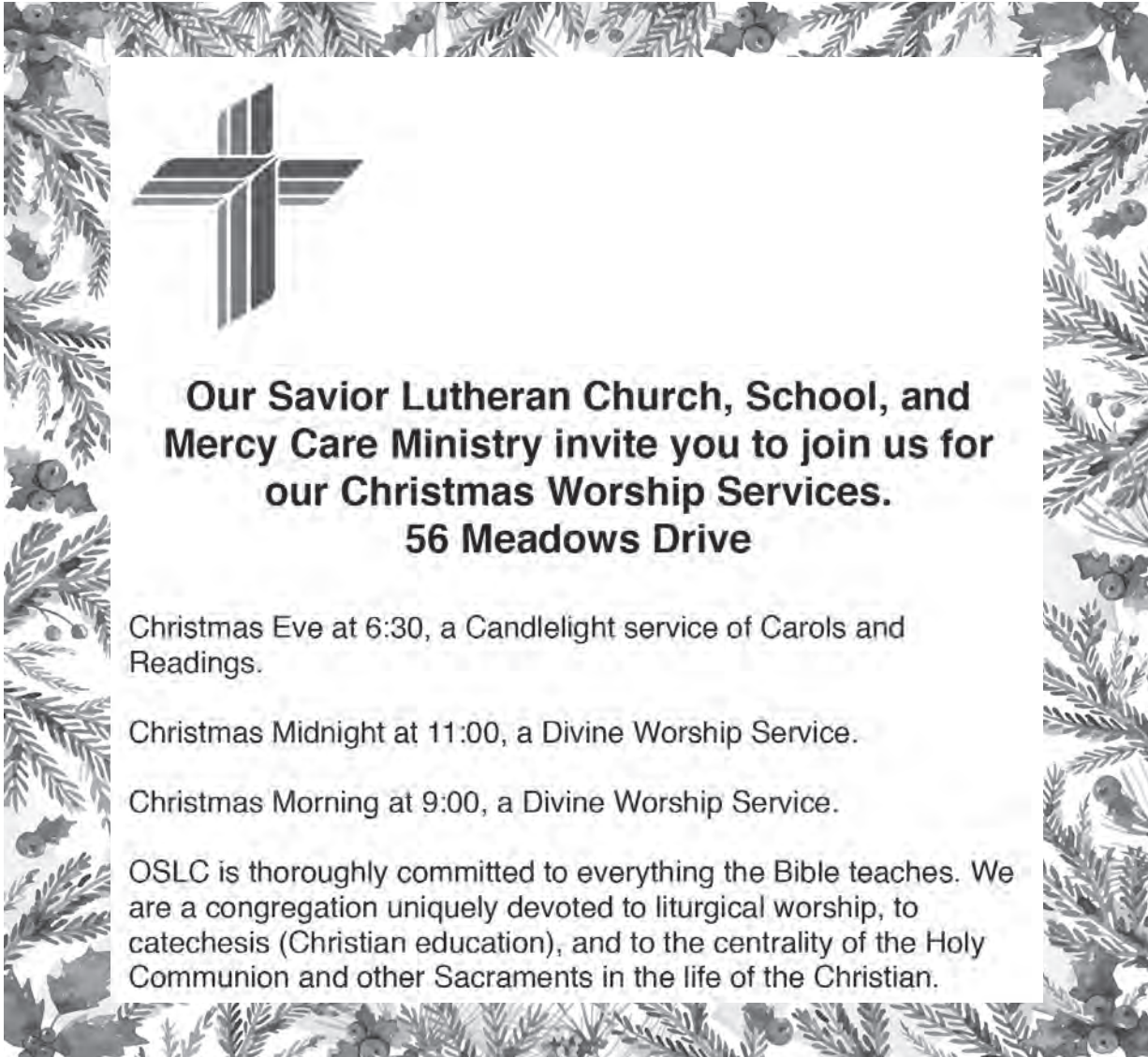
56 Meadows Drive

Christmas Eve at 6:30, a Candlelight service of Carols and Readings.

Christmas Midnight at 11:00, a Divine Worship Service.

Christmas Morning at 9:00, a Divine Worship Service.

OSLC is thoroughly committed to everything the Bible teaches. We are a congregation uniquely devoted to liturgical worship, to catechesis (Christian education), and to the centrality of the Holy Communion and other Sacraments in the life of the Christian.



Pagosa Community Initiative has great success with Chrystal Snow Memorial Toy Drive

By Carrie Blue-White
Pagosa Community Initiative

A season of generous hearts and hands culminated in an astonishing showing for the Chrystal Snow Memorial Toy Drive as the Pagosa Community Initiative (PCI) served 268 kids across 92 families in Archuleta County this holiday season and continues to serve families coming in to receive help with toys.

Thanks to the unwavering support of Pagosa Springs' residents and local organizations, nearly 300 children will wake up this holiday season to gifts, warmth and parents/caretakers with the reassurance that their community stands with them.

PCI Board Chair Carrie Blue-White shared heartfelt gratitude for the extraordinary outpouring of love: "We are humbled by the outpouring of love and support for our families and want to extend a heartfelt thank you to all the people and organizations that donated toys, hosted boxes for collection, worked the Walmart table (even during snow storms), volunteered to fill wish lists and distribute toys. None of the cheer spread

could have been done without you. Thank you, Pagosa, for supporting almost 300 children in Archuleta County with the Chrystal Snow Memorial Toy Drive!"

PCI's executive director, Rebecca Tenpenny, shared: "Those of us at PCI are so incredibly impressed with the generosity of the residents of Pagosa Springs. Every year we see an astounding increase in the giving from businesses and individual members of the town. It really moves us how our community comes together to take care of each other. I cannot express how grateful I am for everyone involved."

Across the county, toys were donated, drop-off boxes filled and volunteers rolled up sleeves at every stage of the effort.

Special thanks go to those who hosted collection boxes, staffed the Walmart outreach table, and worked to fill wish lists and distribute toys on Saturday, Dec. 13.

The impact of the drive extends beyond presents; it strengthens family bonds and leaves children knowing they are not alone this holiday season and throughout the year.

About the toy drive and PCI

The Chrystal Snow Memorial Holiday Toy Drive is a county-wide effort to gather and distribute new, unwrapped toys to Archuleta County families.

Drop-off boxes were placed at local businesses from Nov. 29 through Dec. 11.

In addition to toy donations, the drive invites volunteers and sponsors to expand reach to teens and underserved children, working in coordination with schools and community groups to identify those most in need.

The campaign — led by PCI — invites the community to continue supporting families in need beyond the holidays. PCI emphasizes that doors remain open for resources and information about the organization's ongoing work in the community.

Community members who are seeking toys for their families or who wish to learn more about PCI can contact (970) 585-6461 or visit the PCI website at www.pagosacommunity.org

■ See Drive on next page



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the gift of happiness.
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Place your orders by 6pm on December 22nd and schedule pick up

Drive

■ continued from previous page
nityinitiative.org.

To stay up to date on PCI happenings, individuals are encouraged to sign up for our newsletter by visiting our website, and please follow us on Facebook and Instagram.

We need your support throughout the year. PCI is the county's Family Resource Center providing mental health resources, resource management, after-school programming, a food shelf program, adult education and so much more.

Your support stays in Archuleta County and goes toward supporting and lifting up our local families.

We are a vetted 501(c)(3) with a board, executive director and full staff working to help the local families.

Please consider a monthly contribution, which you can sign up for on PCI's website. Every cent goes toward our services, and our community needs it now more than ever.

Please lookout for our upcoming events like Second Chance Prom in

May where you can have a second chance at prom (21 year old and older) and come together for a fun filled night raising money for PCI. Planning will begin in January, so please reach out if you have a prom queen/king nominee or would like to join our planning committee.

We are also looking for a few more board seats to be filled if you're a skilled individual wanting to make a big impact. Please reach out to Tenpenny or Blue-White for more information.

PCI remains dedicated to serving Archuleta County and welcomes ongoing support as the organization continues its mission to brighten the holidays and beyond.

Thank you again for supporting the Chrystal Snow Memorial Toy Drive. We wish everyone a wonderful holiday season and look forward to seeing you soon.

For more information on PCI and how to help, visit www.pagosacommunityinitiative.org or call (970) 585-6461.

The Weekly Crossword by Margie E. Burke

- ACROSS
- 1 Judgment payout
 - 6 "What the ____!"
 - 10 "Dude ..."
 - 14 Lowest point
 - 15 Soon, to a bard
 - 16 Stairstep measure
 - 17 Fleetwood RV line
 - 18 Now and then
 - 20 Bering, for one
 - 22 Those going 80, say
 - 23 Kyoto currency
 - 24 "Lilies of the Field" character
 - 26 Designer Cassini
 - 27 Shellfish dish
 - 30 Bocelli, for one
 - 34 Brown bird
 - 36 Gift-wrapper's need
 - 38 Tear apart
 - 39 River in Hades
 - 40 Place for a roast
 - 41 Like some parties
 - 43 Riesling, for one
 - 44 Puccini opera
 - 45 Rising sky-high
 - 47 Taylor of "American Crime"
 - 49 A.T.M. need
 - 50 Fly ball's path
 - 53 "See you then!"
 - 57 Hostage taker
 - 59 Bluffing game
 - 61 Easily duped
 - 62 Suffix with leather or lay
 - 63 2023 Oscar winner Michelle
 - 64 Middling poker pair
 - 65 Pigeon-____
 - 66 Taxpayers' IDs
 - 67 Uneasy state

1	2	3	4	5		6	7	8	9		10	11	12	13
14						15					16			
17						18				19				
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38					39						40			
41				42							43			
44						45				46				
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53	54	55					56		57		58			
59								60		61				
62					63					64				
65					66					67				

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- 2 Ralph of "The Waltons"
- 3 Trimmings
- 4 Baltic capital
- 5 Pulls the plug on
- 6 Suffers from
- 7 Hazzard deputy
- 8 Place for kitchen scraps
- 9 Prepare to be dubbed
- 10 Capital of Barbados
- 11 Wintry coating
- 12 ____-friendly
- 13 Name on a green toy truck
- 19 Places for crowns
- 21 Go at it
- 25 They may be bare
- 28 No Clue
- 29 State-run game
- 31 Plotting, as a course
- 32 Pop the cork
- 33 Fiona on TV's "Tracker"
- 34 Order in the court
- 35 City near Sparks
- 37 Comic dubbed 'the Entertainer'
- 42 Speakeasy risks
- 46 Canadian actress Sarkis
- 48 ____ mantle
- 51 Wanders
- 52 Colgate alternative
- 53 "Why should ____ you?"
- 54 Jackson 5 member
- 55 Fill beyond full
- 56 Course for bus. majors
- 58 Liniment target
- 60 "Say what?" sounds

Answers to Previous Crossword:

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

- DOWN
- 1 Unable to relax

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CHRISTMAS
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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 Fellowship, Unit B-15, 301 N. Pagosa Blvd.

Blue Christmas Service. 6 p.m., Community United Methodist Church, 434 Lewis St. Offered by the Community United Methodist Church and St. Patrick's Episcopal Church.

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 au-

ditorium. For more information, visit graceinpagosa.org or call (970) 731-6200.

Christmas Eve Candlelight Service. 5 p.m., Open Door Church, 110 Trinity Lane.

Christmas Eve Candlelight Service. 5 p.m., Pagosa Bible Church, 209 Harman Park Drive. The brass quintet prelude begins at 4:30 p.m. The service will be in person and online at www.pagosabiblechurch.org.

Christmas Eve Lessons and Carols. 5 p.m., Trinity Anglican Church, 246 Harman Park Drive.

Christmas Eve Candlelight Service. 6 p.m., Community United Methodist Church, 434 Lewis St.

Christmas Eve Candlelight Service. 6 p.m., Centerpoint Church, 2750 Cornerstone Drive.

Christmas Eve Candlelight Service. 6:30 p.m., Our Savior Lutheran Church, 56 Meadows Drive. A candlelight service of carols and readings.

Christmas Candlelight Service. 7 p.m., Zoom. Hosted by the SpiritFire Inspirational Living Center.

Contact (970) 510-0308 for Zoom link.

Christmas Eve Mass. 8 p.m., Immaculate Heart of Mary Catholic Church, 455 Lewis St. For more information, visit ihmjp2.org.

Christmas Midnight Service. 11 p.m., Our Savior Lutheran Church, 56 Meadows Drive.

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.

Christmas Morning Service. 9 a.m., Our Savior Lutheran Church, 56 Meadows Drive.

Christmas Day Holy Communion. 10 a.m., Trinity Anglican Church, 246 Harman Park Drive.

Thursday, Jan. 1

Holy Day. 9 a.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd. For more information, visit ihmjp2.org.

Burning Bowl Ceremony. Noon. Contact (970) 510-0309 for more information. Hosted by the SpiritFire Inspirational Living Center.

Merry Christmas!

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Christmas begins with Christ

Christmas Eve - December 24, 2025
Mass at 5:00 PM at JP II
Mass at 8:00 PM at IHM

Christmas Day - December 25, 2025
Mass at 9:00 AM at JP II

Holy Day - January 1, 2026
9:00 AM at JP II

Pope John Paul II | Immaculate Heart of Mary
353 S. Pagosa Blvd. | 455 Lewis Street

Community United Methodist Church welcomes all to celebrate light of Christ at Dec. 21 service

Community United Methodist Church

Before Christmas Eve arrives, the Community United Methodist Church will also offer a Blue Christmas Service on Sunday, Dec. 21, a quiet, reflective service created for anyone experiencing grief, loss, loneliness or darkness during this season.

This service acknowledges that Christmas can be difficult for many and offers space for honesty, prayer and hope.

On Christmas Eve at 6 p.m., the Community United Methodist Church, 434 Lewis St., will host a candlelight service celebrating the birth of Jesus Christ, a service rooted in scripture, music and the enduring message of hope, love and community.

The Christmas Eve service will feature readings from the Bible, beloved Christmas hymns, a children's lesson, and special music offered by the church choir and bell choir. The evening will conclude with the traditional candle lighting, a powerful symbol of Christ's light shining in the darkness and a reminder of the hope we are called to carry into the world.

At the heart of both services is a message that reflects the true teachings of Christ: All means all. The Community United Methodist Church is an inclusive and affirming church, where every person is welcomed, valued and loved. Regardless

of background, race, gender identity, sexual orientation, family structure, or life experience, all belong here.

Jesus' ministry was centered on love of neighbor, care for the poor, welcome of the outsider and compassion for those pushed to the margins. The Community United Methodist Church strives to live into those teachings not only at Christmas, but every day, through acts of service, generosity, justice and radical hospitality. Feeding the hungry, loving boldly and creating a community where everyone has a place at the table are central to the church's mission.

Christmas is a reminder that God's love entered the world not with power or exclusion, but with humility, grace and open arms. These services offer meaningful opportunities for families, individuals, longtime members, and first-time visitors alike to experience that love in a welcoming and supportive setting.

The community is warmly invited to attend. Whether you come seeking comfort, joy or simply a place to belong, the Community United Methodist Church offers a church home where all are embraced, just as Christ embraces us.

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Christmas Eve

"Light of the World"

Join us as we celebrate the birth of Jesus—the moment heaven's light stepped into earth's shadow.

WEDNESDAY, DEC. 24
5 PM
PAGOSA SPRINGS HIGH SCHOOL AUDITORIUM

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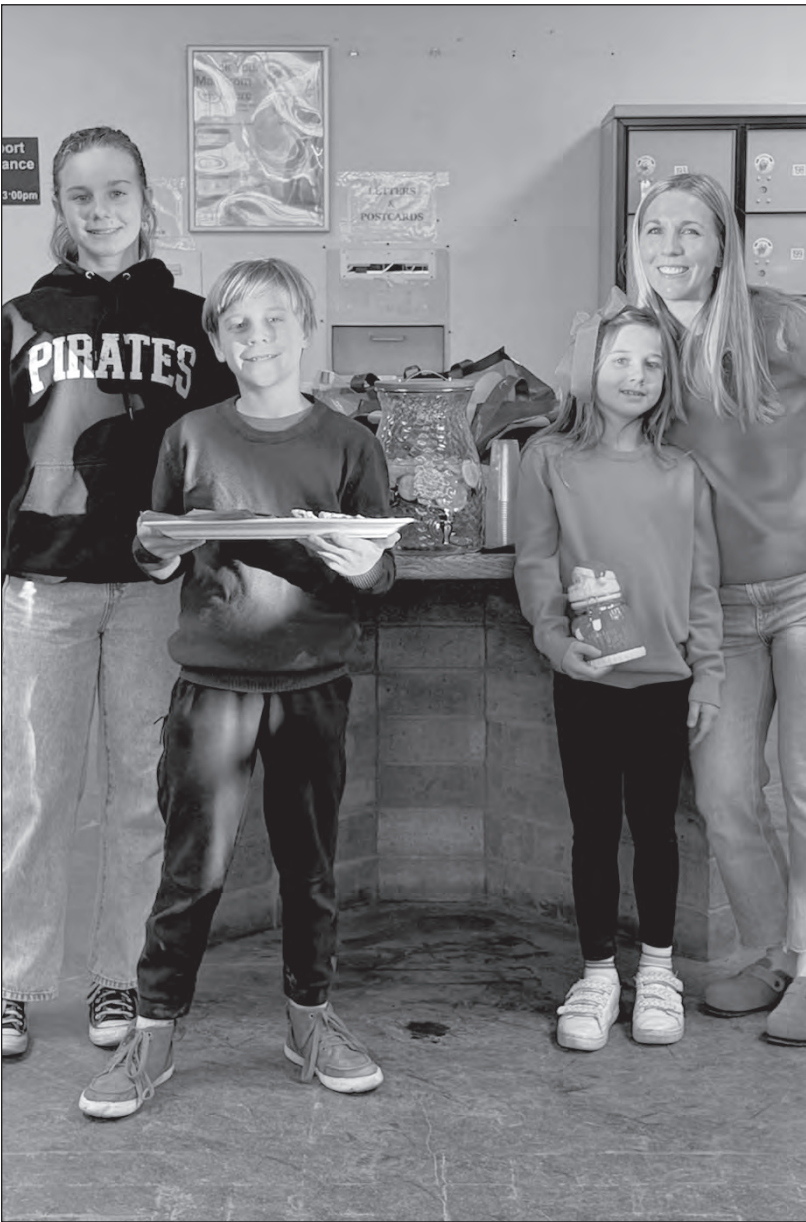


Photo courtesy Edna Oakman
The Williams family — Ayla, Shepherd, Merci and mom Lauren — spread Christmas cheer at the post office on Dec. 12. The youngsters, ages 9, 11 and 13, shared cookies and lemon water with those waiting in line.

**HUD
Publisher's Notice**



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SUDOKU

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	8	2						
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			5					
9						6		7
	5	3						
6			3	8				

Level: Intermediate

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

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Photo courtesy Lisa Scott

Local Pi Beta Phi sorority alumnae gathered at the home of Carole Howard Dec. 13 for their annual Christmas angel luncheon. Standing in front, left to right, are Ann Bubb, Carole Howard, Melissa McDonald, Kelly Maestas and Lisa Scott. In back, left to right, are Paula Tennant and Joan Rose. The ladies made monetary contributions to Healthy Archuleta to support local food banks serving the community at their festive holiday event and also participated in an angel gift exchange. Pi Beta Phi was founded in 1867. Today there are 135 college chapters in the U.S. and Canada, and almost 300 alumnae clubs around the world.

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Christmas Eve candlelight service planned at Centerpoint Church

By John Duncan
Centerpoint Church

As we enter this week of Christmas, let us reflect on what this season is truly all about: God Himself came down to set up his tent in your backyard so that He could be close to you, see you, talk with you, laugh with you, cry with you and draw you into relationship with Him.

He was willing to lay aside every advantage He possessed by being God in order to fully experience what it was like to be human, so that He could fully understand how to be a merciful, faithful and sympathetic High Priest who daily prays for us.

Tempted in every way as we are — yet without sin and never once giving in to temptation — He learned obedience through the things that He suffered while on this earth. He came to rescue you and me from ourselves, our sin, our impending death — it was the greatest rescue mission this world has ever seen.

He did that for you and for me because His great love for us would not let Him remain in heaven while we went to hell — a love so deep that it defies understanding; a love so vast we run out of words before we finish describing it; a love so personal that, as believers, our very names are inscribed on the heart of God and His name forever written on each of us.

We are His and He is ours.

We pray that God will bless you in a special way this Christmas, that He will minister to your heart in profound ways as He draws you closer and closer to Himself. We pray that you will experience this Christmas as never before, and that it will impact eternity by drawing you and those around you to the baby in the manger so that you will accept Him as the Savior who was born to die in your place, so that you can live with Him forever.

May this be your story and mine. May this be the most significant event in your life and the most important decision that you will ever make — recognize the baby in the manger for Who He really is, and crown Him the King and Savior of your life.

If you are looking for a family to belong to, or perhaps a candlelight service to attend this year, please join us at Centerpoint Church, 2750 Cornerstone Drive, at 6 p.m. on Christmas Eve for the celebration of the birth of the Christ-child.

We will worship and adore Him together with family and friends as we remind ourselves what makes this time of year so very, very special.

For more information or further discussion, please visit www.centerpointpagosa.com and leave a message that we will respond to. We hope to see you there.

A LIGHT
IN THE
DARKNESS

Hope ~ Peace ~ Joy ~ Love

Christmas Eve Candlelight Service
Wednesday, December 24 at 5:00pm

*Celebrate
Christmas
with us!*

*Brass Quintet Prelude
begins at 4:30pm*

*The service will be in person
and online at
www.pagosabiblechurch.org*

PAGOSA
BIBLE CHURCH

209 Harman Park Dr. (behind Wells Fargo)

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 dark-eyed junco.

When the forecast calls for winter weather, look for these hardy forest birds to show up in your neighborhood. When the ground turns white, these “snowbirds” show up, pecking for seeds on the snow under feeders or shrubs, or competing for seed at platform feeders, where they prefer millet over sunflower seeds.

These colorful little sparrows are among the most abundant forest birds of North America, spending summers in western mountains and in the boreal forests of Alaska and Canada, and wintering across the lower United States. We are within their year-round range.

Mountain populations are altitudinal migrants, moving to lower elevations when the snow gets too deep to find food on the ground in higher forests. Three-fourths of their diet consists of seeds. They typically forage by hopping on the ground, pecking and scratching in the leaf litter and may feed in fairly large flocks in winter.

Dark-eyed juncos come in a range of colors, but there are some physical characteristics which all share. These include their small size; dark eyes; rounded head; short, stout pinkish bill; fairly long tail; and prominent white outer tail feathers that flash in flight. Four forms can be found here in winter: the slate-colored, Oregon, pink-sided and gray-headed. Forms have different summer ranges but come together in winter.

Depending on the situation, juncos use different calls to communicate. When they fly or forage in a group, juncos produce a high, short chip note to stay in touch. They will fly to the nearest cover when alarmed. During confrontations between birds, a high, fast call, described as sounding like they are aiming lasers at each other, is used to establish who’s the boss.

In summer, males claim their territory by perching in sight and singing a musical trill that is hard to distinguish from the songs of chipping sparrows and orange-crowned warblers. Females typically build their nests hidden on the forest floor near edges and clearings.

You can spend some time with juncos this winter and challenge yourself to pick out the different forms that you see.

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

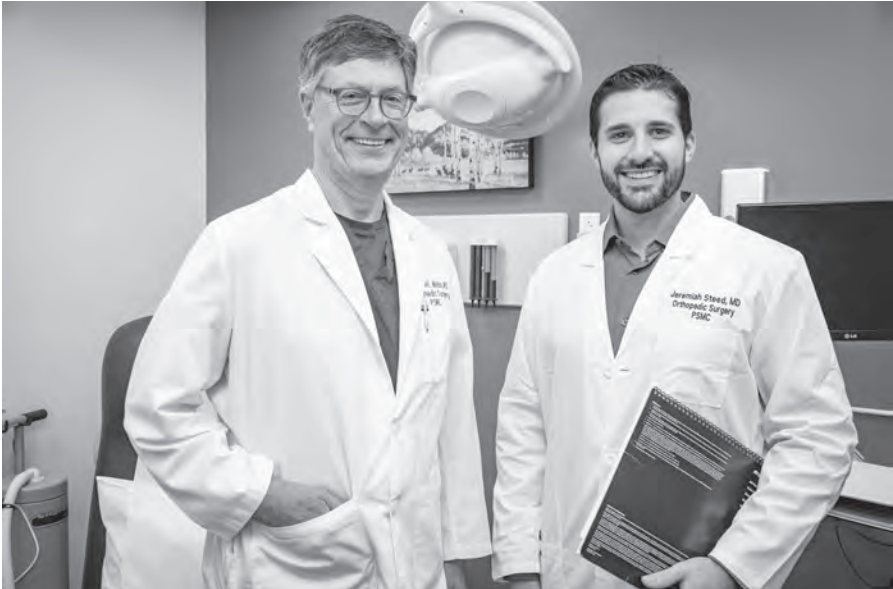
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Photos by Jessica Carr

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Kick off the event by stopping by the visitor center entrance table to get your 2025 Pagosa Springs Ornament. We strongly recommend parking at the Springs Expansion lot on Hot Springs Blvd for this year's event, given road closures and downtown parking restrictions.

Please join us for a fun and festive evening to celebrate the spirit of the holiday season.

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.

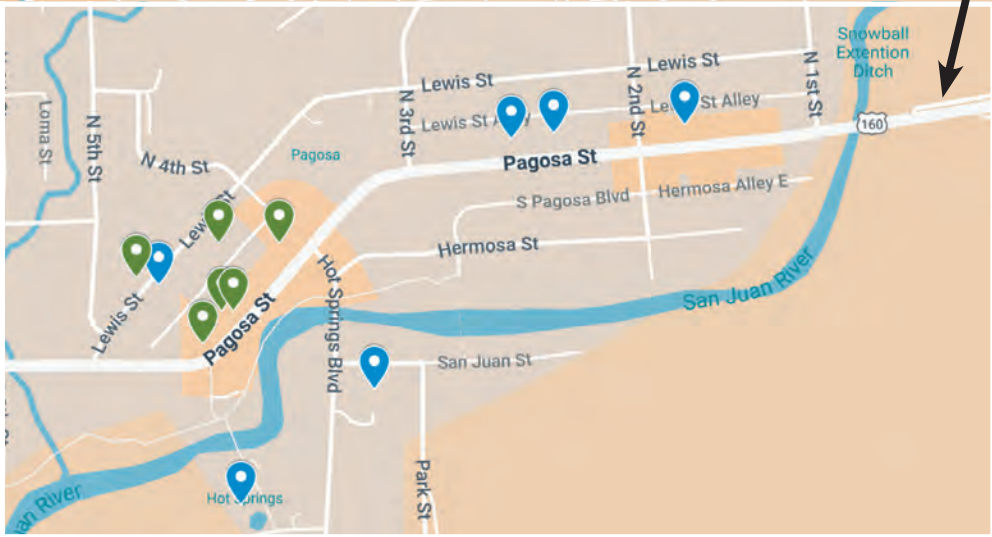
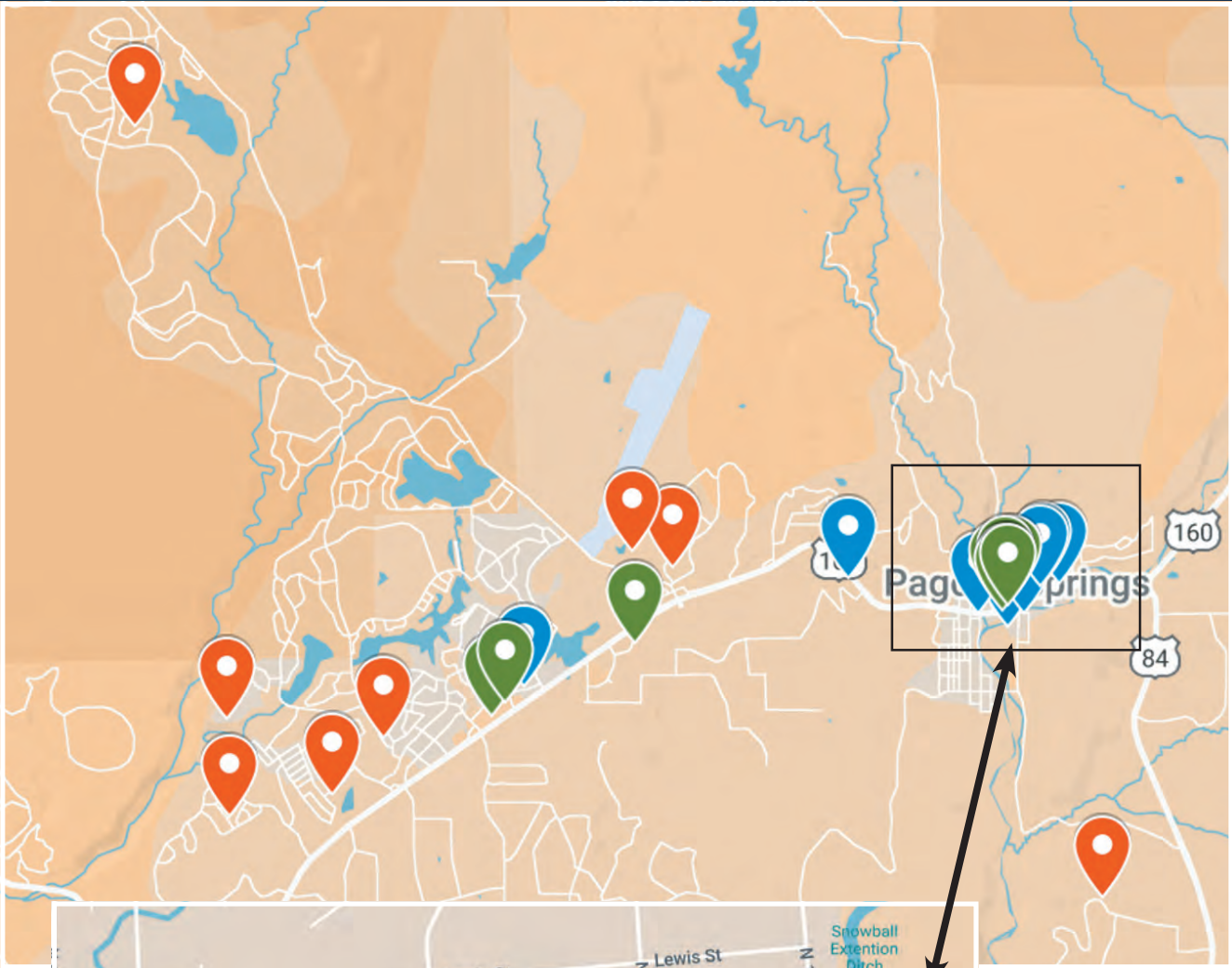
Vote for your favorite between Nov. 28 and Dec. 25.

Contest winners will be announced in The Pagosa Springs SUN on Jan. 1.

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

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

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



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*Offer ends December 31, 2025. Coupon must be received by December 31, 2025.
Renewal notices are sent via email.

Pagosa Unitarian Universalist Fellowship to hold solstice gathering

Pagosa Unitarian Universalist Fellowship

This year, Sunday, Dec. 21 marks the winter solstice, occurring at 8:03 a.m., according to Time and Date.

It marks the shortest day of the year and the first day of astronomical winter in the Northern Hemisphere.

The ancient rituals and traditions we celebrate today link us to a time when the turning of the wheel, or year, were marked by these astrological events. Living close to nature and intention to bring back the sun, were foremost in the minds of the ancestors.

The Pagosa Unitarian Universalist (UU) Fellowship will mark this yuletide with a winter solstice gathering for the Sunday morning service. This will begin around 10 a.m. with an informal drum circle outside as we gather to “drum up the sun.” Those interested in arriving a bit early can bring their drums or other percussion instruments, and join in.

Join us at 10:30 a.m. as we move indoors for music and singing, ritual and reflection, and to honor both the dark and the light. With the theme of “The Spark Within,” we invite all to come and celebrate the return of the light, and join us as we gather in

community to share a soup and bread lunch after the service. All will be provided; simply show up and share in a welcoming space.

The fellowship will resume our Action Sunday Book Group on the fourth Sunday of January, Jan. 25, 206, taking a Sunday of rest on Dec. 28.

We offer space for the building of community at our Community Hub, providing a place for ongoing groups to meet and connect. The Pagosa UU Fellowship is located at Greenbriar Plaza, Unit B-15, 301 N. Pagosa Blvd, near Park Avenue, on the north side facing Pagosa Peak.

Our monthly newsletter is a great source for information and upcoming programs. Check out PagosaUU.org to find out more about weekly Tara Meditation Group and Qigong practice, and bi-monthly Wise and Wakeful Circle, held on the second and fourth Saturdays of the month.

A special play shop will be held on Jan. 10, 2026, as part of the Wise and Wakeful gathering, and no circle will be held Jan. 24, 2026.

We look forward to honoring the season with you, and gathering in the new year as we “Grow in Spirit, Make Friends and Do Good,” creating a world of peace and love.

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Motivated seller - \$20k price drop, home fully furnished (with a few exceptions), newer 600 CF FORCE ATV with plow attachment for winter snow removal, newer John Deere riding mower for maintaining 1.35-acre property. With the right offer, there may be a closing cost allowance to the new buyer. Don't wait! Bring in the New Year sitting on the wrap around deck enjoying your morning beverage and taking in the stunning wintry views. 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 • \$1,055,000

This meticulously cared for log cabin, near Lake Forest, spans 2,732 square feet, featuring 4 bedrooms and 3.5 bathrooms. Covered deck, backyard patio, stunning mountain views. Open floor plan connects the great room to a modern kitchen. Primary bedroom and bathroom are 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 plus a fourth bedroom set up as a bunk room with a full bath nearby.



33 Fawn Court
\$949,000

MLS #824532

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

2 Bed, 2 Bath, 2,073 sq foot house on 36.44 acres. Navajo River Ranch has 2 private entrances into the forest. This home has wonderful views of the San Juan Mountain Range and great decks. 2 tributaries come together to form a seasonal creek called Oil Well Creek on the property.



1001 Soaring Eagle Court
\$899,000

MLS #822945

To tour this home go to: <https://tinyurl.com/1001SoaringEagleCourt>



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.



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- Pricing does not include the well on the property because the well does not have potable water.

To tour this home go to: <https://pspixeltree.com/1231-Ranchland-Dr>



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.

To tour this home go to: <https://pspixeltree.com/109-Carols-Curves>

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NOTICE OF Planning Commission Vacancy

The Town of Pagosa Springs is seeking applications from Town residents interested in serving as a regular or alternate member of the Planning Commission. This position is appointed by the Town Council and plays an important role in reviewing development proposals and guiding the future growth of our community.

Planning Commission members serve a four-year term and generally meet on the second and fourth Tuesdays of each month at 5:30 pm at Town Hall. Additional meetings or work sessions may be scheduled for specific planning and development topics. Interested individuals must be a Town resident.

If you are committed to community service and interested in helping shape the future of Pagosa Springs, we encourage you to apply.

For more information, member qualifications, and applications to serve, visit www.mypagosa.org or contact oodell@pagosasprings.co.gov or 970-585-8610.

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The Pagosa Springs SUN

Preview Calendar

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

Thursday, Dec. 18

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.

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).

Friday, Dec. 19

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

Bingo. 1:30 p.m., Senior Center.

Pagosa Springs Dance Academy Presents 'The Storybook Nutcracker.' 6:30 p.m., Pagosa Springs High School auditorium. Tickets, \$15 for adults and \$5 for children, are available in advance at www.pagosadanceacademy.com or at the door.

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).

Saturday, Dec. 20

Pagosa Springs Dance Academy presents Nutcracker Pancake Breakfast and 'The Storybook Nutcracker.' 9:30 a.m., Pagosa Springs High School. Enjoy breakfast, Nutcracker-theme games and activities before the 11 a.m. performance. Tickets or the breakfast and performance, \$25 for adults and \$10 for children, are available in advance at www.pagosadanceacademy.com or at the door.

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.

Fifth Annual Old-Fashioned Christ-

mas. 5-7 p.m., downtown. Take a walking tour along the Riverwalk for a fun and festive evening. Celebrate the holiday season with live music, hot chocolate, treats, holiday displays, Santa Claus and more.

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).

Sunday, Dec. 21

Heralds of Christmas. 3 p.m., Pagosa Bible Church. Presented by the Pagosa Springs Instrumental Music Society.

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).

Monday, Dec. 22

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.

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).

Tuesday, Dec. 23

Coffee and Kiddos Playgroup. 10-11
■ See Calendar on next page



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EARLY DEADLINES

for The Pagosa Springs SUN issue of
Thursday, December 25

This edition will be distributed Wednesday, December 24

Display Advertising
Noon, Friday, December 19

Classified Advertising
10 a.m., Monday, December 22

Legal Advertising, Articles & Letters
Noon, Friday, December 19

The Pagosa Springs SUN office will be closed
Thursday, December 25, in observance of Christmas.

for The Pagosa Springs SUN issue of
Thursday, January 1, 2026

This edition will be distributed Wednesday, December 31

Display Advertising
Noon, Friday, December 26

Classified Advertising
10 a.m., Monday, December 29

Legal Advertising, Articles & Letters
Noon, Friday, December 26

The Pagosa Springs SUN office will be closed
Thursday, January 1, 2026, in observance of New Year's.

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Preview Calendar

■ continued from previous page

a.m., Aspire Medical Services and Education, 602 S. 8th St. For those with kids ages birth to 3 years old.

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

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

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

Teen Advisory Board. 4-5 p.m., Sisson Library. Be a voice at your library. Build leadership skills, mentor others and plan programs that interest you. Snacks will be provided. For ages 12-18.

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.

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).

Wednesday, Dec. 24

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).

Friday, Dec. 26

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

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

Saturday, Dec. 27

Knitters Circle. 1-3 p.m., Natural Grocers back room, 775 San Juan St. Any type and experience level

of needleworker is welcome.

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).

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WHY IS SLEEP SO IMPORTANT? (Part 2)

(continued from last week)

Because it's the only block of time in our hectic lives that our bodies have a chance to recharge.

Although our bodies are resting (hopefully) while we sleep, our brains aren't. In fact, the brain is very active during sleep.

Sleep is the time when our bodies and brains replenish themselves. This gets accomplished through what sleep experts call our "sleep architecture," a relatively predictable pattern that occurs in ninety minute cycles while we sleep. It involves an alternating pattern of rapid eye movement (REM) sleep and non-REM sleep.

According to the NSF, "REM sleep is an active sleep where dreams occur, breathing and heart rate increase and become irregular, muscles relax and eyes move back and forth under the eyelids." It's characterized by a high level of mental and physical activity where your heart rate, blood pressure, and breathing are very similar to what they are like when you're awake.

REM sleeps accounts for about twenty-five percent of our sleep time and it first occurs about ninety minutes after you fall asleep.

It is the REM stage of sleep that provides energy to your brain and body and helps you perform throughout the day.

Source: "Has Sleep and Stress Become a Vicious Cycle in Your Life? Why Sleep Should Be on the Top of Your To-Do List". By Sherrie Bourg Carter <https://www.psychologytoday.com>

Bonus Tip: Visit <http://www.AmazingFacts.org> for spiritual refreshment every week!

"When thou liest down, thou shalt not be afraid: yea, thou shalt lie down, and thy sleep shall be sweet."
Proverbs 3:24

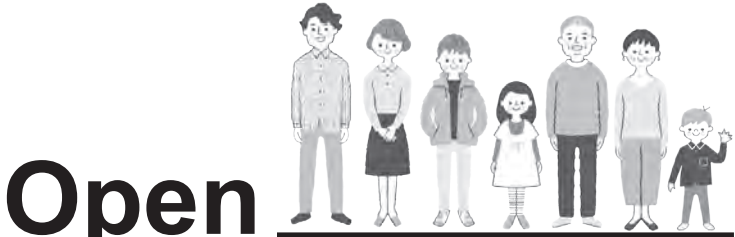
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ARCHULETA COUNTY
Public Health
DEPARTMENT



‘A Christmas Carol’ continuing this weekend at Pagosa Springs Center for the Arts

By Tim Moore

Thingamajig Theatre Company

Thingamajig Theatre Company’s holiday production of “A Christmas

Carol” returns for its second weekend of performances, inviting audiences to enjoy a fresh and heartfelt take on Charles Dickens’ timeless classic. Adapted by Patrick Barlow, this

lively version follows the journey of Ebenezer Scrooge, the miserly businessman whose life is up-ended when he is visited by the ghosts of Christmas Past, Present and Yet to Come. Through these encounters, Scrooge is confronted with his memories, shown the impact of his choices, and given a final chance to open his heart to compassion, generosity, and human connection.

With stirring music, imaginative staging and a talented ensemble of professional actors, the production captures the magic, humor and redemptive spirit that have made ‘A Christmas Carol’ a beloved holiday tradition for generations.

Performances continue at the Pagosa Springs Center for the Arts:

- Dec. 18, 19, 20, 22, 23, 24, 26 and 27 at 7 p.m.
- Dec. 21 at 3 p.m.

Tickets may be purchased online at pagosacenter.org or by calling (970) 731-SHOW (7469).

Families and visitors are encouraged to reserve early, as holiday weekend performances often fill quickly.



Photo courtesy Thingamajig Theatre Company

A scene from the film “Why the Nativity?” — a project that featured actor Logan Polson, who now appears in Thingamajig Theatre Company’s production of ‘A Christmas Carol.’

Merry Christmas

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Flutter of wings, touching the spirit

By Betty Slade
PREVIEW Columnist

My Christmas newsletter showcased one of my impressionistic paintings, "Flutter of Wings." The painting wasn't about the subject, but the expression of how it made one feel. The movement — wispy, light and airy — gave the viewer a subtle glimpse of the illusion of wings.

I wanted to touch the spirit of the audience. Maybe this concept, too abstract, would cause others to wonder what this artist was trying to say or if she was hitting the wine bottle.

In executing this painting, I applied white acrylic paint to the watercolor as part of the design, leading the eye upward from the bottom right and lifting one's heart into heaven. One might catch the flutter of butterflies' or angels' wings through their spirit, not the subject itself. Welcome to an artist's world, where we live in our heads.

This rendering wasn't about the tangible, but the fluttering of movement and the emotional pull. The Holy Spirit is always pulling us upward, whether we see the subject clearly or not. It's like this time of the year. "Jingle Bells" will make us happy, but "Mary Did You Know" will take us upward to the wonders of Christ. God Himself, as a baby lying in the manger among his created beings, came to set us free.

There is a balance between the reason of the season and what makes Christmas memorable — music, decoration, food, family and bright lights. They are all part of having a merry Christmas, but they don't necessarily move us to worship the One who is worthy and celebrated this time of year.

The Lord talks to us through our spirit. We are spirit beings, and we move in Him. "... He is not far from each one of us; for in Him we live and love and have our being" — Acts 17:27-28 (NKJV).

We are given the Holy Spirit, who moves freely among us and communicates God's wishes as He draws us upward. The Lord is speaking. Are we hearing?

Behind the spirit of Christmas, many are trapped in family traditions, expectations and rules, grounding us

Artist's Lane

in noise and a list of things to do. In unreasonable expectations we often miss the wonders seen through a child's eyes. We are too busy being the mother or the father and getting it done.

One Christmas, the pastor in our church in Arizona asked if we loved Jesus. If we did, would we give all the gifts to Jesus for His birthday? Bring the gifts under our tree to the church. One mother took all her kids' gifts to the church. I wonder if she asked them or just took them. This would've warped her children's minds and how they perceived Jesus. She would've had some explaining to do.

The gifts under our tree were for our children: Unmet expectations would have taken the wonders away through their eyes and would have fostered hurt feelings for years to come. Busyness will also take the real reason away from us as surely as if we had followed through with this pastor's request.

We must be led by the Spirit of God, not man's ideas. So, in this holiday season, we might spend too much, eat too much or forget completely about the baby who was born to lay down his life for all of our wrongdoings. But God is still faithful and has open arms to receive us. There is much to ponder during these beautiful holidays.

At times I've seen the movement of angel wings. Once in a while I've caught a glimpse of an angel or two and attempted to paint what I saw. Those moments are like kisses from heaven where I catch the breath of

the Word, communicated by the Holy Spirit.

Final brushstroke: Don't miss the real reason for Christmas. You might catch the flutter of wings or a child's smile.

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

Views expressed do not necessarily represent those of The SUN.

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DECEMBER 2025

A Year of Progress, Partnership, and Gratitude in Pagosa Springs

In her year-end message, Mayor Shari Pierce reflects on a year of meaningful progress, shaped by the dedication of town staff, council members, partners, and residents. From passing a critical sales tax measure to support the community's aging sanitation system to navigating historic floods, expanding affordable housing, enhancing public safety, and strengthening local economic development, 2025 showcased the power of collaboration in Pagosa Springs.

Read the Mayor's message at pagosasprings.co.gov/2025MayorsMessage



New Sales Tax Notice for Merchants

Beginning January 1, 2026, a new 1% Town of Pagosa Springs sales tax will take effect following voter approval in November. Administered by the Colorado Department of Revenue, this tax supports infrastructure improvements for the Pagosa Springs Sanitation General Improvement District. Merchants should update sales tax rates to reflect the new tax starting January 1. Please review the updated collection requirements at the Department of Revenue's website at salestaxlookup.colorado.gov.

Support Local and Shop Downtown Businesses

Despite October's flood and the US 160 reconstruction project, our downtown retailers are open for business! Remember to support our local community by shopping and dining in town this holiday season. Check out local shopping, dining and events at visitpagosasprings.com.

2026 Town Budget

The Town's 2026 budget was approved by the Town Council in November. The annual budget is fiscally conservative and utilizes Town resources to maintain economic development, sustain Town service levels across all funds, and address long-term infrastructure needs. An interactive report of the entire Town budget can be found online at pagosasprings.co.gov/budgets.

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View the Town's monthly e-newsletter online at
pagosasprings.co.gov/newsletter

Rural health network strengthens care in Archuleta County

Healthy Archuleta

As 2025 comes to a close, Archuleta County has much to be grateful for, especially the dedicated health care providers who care for our community every day.

In a rural mountain county like ours, access to health care is not something to take for granted. Long distances, workforce shortages, rising costs, and increasing mental and behavioral health needs place extraordinary demands on those who serve our community.

Yet, through it all, our local health care professionals continue to show up with skill, compassion and deep commitment to the people who call Archuleta County home.

The Archuleta Rural Health Network, formed by Axis Health System —Pagosa Springs Integrated Health-care, Pagosa Springs Medical Center, Archuleta County Public Health Department and Healthy Archuleta — exists to support and strengthen this shared effort.

Working alongside other local health care providers, behavioral health professionals, community organizations and service agencies, the network is united by a common mission in this rural mountain community: to collaboratively advance strategies that will address barriers and promote a healthy community through responsive and community-centered preventative care.

At its heart, the network is about

collaboration and possibility. Through efforts such as the Archuleta Health Fair and Expo, it has shown how creating shared space allows providers and community members to connect, exchange insights, surface gaps and discover pathways for coordinating care — work that no single organization can achieve alone.

This spirit of partnership has been especially vital as our community responds to rising demand for services, growing awareness of mental and behavioral health needs, and the shared importance of prevention and early support.

Their work often happens quietly and under immense pressure, but its impact is felt across families, schools, workplaces and neighborhoods. They are the foundation of a healthier Archuleta County.

Looking ahead to 2026, Healthy Archuleta remains committed to working alongside our health care partners to strengthen what already exists and to thoughtfully expand access where it is most needed. This includes advancing primary care access, supporting preventive and upstream approaches to health, improving navigation and referral pathways, and continuing to build coordinated responses to mental and behavioral health needs.

We believe that a healthy community is built not only through clinical care, but through connection, prevention and shared responsibility.

By working together as providers, partners and community members, we can reduce barriers, support early intervention and ensure that care is accessible, dignified and responsive to the needs of our rural community.

If you are a health care provider interested in helping advance this collective effort, we invite you to connect with Healthy Archuleta at fsfearchuleta@gmail.com and be part of shaping the future of care in Archuleta County.

For more information, visit our website at <https://www.foodcoalition4archuleta.org/>.

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Letters to Santa



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Please include your first name and age on your letter.

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editor@pagosasun.com
or drop it off at the Santa mailbox at 457 Lewis Street

The Pagosa SpringsSUN

Finding light during the holidays: addressing the holiday blues through community connection

By Ricardo Martinez
PREVIEW Columnist

As the holiday season approaches, many people find themselves grappling with what mental health professionals often call the "holiday blues."

While the period is often portrayed as joyful and festive, the pressure to celebrate, socialize and spend can lead to feelings of stress, loneliness or sadness. Shorter days, colder weather and changes in routine can intensify these emotions, particularly for seniors who may feel isolated or be coping with the loss of loved ones.

Experts emphasize that experiencing the holiday blues is common and does not mean someone is alone in their struggles.

Community organizations are working to address these challenges by creating opportunities for connection and engagement. Archuleta

Senior News

Seniors Inc. (ASI), for example, offers a variety of daily events designed specifically for seniors, providing spaces to socialize, participate in activities and build meaningful relationships. From group programs to recreational and educational gatherings, these events help combat isolation and foster a sense of belonging during the holidays and throughout the year.

Mental health advocates stress that staying connected, whether through community programs like ASI's or by reaching out to friends and family, can make a significant differ-

ence in navigating the emotional ups and downs of the season.

Match campaign

We depend on donations as part of our funding to provide our programs and 20,000 lunches a year, including the home-bound using Meals on Wheels. Our other sources of funding are not enough.

You can make a difference. An 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.

■ See Senior on next page

Marriage course to offer opportunity to invest in your relationship

By Dave Stene
Pagosa Bible Church

Are you looking for some practical support to strengthen your relationship? Would you like to find a way to deepen and enrich your marriage? Could your relationship use some help? Then come to the Marriage Course.

The Alpha Marriage Course is for couples who are seeking to strengthen their relationship. Some couples do the course to intentionally invest in their relationship; others are looking to address more specific challenges. Either way, the course offers essential tools and practical ideas to help you build a relationship that lasts a lifetime.

The Marriage Course is based on Christian principles, but is designed for all couples, with or without a church background.

The course is set up like a date night, one evening a week for seven weeks. Each couple sits at a table for two in a room with other couples. You will enjoy a great dessert and watch a video presentation on a topic that will help to strengthen and enhance your marriage. You will also have time to discuss issues that are raised with your partner. All the conversations are private, and the setting is structured to provide a safe environment in which to talk.

The topics covered in the course are strengthening communication, the art of communication, resolving conflict, the power of forgiveness, the impact of family, good sex and love in action.

The Marriage Course starts Jan. 9 and runs for seven weeks at Pagosa Bible Church (209 Harman Park Drive). Each session goes from 6:30 to 8:15 p.m. The cost for the course is \$10 per person (\$20 per couple), and child care is provided. You can register for the course at [\[abiblechurch.org/marriage-course\]\(http://abiblechurch.org/marriage-course\).](http://www.pagos-</p>
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If you have any questions, you can email darren@pagosabiblechurch.org, or you can call Pagosa Bible Church at (970) 731-3120.

GET INVOLVED.

Now is your chance to be part of the decisions made by the Pagosa Springs Town Council.

HERE'S HOW.

The mayor and three at-large seats on Town Council will be up for election on April 7, 2026.

Candidate packets, information, and requirements will be available beginning January 5, at Town Hall. Nomination petitions must be returned by January 26. Information can be found on the town's website: www.pagosasprings.co.gov.

TOWN OF PAGOSA SPRINGS MUNICIPAL ELECTION

APRIL 7, 2026

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Senior

■ continued from previous page

- Or, use this link: <https://www.coloradogives.org/organization/ArchuletaSeniors>.

Holiday seniors’ lunch party

Monday, Dec. 22, 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.

Holiday closures

ASI will be closed Dec. 24, 25 and 26, and Jan. 1 and 2, 2026. No programs or lunch service will be provided on those days.

Pagosa Puzzle Palooza

You’re invited to enter the Pagosa Puzzle Palooza, a team jigsaw puzzle contest benefiting ASI and our local senior meal programs.

It will be held on Jan. 24, 2026, from noon to 5 p.m. at the Pagosa Senior Center (Ross Aragon Community Center), 451 Hot Springs Blvd.

Check-in will be at noon, competition will be from 1 to 4 p.m., and awards will be from 4 to 5 p.m.

The team (two to four people) entry fee is \$40 per team.

Forms are available at givebutter.com/PagosaPuzzlePalooza26, or stop in the ASI office at 451 Hot Springs Blvd. You can return the forms by email or drop off at the office.

Get your friends, families, businesses, organizations, churches and community groups to form a team and compete in Pagosa’s first local puzzle competition. Teams will race to complete a 500-piece jigsaw puzzle — but speed isn’t the only way to win.

Each team will also rally support by gathering sponsorships and donations, with every dollar raised going directly to support our Senior Center and the Meals on Wheels Program that nourishes local elders year-round.

Create an original team name, and complete and submit your team registration form. Fundraise — reach out to friends, family or community members to sponsor your team with a donation of support.

Want to join but don’t have a team? Call the ASI office to leave your name and phone number and ASI will see if there are other participants who may want to create a team.

Compete to see which team can raise the most for our seniors. Puzzle it out on Jan. 24. Race against the clock to finish your 500-piece puzzle challenge first in three hours. Win prizes and bragging rights. Celebrate your victory knowing you’ve made a difference.

Think fast, have fun and piece together something amazing for our community. Ready to take on the challenge? Register your team or become a sponsor and make a donation toward your favorite team’s fundraising goal. Let’s put the pieces together for a great cause.

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.

Tai chi chih

There will be no tai chi classes in ■ See Senior on next page



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Pagosa Therapeutics

Senior

■ **continued from previous page**
 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.

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 8:45 a.m. Please note that occasionally the menu must be changed on short notice.

Thursday, Dec. 18 — Tuna salad on greens, potato salad, garden salad, fruit, cottage cheese and milk.

Friday, Dec. 19 — Pork tortilla soup with cotija cheese, tortilla strips, garden salad, fruit, brownie and milk.

Monday, Dec. 22 — Christmas Party. Turkey with gravy, cranberry sauce, sweet potatoes, stuffing, garden salad, fruit, chocolate pudding and milk.

Tuesday, Dec. 23 — Ham steak with cherry sauce, scalloped potatoes, dinner roll, garden salad, fruit, vanilla yogurt and milk.

Wednesday, Dec. 24 — Closed.

Thursday, Dec. 25 — Closed.

Friday, Dec. 26 — Closed.

Meals on Wheels

We deliver fresh Meals on Wheels five days a week (and provide frozen

Meals on Wheels for weekends) to homebound Archuleta County residents. The meals are delivered by our wonderful volunteers. Call or text us at (970) 264-2167 for how to sign up for the program.

Text reservations

Don't forget that we offer a convenient texting service for you to communicate with us. Text us at (970) 264-2167. When texting, please include your name, phone number and the days you want a meal. If you are canceling a reservation, please include your name, phone number and the days you want to cancel.

Mountain Express Transit senior paratransit services

Seniors over the age of 60 can be verified to receive services through discounted paratransit services, free bus rides and pick up at your home to bring you to the Senior Center for lunch. To become eligible, there is a form to complete.

Older adults needing a ride to a local food pantry can contact the Mountain Express Transit (MET) to schedule a ride with its paratransit service.

Call the Archuleta County MET at (970) 264-2250 for information.

Medicare assistance by appointment

For anyone who needs help enrolling and navigating Medicare plans, the San Juan Basin Area Agency on Aging helps with parts A, B and D. They can also help you with fraud concerns and troubleshooting any billing issues you may be having. By

appointment only. Please call the Medicare line at (970) 403-6759 for an appointment and where to meet.

Board vacancies

The ASI Board of Directors has positions open. Terms are three years with an option to renew for an additional term.

Potential candidates should be at least 21 years of age or older and must have a passion for adult and aging services.

Please stop by our offices at 451 Hot Springs Blvd. to pick up an application or call (970) 264-2167 for more information.

For more information about ASI, please visit www.psseniors.org.

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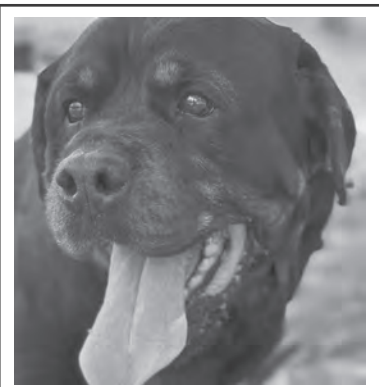
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32-PAGE ILLUSTRATED DIARY of early governmental visitors passing through here 166 years ago, selected from "Macomb's Report" - \$8, moonfire1945@gmail.com.

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ANNOUNCEMENTS

CONCERNED ABOUT ANOTHER'S DRINKING? Pagosa Springs Al-anon Family Group meets Tuesdays 6-7p.m., Pagosa Bible Church. Questions? Call/text (303)815-8569. www.al-anon.org.

DAVENPORT DENTAL HYGIENE will be under new ownership as of January 1, 2026. All patient records will transfer to the new owner. If you would like your records call/text (970)585-4424 or email: davenportdentalhygiene@yahoo.com. All existing appointments will remain the same, unless you call to cancel. The business phone will stay the same (970)585-4424. Thank you Pagosa for five great years. It has been a pleasure to serve you.

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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SE BUSCA CAMARISTA (HOUSEKEEPER). Puesto de medio tiempo, sábados y domingos, comenzando a las 6am. Las tareas incluyen limpiar las áreas de baños calientes (no requiere drenar ni limpiar las piscinas) y las habitaciones de huéspedes. Debe ser detallista y responsable. Solicite en 140 Hot Springs Blvd o en línea en <https://pshotsprings.com/employment>. Visite a Alicia en Housekeeping, de martes a sábado, 10am-2pm. Incluye entrada GRATIS a las aguas termales para usted y su familia inmediata.

SEEKING PART -TIME HELP for winter season snow shoveling /snowplowing. Experience preferred. Call Eric, (970)946-2061.

BUSINESS OPPORTUNITY

OWN YOUR OWN BUSINESS IN 2025! Four year-old profitable Side-by-Side rental business with extremely high reviews on Google. 1 to 8 Polaris Rzrs, LLC, website, reservation site, customer list, insured, bonded, licensed, maintenance and safety gear included. Better location than any of our competition. Operates May- Nov. Call or text Ryan (970)946-2409.

SMALL CRANE BUSINESS FOR SALE. National Crane truck, business, client list, and all attachments come with business. Inquire at (970)903-2381.

FOR SALE

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? Pine /Fir mix \$350 per cord, full dump truck load, \$600. Contact Dan with FIRE&ICE at (970)582-0006.

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.

SPLIT AND SEASONED FIREWOOD \$220 /full cord. Free delivery to Pagosa Springs. (970)403-9563.

Stateline Firewood & Logging. 112 Turkey Lane, Pagosa Springs, 81147.

AUTOS

GUARANTEED CREDIT APPROVAL! 4X4 Auto Sales, 21698 Hwy. 160 West, Durango. (970)385-7940.

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1954 WILLY'S JEEP
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LIVESTOCK

HORSE BOARDING. \$350 per month, includes feed, pasture and hay. Close to town. Equestrian saddle, \$1,000 new, now \$350, good condition with pad. (970)309-6067.

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.

AKC YORKIE. 15 weeks old, housebroke, great personality, \$500. (970)501-0744.

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.

WANTED

Bluegrass Musicians

LOOKING FOR INTERMEDIATE /ADVANCED level bluegrass pickers to join a regular jam session. Contact Melinda at malutz@centurytel.net.

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.

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



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Classifieds

(970) 264-2100

Office Hours: Monday — Thursday 8 a.m. - 4 p.m., Friday 8 a.m. - noon

Classified Deadline: Tuesday 10 a.m.

HOMES FOR SALE

HOMES FOR SALE

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HOMES FOR SALE

HOMES FOR SALE

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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.

PROFESSIONAL OFFICE SUITES, prime location ranging from 63, 158, 282 square feet with shared reception, washer /dryer, and breakroom. Justin, (701)263-2410.

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.

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

2 BEDROOM, 2 BATH, 1 car garage unfurnished remodeled duplex, located in Pagosa Lakes. \$1800 per month. Call Team Pagosa, (970)731-8599, for more information. Or visit teampagosa.com to view the unit.

RESIDENTIAL RENTALS

DOWNTOWN HOME FOR SALE OR RENT



614 S 7th Street
3 bd, 2 ba, 2 car garage
\$564,000 or \$2,400/month

Elaine Feeney
303-253-4848
Seller is a licensed real estate agent.

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.

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.

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.

LONG TERM RENTALS AVAILABLE. Call Team Pagosa (970)731-8599, 117 Navajo Trail Dr., pagosaspringsrealty.com.

RESIDENTIAL RENTALS

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.

MODERN, BRIGHT DOWNTOWN home near the high school. 3 bedroom /2 bath, 2 car garage, great views, available now. \$2,600 per month. (303)253-4848.

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.

REDUCED RENT for helping with my chores, otherwise \$850 /month plus utilities, plus first, last, security deposits, for one bedroom -plus, simply furnished quiet cabin. 4WD needed to haul water. No smoking /pets. (970)731-5098.

RV SPACE FOR RENT. \$600 plus utilities on 1.5 acres, electric and sewer hook ups. Available December 1. Text (970)403-4323.

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.

RESIDENTIAL RENTALS

THREE BEDROOM, TWO BATH CONDO on Lake Hatcher, furnished. \$2,350 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.

OPEN HOUSES

OPEN HOUSE for an incredible home on Monday, December 22, 11a.m. -1p.m.. Great family home, great multigenerational home, great short-term rental. Close to town with stunning mountain views. No covenants. Walk out basement apartment, 4 car garage, workshop, barn with power. 5 bedrooms, 4 baths, 3,351 sf, 3 acres. Incredible value at \$945,000. 3000 U.S. Highway 84. Call (970)946-1877 for details. Blue Pitcher Lindner, Jann C Pitcher Real Estate.

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.

MOUNTAIN VIEWS, MEADOWS. Unique high elevation and complete privacy. 5.6 acres bordering national forest, (970)769-3588 blancoretreat@gmail.com. \$450K.

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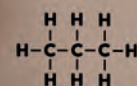
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