



CDOT provides year-end update on U.S. 160 project

Colorado Department of Transportation

The U.S. 160 project team will return to the project Jan. 5.

With favorable weather, a smaller team of workers will continue performing utility upgrades during the winter “slowdown,” as the project will not be fully shutting down over the winter.

The full WW Clyde/Colorado Department of Transportation (CDOT) team will resume season two of full construction in early March 2026, weather permitting.

“While we recognize that the recent mild weather has impacted snowpack conditions, it has also enabled continued progress on the project. Construction activities have proceeded up to the holiday break, and a reduced winter crew will continue work after the New Year as conditions allow,” said Region 5 Program Engineer Kevin Curry. “We understand how impactful construction is and appreciate the continued support of the Pagosa Springs community and businesses. All the gratitude that has

■ See CDOT A7

County shows support for affordable housing initiative

By Clayton Chaney
Staff Writer

During a regular meeting on Dec. 16, 2025, the Archuleta County Board of County Commissioners (BoCC) unanimously approved a letter of support for the affordable housing acquisition for SolidGround Solutions in pursuing the acquisition of the Pagosa Springs Apartments located at 519 Village Drive.

The matter was approved as part of the meeting’s consent agenda.

Earlier that day during the BoCC’s work session, Pagosa Springs Community Development Corporation Multijurisdictional Housing Coordinator Jeff Sams explained that the apartments were constructed during COVID times with higher costs, leading to higher rental rates being charged.

Sams also explained that SolidGround is hoping to purchase the property and get rental rates down.

Prior to being apartments, the building was a hotel.

According to the letter, “SolidGround Solutions plans to offer [area median incomes] in the 60-70% range, and if possible, lower, depending on funding available.”

Sams noted that the current project only has 24 deed-restricted units, mentioning that those are mostly the “smaller” units.

According to the Pagosa Springs Apartments website, as of Dec. 30, 2025, there are two one-bedroom, one-bath units available for rent, one at 493 square feet for \$1,250 per month and the other at 280 square

■ See Housing A6

Chimney Rock National Monument designated as International Dark Sky Park

U.S. Forest Service

Chimney Rock National Monument has been designated an International Dark Sky Park by DarkSky International.

The monument becomes Colorado’s 19th certified International Dark Sky Park and joins a growing list of places known for dark sky conservation and education.

“We are thrilled to receive the dark sky designation as it further recognizes Chimney Rock National Monument as a special place in southwest Colorado,” said Joshua Peck, district ranger for the U.S. Department of Agriculture’s Forest Services’ San Juan National Forest Pagosa Ranger District.

Situated between Pagosa Springs and Durango in a minimally developed valley near the Colorado-New Mexico border, the monument’s remote location offers some of the darkest night skies in the San Juan National Forest. This location allows staff to host astronomy-focused activities and events such as night sky programming, solstice and equinox sunrise events, and Perseids meteor shower viewings.

“So many people who appreciate cultural heritage and astronomy are drawn to Chimney Rock National Monument to observe lunar standstills and other phenomena that take place at night,” said Michael Rymer, DarkSky International’s Community Program Manager. “This certification further demonstrates the national monument’s mission to conserve not just the natural environment, but also the spiritual significance it has held for centuries. We are ecstatic to have Chimney Rock as a certified International Dark Sky Park, bringing further dark sky protections and awareness to southwest Colorado.”

The effort to seek DarkSky certification was



Photo courtesy Larry Lunsford

Lookout Kiva is pictured beneath the stars at Chimney Rock National Monument. The monument has been designated an International Dark Sky Park by DarkSky International.

a collaboration between the Forest Service, Chimney Rock Interpretive Association (CRIA) and local advocates for dark skies.

Individuals collected and compiled dark sky data, gathered lighting inventory and collaborated on new education kiosks and resources for the monument. These efforts led to the successful certification in 2024 and will continue to educate the public on the importance of dark sky preservation for years to come.

“Joining the Dark Sky community aligns with CRIA’s mission to educate our visitors about the importance Ancestral Puebloans placed on the

world above them and enhances our efforts to provide nighttime programs highlighting the beauty of the heavens above Chimney Rock National Monument,” said Tony Aldwell, of CRIA.

The U.S. Forest Service and CRIA plan to continue their efforts to preserve and enhance the monument’s night sky through nighttime tours, expanding educational programs and promoting responsible outdoor lighting practices. These efforts will educate the public on the importance of dark sky preservation for years to come.

■ See Designation A7

More record high temps set, rain and snow expected over the weekend

By Clayton Chaney
Staff Writer

More record high temperatures were on Dec. 22 and Dec. 23, 2025.

According to a forecast by Shawn Prochazka with Pagosa Weather posted on Dec. 24, 2025, the previous record high temperature for Dec. 22 was set in 1906 at 57 degrees. The new record high set last week was 58 degrees.

The previous record high for Dec. 23 was also set in 1906, at 56 degrees. The new record high set last week was 58 degrees.

Some precipitation moved through Pagosa Country over the last week in addition to the higher temperatures, with Wolf Creek Ski Area reporting 5 inches of new snow from the most recent storm — about half of what was predicted to fall.

As of press time Tuesday, season-to-date snowfall at the ski area was 66 inches with a midway snow depth of 28 inches.

Lower elevations saw mostly rain, with .02 to .97 inches of precipitation being reported around the county, according to totals reported on the Community Collaborative Rain, Hail and Snow Network from Dec. 27 to Dec. 28, 2025.

Snow totals for that date range around the county reported a trace in areas near town, with up to 2 inches in Chromo.

■ See Record A6

PAWSD approves 2026 budget, discusses affordable housing waivers and rate increases

By Josh Pike
Staff Writer

The Pagosa Area Water and Sanitation District (PAWSD) Board of Directors approved the district’s 2026 budget and set mill levies for the district at a Dec. 11, 2025, meeting.

Discussion of the budget opened with PAWSD District Engineer/Manager Justin Ramsey pointing out the cost of using lanthanum chloride to remove phosphorus from the district’s wastewater.

He stated that this process, which is required by the Colorado regulations, would cost the district \$200,000 to remove 1.7 milliliters of phosphorus daily from the wastewater.

Ramsey noted that this requirement was recently imposed and caused a modification to the district’s budget.

PAWSD Utility Accounts Supervisor and Interim Comptroller Cyndi Foster explained that this requirement caused a reduction in the expected balance of the water and wastewater funds for 2026 by \$200,000.

She then explained the changes that had been made to the budget

from the board’s November meeting, including that income from the affordable housing surcharge that the board decided to end was canceled and that \$303,000 was allocated for engineering on a pipeline to connect Stevens Reservoir to Lake Hatcher.

She also reviewed the valuations of PAWSD’s two districts.

Foster stated that the assessed values for District 1, provided by the Archuleta County assessor, were \$225,861,505 and the values for District 2 were \$206,137,210.

Values in District 1 were down 0.87 percent and values in District 2 rose by 16.33 percent, she stated.

Colorado Taxpayer’s Bill of Rights (TABOR) limitations resulted in a mill levy of 4.299 mills for District 1 and a mill levy of 1.302 mills for District 2, according to Foster.

She added that she spoke to the assessor’s office about the changes in valuations, which had been a point of concern for members of the board in the past.

Foster stated that the assessor’s office informed her that it does a reevaluation every two years and

■ See PAWSD A8



Christmas at Wolf Creek Ski Area

Photo courtesy Rosanne Haidorfer-Pitcher/Wolf Creek Ski Area and Scott Bradford

Santa emerges at Wolf Creek Ski Area on Christmas. Left: Oakley, dressed for the holiday, poses with his dogloo. Oakley and his dogloo have become a fixture at the bottom of the Elma lift over the years. Scott Bradford reports that, even with the current snow levels, Oakley has a two-story dogdominium.

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Opinion



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OUR VIEW

Happy new year

"We spend January 1st walking through our lives, room by room, drawing up a list of work to be done, cracks to be patched. Maybe this year ... we ought to walk through the rooms of our lives ... not looking for flaws, but for potential." —Ellen Goodman.

A new year is upon us.

While any day — or any moment — can be when change begins, there's clearly something about a new calendar and a new year that offers us a natural opportunity for reflection, change and hope.

We have several wishes and hopes for 2026, among them seeing our community prosper, celebrating milestones and focusing on the good.

We hope to see some snow to help the environment and our tourism industry.

We hope to see fewer emergency situations like fires and flooding.

We hope to see the U.S. 160 reconstruction project successfully wrapped up on time so we can enjoy the new streetscape and things can get back to normal for our

downtown businesses (and traffic). We look forward to celebrating completion of that project, as well as the completion of other ongoing construction projects, such as the library expansion.

We hope to see continued community discussion on how, when and if this community can and will continue to invest in itself when it comes to things like schools and health care.

We hope for transparent, effective governance so we can tackle issues that have arisen and will continue to arise.

We hope this community will continue to give generously.

2026 is also Colorado's 150th anniversary and the nation's 250th, meaning there should be a lot of great activities to check out here and elsewhere to learn more about our state and nation and celebrate those milestones.

We also hope there will be a resurgence of people looking for and focusing on the good and the positive.

Thanks to doomscrolling and social

media, among other issues, it's become too easy for people to focus on the negative. It's become too easy and common for people to say something for the sole purpose of riling someone else up, or saying something to insult and demean. It's become too common to lead with politics to decide if one person should even speak to another.

It's important on so many levels that we continue to look for the good, find joy, let a little more positivity in and be kind to others to balance the harsher realities this world is facing.

We know we'll continue working on being on social media less, spending more time with family and friends, digging into our stack of books to be read and heading into the great outdoors more — and we encourage you to do join us in spending time with loved ones, focusing on hobbies that bring you joy and enjoying our fresh mountain air.

Happy new year. Let's make it a good one.

Randi Pierce

LOOKING BACK



From the Jan. 8, 1987, Pagosa SUN — **IDEAL CONDITIONS —** Skiers from across the southwest enjoyed excellent snow conditions at Wolf Creek Ski Area over the Christmas Holidays. The area sold 24,211 lift tickets between Dec. 21 and Jan. 3.

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LEGACIES

By Shari Pierce

100 years ago

Taken from SUN files of
January 1, 2026

The status of the Hicks-Bartlett tragedy of last week, when Mrs. Wm. Bartlett was shot and killed at Houser's mill by a rifle in the hands of Miss Minnie Hicks, young school teacher of the sawmill camp. The unfortunate death being pronounced accidental by a coroner's jury, remains practically unchanged at this writing.

District Attorney W. Bruce Jacobson is continuing his investigation of the affair, but has not reached a decision as to whether or not he will file a direct information in the district court, charging Miss Hicks with murder. It is understood that Wm. Bartlett, husband of the deceased woman, and her parents, Mr. and Mrs. James N. Taylor, prefer to let the matter rest.

A touching incident of the tragic ending of an otherwise joyful Christmas program and dance took place last Saturday, when Miss Hicks and her father, W.D. Hicks of Antonito, were summoned to the Taylor home for mutual expressions of sorrow and sympathy, with assurances that no ill feeling or animosity was maintained by either family.

75 years ago

Taken from SUN files of
January 5, 1951

Stepping up farm production as a part of the overall defense effort is going to test the ability of the country's acres to produce, says Milton Seibel, Chairman of the Archuleta County PMA committee. The first problem will be to produce enough of what is needed without too much of some commodities and not enough of others. Then there's the problem of producing what is needed without diminishing the productivity of the land.

According to the chairman, the acres which will able to meet this challenge are the acres which have been kept strong and productive by conservation farming.

The "acres that can take it" in the production job are the ones that have been protected against erosion. The top soil is still in place. The subsoil is not coming through. They are the acres with reserves of fertility in the soil. They are the acres where the organic matter has not all been worked out of the soil.

Keeping the land fit for production is just as important — actually more important — as keeping the manufacturing plants and transportation facilities in condition.

"Without the production from the farm, there wouldn't be the food for the workers and many of the raw materials for the production plants," said Mr. Seibel.

50 years ago

Taken from SUN files of
January 1, 1976

A new record for skier attendance was set at Wolf Creek Ski Area last Saturday, according to Bud Brown, manager. He said that a total of 1137 skiers enjoyed the fine snow at the area on that day.

At the same time Purgatory was also setting a new record with 4033 skiers. All Colorado ski areas are reporting a good business, but the biggest increases are in Southwestern Colorado. Local motels, service stations, and restaurants all report that business from skiers is very noticeable this year.

Total number of skiers at Wolf Creek since opening on Thanksgiving Day through last Sunday is 9,138. A large number of these have been staying in the Pagosa Springs area.

Rental skis have been scarce on the very busy days. Brown said that Wolf Creek Ski Area received 125 additional sets on Sunday and that this has helped the situation at the area somewhat.

25 years ago

Taken from SUN files of
January 4, 2001

Pagosa Springs trustees approved an ordinance Tuesday establishing and zoning the downtown Hot Springs Boulevard District and establishing design guidelines and a review process for development and construction within the district.

The Hot Springs Boulevard District includes properties along both sides of Hot Springs Boulevard, from Hermosa Street south to the intersection with Apache Street.

The stated purpose of the district and its zoning is to create a "Hot Springs Boulevard Neighborhood," that will "expand the town center to include new opportunities for commercial and residential development, anchored by a government of the neighborhood "will strengthen the vitality of downtown Pagosa Springs as a place to live, work, and shop by allowing a variety of land uses to be developed in a manner harmonious with the traditional small-urban atmosphere of the town center."

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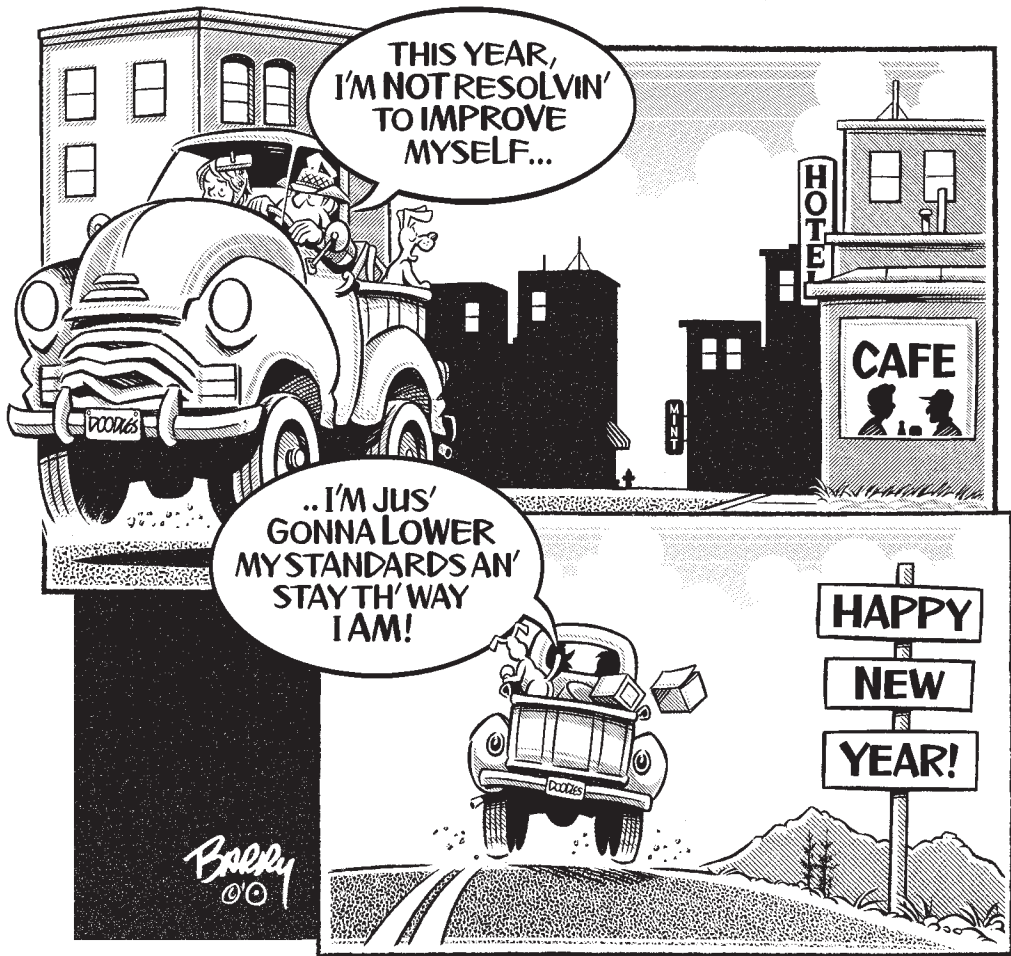


Weather data

Date	High	Low	Precipitation	Moisture	Type	Depth
12/23	58	23	0.00	NA	NA	NA
12/24	55	29	0.00	NA	NA	NA
12/25	47	33	0.00	NA	NA	NA
12/26	48	30	0.00	NA	NA	NA
12/27	43	31	0.00	NA	NA	NA
12/28	40	19	0.00	NA	NA	NA
12/29	45	12	0.00	NA	NA	NA

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Letters

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

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

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

Government and charity

Dear Editor:

Dave Butcher, in case you missed it. Colorado Gives Day collected 56.5 million this year as opposed to 54.6 million last year. This information is on page 5 of the Pagosa Sun Preview dated 12/18/2025. Charitable giving will be even better in 2026. The farmers will have markets for their products, no matter who pays.

SNAP benefits did not go to the needy in Minnesota. One billion or more went to the fraudsters. Governor Tim Walz was even warned by his own employees about this fraud, and he ignored it. Now even ninety-eight mayors are after him to cure the problem. Makes you wonder how much went into his pocket. Fraud in SNAP, Medicare, and Medicaid have been discovered in other states as well. Minnesota may be just the tip of the iceberg. When you take into account the government overhead, Fraud, and recipients feeling they are owed this money instead of being thankful, limiting government involvement makes perfect sense.

According to the USDA, as of May 2025, 12.3 % (41.7 million) were receiving food stamps. In 2001, 6.1 % (17.3 million) received them. The percentage of Americans on food stamps has doubled. USDA has reported more than 45.75 billion in improper payments occurred between 2003 and 2022. This is failure, and the system needs to be fixed. There is more than one way to get from point A to point B, and it's time we explored a different route.

John Meyer

Free speech

Dear Editor:

Our neighbors, country, and earth are important to me. Of course, I'm not alone; we're all in this together.

Some of us exercise our democratic right to vote, but we all live with the consequences, whether we agree with them or not. So Donald J. Trump is my president and yours, too.

We also have the Constitutional right to speak our opinions freely. That's the power and responsibility "we the people" have, here in these unique United States.

So, I'm extremely disgusted with D.J.T. asserting himself as a dictator. Meanwhile, his MAGA Republican Congress, elected to serve "we the people," has forsaken their duties and given their power over to The Dear Leader. The mess is repulsive!

Donald was elected on his campaign promises to "on day one" reduce our living expenses, like our food and housing costs. Instead, he has com-

pletely ignored that and made life harder for "we the people" with his unlawful tariffs.

He gave his "oath of honor" to uphold the Constitution. Instead, he makes colossal, dictatorial decisions, without even consulting Congress and with disdain for the Courts and established U.S.laws. The Executive (presidency), the Congress (elected Representatives and Senators), and the Judicial (courts and judges) are seen as challenges that he and his co-conspirators relish disobeying. He loathes rules and laws, which he has done all his super-wealthy life. Instead, he uses the law to whip and lash others; citizens, legal immigrants, and people who are mostly good people trying to live peaceful, productive lives with family and friends they dearly love.

He promised, bragged, how he would release the Jeffrey Epstein files on day one! Until he realized that it was a threat to himself. Then he, and the Justice Dept, did an about face to ignore the Sex Trafficked Victims and protect Donnie, instead. Law and justice be damned! What horrid truth is he hiding? All while he hurts the USA, and continues endless wars.

Without legal and historical accountability, he ripped down the East Wing of the White House so he could build a huge, gaudy ballroom. He turned the Oval Office into gold-plated gaudiness, too. All at great expense.

Meanwhile, he gives huge tax breaks to the wealthiest, then increases our taxes and takes away our health systems and our local and rural hospitals. Trump and Musk used DOGE to dismantle the agencies that have protected Americans and our International Alliances for decades, even centuries.

The "Big Beautiful Bill" is nothing but an ugly scam against good Americans. That's just a fraction of Trump's cruel march to dictatorship. His mode of operation is: If at first you don't succeed, lie, lie, again. And keep lying until people believe the lies.

Trump's vocabulary is so minimal that he only regurgitates worn phrases like "hoax" constantly. 'Russia hoax, 'Epstein hoax, 'Democrat hoax, etc., just sickening!

There's my free speech to go along with our marches for a better America.

Mitch Nielsen

LPEA election

Dear Editor:

Once again Nicole Pitcher demonstrates how unsuitable she is as an LPEA board member and board president.

The LPEA board, under her leadership, has hit new lows in terms of both transparency and hypocrisy. She took over as president a board that had set a very low bar for member engagement and managed to crawl under it. As president of the board, she has treated any criticism of the actions of the LPEA board and senior leadership as a personal attack. She has said that criticism of the boards failure to follow its own bylaws, policies, and is libelous.

What she hasn't done is address specific issues raised by members.

In the December meeting, immediately before the public comment period, there was a board teaching moment. A board member presented the concepts of listening, that conflict

was good, conflict reduced apathy, and the board should welcome critical examination in order to learn and evolve their thinking. Ms. Pitcher pronounced the lesson as excellent, and the foundation for a productive meeting. This was immediately followed by Ms. Pitcher interrupting my public statement to threaten to terminate my statement as a personal attack. Later she did cut off another member and had them muted, not allowing their public statement. I recommend people view the first 30 minutes of the November meeting and critically examine Ms. Pitcher conduct. Is it the conduct of a leader?

The hypocrisy is in clear view.

It's not new. Our board majority has suppressed contrary opinion for years through a variety of means. Threats, intimidation, and slanderous personal attacks among them. Under Ms. Pitcher's leadership, board member Brad Blake has brought up the issue of bullying and intimidation at the board level. It's not apparent that his has been addressed. While ignoring ethics policy, Ms. Pitcher has emphasized policy that suppressed minority viewpoints.

Ms. Pitcher is up for re-election this coming spring. I'm hoping a thoughtful, openminded candidate will challenge her.

John Purser
Durango, Colo.

Open letter to Hurd

Dear Editor:

Dear Mr. Hurd: (Normally in addressing a member of the House of Representatives, one should use the title "Honorable", but your actions and voting record vs. promises as a candidate indicate that the term "Honorable" is not appropriate.) What is happening in the U.S. today under the Trump Administration and the Republican Party is no longer about politics, Democrats vs Republican, liberal vs conservative, left vs right. It has become right vs wrong, moral vs immoral and you are on the wrong side of it. Your near-perfect alignment with the party majority (around 98.9%) means you voted with Republicans (and by extension, Trump's platform) on key issues. Your voting alignment with the Trump administration tells your constituents you support his agenda and policies.

That means that you support the rounding up of innocent immigrants and sometimes American citizens by the "American Gestapo" (ICE) and transporting them to gulags in other

■ See Letters A4

U.S. 160 reconstruction information

Week of Jan. 1-5

Work activity

- The U.S. 160 project team will return to the project Jan. 5.
- With favorable weather, a smaller team of workers will continue performing utility upgrades during the winter "slowdown," as the project will not be fully shutting down over the winter.
- The full WW Clyde/Colorado Department of Transportation (CDOT) team will resume season two of full construction in early March 2026, weather permitting.

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

Information provided by Colorado Department of Transportation

Local reporting that matters.

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.

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APRIL 7, 2026

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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.



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Frank Porter

Frank was born in Coronado, Calif., on May 2, 1944. He moved regularly through his school years and, after high school, he enlisted in the Air Force.

After his first term of service in Germany, he married his wife of 56 years, Connie. The last 15 years of military service they lived in Massachusetts, Louisiana, Maine and Australia. During those years they had three children. Shortly after retirement from the military, they adopted a son.

Frank then retired from the Air Force and he and Connie were called



into the ministry. He worked for 41 years with Child Evangelism Fellowship. Every week, he showed Jesus' love to children and helped others teach children about God and His Word, the Bible. The impact he had can never be measured. Frank went to his eternal home with his Savior on Dec. 20, 2025.

Frank is survived by Connie L. Porter, wife of 56 years; children Beverly Goshern, Mary Porter, Stephen Porter, Timothy Porter; grandchildren Andrea Donaldson, Kayla Goshern Donaldson, Kamiah Goshern Yeager, Jamie Porter, Parker Porter, Raygan Porter, Christian Porter; multiple great-grandchildren; and lots of extended family members.

A memorial service will be held at the Pagosa Bible Church on Saturday, Jan. 3, 2026, at 2 p.m. In lieu of flowers, please send all donations to Southwest

Chapter of Child Evangelism Fellowship, www.coloradocef.org/donate. Designate the Southwest Chapter.

Susan Rollins

Susan Rollins died in December 2025 after a brief illness. She retired to Colorado in 2010, after a long career with Potomac Development Corporation in Washington, D.C.

Susan was born in Illinois into an Army family. Her childhood homes were in Camp Otsu, Japan; Fort Campbell, Ken.; Stuttgart, Germany; and, finally, Suitland, Md., where she attended junior high and



graduated from Potomac High School in 1972. She obtained a bachelor's degree in 1976 and a law degree in 1982 from the University of Arizona in Tucson.

Susan was predeceased by her loving husband, Woody; by her parents, Harry and Vivian; and by her brother Jim and sister Mary. She is survived by her brother Harry (Cheryl) and her sister Sandy (John). She also had several nieces and nephews, and numerous great nieces and nephews.

Susan left behind many grieving friends from her childhood, her career at Potomac Development, classmates from the University of Arizona law school, neighbors in Pagosa Springs and others. She also is survived by two pets she adored, her cat, Bam Bam, and her dog, Hillary.

A memorial service will be held in January 2026.

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Continued from A3

countries without due process. This is not politics; this is wrong and immoral!

It means that you support Trump's suppression of free speech by influential people who criticize or make fun of him. This is un-American, wrong and immoral!

You voted for the "Big Beautiful Bill" which transfers trillions of dollars from people in need to the wealthiest 1%, especially in cutting funding to the ACA and Medicare. You publicly said that you "cannot and will not support a final reconciliation bill that includes any reduction in Medicaid coverage for vulnerable populations." This is lying to the public and wrong and immoral!

Your support for the Trump administration means that you support his pardons for duly tried and convicted felons (Jan 6th rioters and wealthy industrial elites) some for pay to play (campaign contributions, inaugural and ballroom donations, etc.). This is wrong and immoral!

Because you have not spoken up against Trump's summary executions of "alleged" drug traffickers without due process, which amounts to war crimes, means that he has your support for these crimes. This is wrong and immoral! I could go on and on about the illegal and immoral policies of this administration that you support but I am limited to 500 words.

What happened to your sense of right and wrong? You claim to be Catholic. I was raised Catholic and I was taught the difference between right and wrong. I am sure you were taught it also. What happened to your sense of decency? Did it dissolve when you were sworn in as a Republican Congressman or are these the dues you must pay to have an R. after your name? You took an oath to support and defend the Constitution which gives Congress the duty to check the power of the executive from becoming a Tyrant. Failure to do so on your part is wrong and immoral. There is an election coming and most of your constituents are honorable Americans.

The greatness of the United States is

not in what it is, but in what it aspires to be as written in the Constitution.

Ernie O'Toole

Christmas spirit

Dear Editor:

True Christmas Spirit exists in Pagosa!! After a super busy holiday season I was making a last delivery Dec. 23rd, bringing holiday cheer in the form of Artisan chocolates to a family. Unfortunately Maps led me onto a snowy, icy road & I slid into the ditch. No cell signal, cold & dark in the middle of nowhere. Trudging thru the snow I went up a road & luckily got one bar of signal so I called the chocolate gift recipient & my boyfriend in a panic hoping someone would come & find me way out Mill Creek Rd., then trudged back to try to dig out the car. Mr Eric, his son in law & my guy arrived eventually & proceeded to spend a couple of cold hours trying to drag me out of that ditch, to no avail. I handed Mr Eric his smashed box of artisan chocolates which I had slipped & fell onto & we went home. Next morning a text from Mr. Eric said he felt really sorry for my mishap & offered to help pay for the tow. Christmas Miracle No. 1- I mean, who does that? A call to the tow company & with Tyson's quick, professional & kind service we headed to the snowbound car. Minutes later & Tyson & James had the car on the road. Christmas Miracle No. 2 - I went to get my purse & Tyson stopped & asked again if I was a local Yes, 27 yrs I said. He explained that he & his brother had purchased the tow company form their parents, & were continuing the tradition of not charging on Christmas. "Merry Christmas" he said, as I stood in awe, tears rolling down my face. Yes indeed there are GOOD & KIND people everywhere...and the Christmas Spirit is alive & well in Pagosa Springs!!! Thankyou again to all!

Michele White

New Year's Day

Dear Editor:

New Year's Day has arrived once again, that rare moment when the entire nation simultaneously agrees

that this will be the year everything finally gets sorted out. We stand unified — briefly — holding coffee mugs, squinting at the future, and promising ourselves radical self-improvement until at least January 3rd. The country, of course, remains in a state best described as "spirited discussion." The news assures us that democracy is either collapsing, being saved, or both at the same time, depending on which channel you accidentally left on. Social media continues its role as a large public room where everyone shouts, no one listens, and someone is always wrong before breakfast. And yet — here in Colorado — New Year's Day arrived (hopefully) calm, sunny, and cold. The sun may shine brightly, as if nothing at all were amiss, while the temperature politely reminded us not to get carried away. It may be the kind of morning where you can admire the blue sky while questioning your life choices for not wearing gloves. This seems appropriate. Colorado weather, like life, encourages optimism while demanding preparation. Yes, it's beautiful. No, you should not trust it. That combination may actually be our state motto, though

it appears nowhere on official signage.

Across town, neighbors emerged briefly to retrieve newspapers, assess driveway conditions, and silently agree that shoveling can wait. Hopefully, somewhere, a roof's heat strips remains unemployed, waiting patiently for their moment. Somewhere else, a treadmill sat unused, already sensing it had been lied to. New Year's resolutions are bold today. Diets are planned. Goals are set. Storage containers are labeled. And deep down, we all know that by February, survival and kindness will once again rise to the top of the priority list — right where they belong. Despite everything, there is something reassuring about a Colorado New Year's Day. The mountains still mind their own business. Hopefully, the Sun will be shining, and people, for at least one morning, pause long enough to believe that things might steady themselves after all. Hope, like winter sunshine, may not warm you completely — but it helps you see where you're going. Respectfully submitted by a Colorado resident who remains cautiously optimistic and properly layered.

Russ Widener

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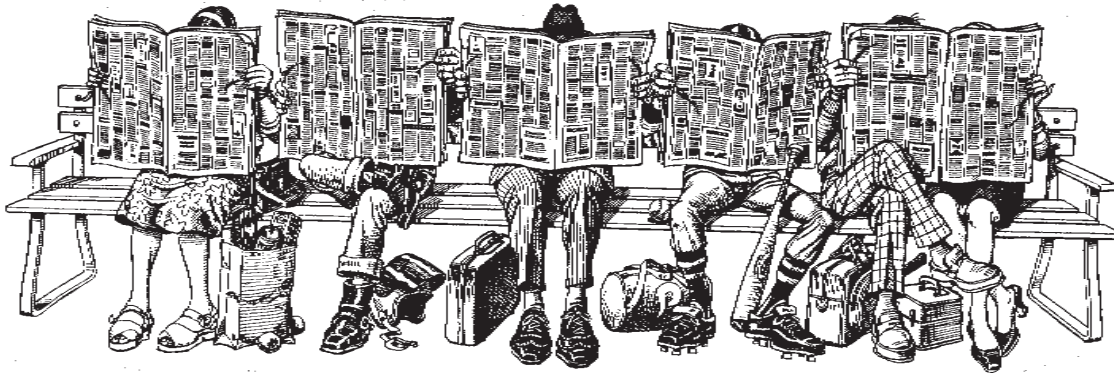
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Charter school board hears facilities committee update

By Clayton Chaney
Staff Writer

The Pagosa Peak Open School (PPOS) Board of Directors held a meeting on Dec. 17, 2025, at which treasurer Pamela Meade provided the rest of the board with an update from the school's facilities committee meeting held earlier that month on Dec. 2, 2025.

Meade began by stating, "We had a really, really good meeting."

She explained that a couple of things brought up in the facilities committee meetings over the past two months based on student and staff surveys included the want and need for more gym space, building out the middle school portion of the existing building, and security both inside and outside of the school building.

Meade indicated that 13 out of the school's 22 staff members responded to the survey, and responses indicated

that "people wanted a gym" along with "more learning opportunity spaces."

She also noted that people indicated they want the middle school portion to be built out, and for there to be more technology either in classrooms or in some sort of shared makers' space.

Meade mentioned that there are also concerns and questions about security at the school.

"Things like entrances, locks," she said, noting that a badge card key entrance system and more cameras could be installed.

Meade explained that third-through eighth-graders gave verbal responses to a survey, which indicated students want more outside play spaces.

"They feel very safe inside, but not so much outside," she added, explaining that students also feel crowded in the lunch room and want more quiet spaces.

Meade went on to explain that some of the safety upgrades could be built into the Archuleta School District's (ASD's) bond measure it is discussing for next fall.

Meade also spoke about what PPOS could do with the reserves it has on hand currently, noting that some smaller projects may be possible over the summer and into the next school year.

She explained that the facilities committee also discussed options for the warehouse space in the building.

"The biggest issues with the warehouse ... No. 1 is the air quality," she said, explaining that the space would need to be reclassified and that some ceiling work is also needed. "So, that's kind of a big expense."

Meade noted that a significant plumbing project would also be needed to have an additional four to eight toilets installed in the area.

"Doing a whole plumbing project

like that is kind of a big ask," she said.

Meade explained that the facilities committee had started to divide its goals into two categories: building safety and security, and plans for the warehouse space.

"We got monies that are sitting there that we can use, and building out the middle school is a really good way of doing that because our goal is smaller class sizes, but more kids. To do that, we need to fix the space," Meade said.

Board member Bill Hudson commented that the school should not count on ASD's bond measure being approved.

"I would give it a 50-50 chance," he said.

Meade mentioned that other various grants can also be pursued and that the school will know more about its priorities as the process moves along, "but planning for growth needs to be the priority."

clayton@pagosasun.com

The Blotter

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

Archuleta County Sheriff's Office

Dec. 8 — Weapon-prohibited use-drunk with gun, reckless endangerment, driving under the influence of alcohol, North Pagosa Boulevard.

Dec. 8 — Information only, Coyote Park Road.

Dec. 9 — Information only, West U.S. 160.

Dec. 10 — Agency assist, South Pagosa Boulevard/West U.S. 160.

Dec. 10 — Warrant arrest, Colo. 151/Navajo Trail Drive.

Dec. 11 — Lost/found property, Walnut Place.

Dec. 11 — Lost/found property, Cloman Boulevard.

Dec. 13 — Domestic violence, violation of protection order-criminal, harassment-strikes/shoves/kicks, driving under the influence of alcohol, Berryhill Drive.

Dec. 15 — Burning without a permit, Hurt Lane.

Dec. 15 — Warrant arrest, Aspen Village Drive.

Dec. 15 — Death investigation, Fireside Street.

Dec. 17 — Burning without a permit, Eaklor Court.

Dec. 17 — Theft M, information only, Rainbow Drive.

Dec. 17 — Dog at large, information only, Colo. 151.

Dec. 17 — Information only, Eagle's Loft Circle.

Dec. 18 — Speeding 25-39 over limit, Colo. 151.

Dec. 19 — Violation of protection order-criminal, failed to display valid registration, alcohol-open container/drink in vehicle, Talisman Drive.

Dec. 19 — Forgery of a public record, second-degree forgery, criminal impersonation-felony, identity theft-use information to obtain thing of value, identity theft-intent, East U.S. 160.

Dec. 19 — Death investigation, Circle Drive.

Dec. 19 — Warrant arrest, Park Avenue.

Dec. 19 — Information only, Park Avenue.

Dec. 20 — Death investigation, information only, Cactus Drive.

Dec. 20 — Agency assist, Hot Springs Boulevard, Pagosa Street.

Dec. 21 — Warrant arrest, warrant arrest, U.S. 160.

Dec. 21 — Violation of protection order-criminal, Woodward Drive.

Dec. 21 — Warrant arrest, Woodward Drive.

Pagosa Springs Police Department

Dec. 8 — Threats, South 9th Street.

Dec. 9 — Agency assist, South 7th Street.

Dec. 9 — Vehicle accident no injuries, Country Center Drive.

Dec. 10 — Driving after revocation prohibited (HTO), following too closely, Aspen Village Drive.

Dec. 10 — Theft, Majestic Drive.

Dec. 11 — Information only, East U.S. 160.

Dec. 12 — Agency assist, U.S. 84.

Dec. 12 — Harassment, Aspen Village Drive.

Dec. 13 — Information only, Hot Springs Boulevard.

Dec. 14 — Assault, Aspen Village Drive.

Pagosa Springs Municipal Court: Judge Anthony D. Edwards

Dec. 8 — Gilbert Noriega, following too closely, four points off, fine, surcharge and costs — \$146.

Dec. 8 — Connie Bruns, following too closely, four points off, fine, surcharge and costs — \$146.

Dec. 8 — Cody Delgarito, unsafe backing, two points off, fine, sur-

charge and costs — \$72.

Dec. 8 — Jacob Blandford, following too closely, four points off, fine, surcharge and costs — \$146.

Dec. 9 — Eduardo Nieto, animal at large (two counts), fine and costs — \$235.

Dec. 9 — Ivan Smith, obstructing a peace officer, fine and costs — \$135.

Dec. 9 — Gabriel Moreno-Quezada, careless driving caused bodily injury, four points off, fine and costs — \$335.

Archuleta County Court: Judge Anthony D. Edwards

Dec. 3 — Justin H. Litwin, failure to display proof of insurance, fines and costs — \$519.50.

Dec. 11 — Brenty Ryan Bailey, driving under the influence-with prior, 440 days jail, 365 days suspended imposition, 48 hours community service, two years probation, fines and costs — \$842.50.

Dec. 11 — Sean Thomas Leder, driving while ability impaired, 36 days jail suspended imposition, 24 hours community service, 10 days electronic surveillance, one year probation, fines and costs — \$1,303.50.

Dec. 11 — Pablo de Jesus Ochoa III, theft-\$1,000 to \$2,000, 18 months probation, fines and costs — \$1,158.50.

Dec. 11 — Pablo Ochoa III, unauthorized use of a motor vehicle, 18 months probation, fines and costs — \$1,158.50.

Dec. 11 — Rafael Luis Collazo, driving under the influence-with prior, 52 days jail, fines and costs — \$740.50.

Dec. 12 — Andrew Madison Davis, burning prohibited item, fines and costs — \$384.

Dec. 12 — Jacob Javier Pompeo, littering-first offense, fines and costs — \$138.50.

Dec. 12 — Debra M. Dobbs, speeding 5-9 over, fines and costs — \$160.

Dec. 12 — John Horner, off-highway vehicle operated on street, fines and costs — \$33.50.

Dec. 12 — David Madrid, speeding 10-19 over, fines and costs — \$225.

Dec. 12 — Philip E. Montandon, registration-unregistered vehicle, fines and costs — \$126.50.

Dec. 12 — Ryan J. Smith, speeding 10-19 over limit, driving under restraint, fines and costs — \$349.50.

Dec. 12 — Haley Ainsworth, speeding 1-4 over, fines and costs — \$85.

Dec. 12 — Jennifer Rose Sharp-Brown, speeding 5-9 over, fines and costs — \$125.

Dec. 12 — Matthew Harris Moore, speeding 5-9 over, fines and costs — \$125.

Dec. 17 — Xang D. Hill, speeding

20-24 over limit, fines and costs — \$291.50.

Dec. 17 — Steven M. Gallegos, speeding 10-19 over limit, fines and costs — \$210.50.

Dec. 17 — Jeremy T. Jones, driver's license-driving without, fines and costs — \$117.50.

Dec. 17 — Elroy C. Benally, speeding 10-19 over limit, fines and costs — \$233.50.

Dec. 17 — Carol Anne Theiss, harassment-strike/shove/kick, three years probation, fines and costs — \$2,092.50.

Dec. 17 — Jubal W. Sunrise, speeding 25-39 over limit, fines and costs — \$276.50.

Dec. 17 — Timothy Gatske, speeding 25-39 over limit, moving violation in construction zone sentence enhancer, fines and costs — \$482.50.

Dec. 17 — Gerardo Gardea, speeding 10-19 over, fines and costs — \$225.

Dec. 18 — Xander Mark Kirsop, assault 3-know/reckless cause injury, three years probation, fines and costs — \$2,064.50.

Dec. 18 — Xander Mark Kirsop, violation P/O-criminal, three years probation, fines and costs — \$2,064.50.

Dec. 18 — Carlos Reymundo Padilla, speeding 1-4 over, fines and costs — \$85.

Dec. 18 — Daniel James Roeder, controlled substance-possession Schedule I/II/III/IV/V, nine months probation, fines and costs — \$1,641.50.

Dec. 19 — Jose G. Macdonado-Perez, speeding 10-19 over limit, fines and costs — \$233.50.

Dec. 19 — Khatshukov Khassen, speeding 5-9 over, fines and costs — \$160.

Dec. 19 — James Lee Johnson, driving under restraint, registration-unregistered vehicle, fines and costs — \$277.50.

Dec. 19 — Jonathan Hayden Howard, license plates-expired, fines and costs — \$155.50.

Dec. 19 — Olivia E. Denny, registration-unregistered vehicle, fines and costs — \$161.50.

Dec. 19 — Weston V. Dawkins, speeding 10-19 over, fines and costs — \$225.

Dec. 19 — Lance P. Collins, off highway vehicle operated on roadway, fines and costs — \$116.

Dec. 19 — Susan Ruth Beaird, registration-unregistered vehicle, fines and costs — \$161.50.

Dec. 19 — Travis Quinn Barry, speeding 10-19 over, fines and costs — \$225.

Dec. 19 — Octavio Arroyo-Hernandez, driver's license-driving without, license plates-expired, fines and costs — \$201.50.

Dec. 19 — Warren Gutierrez, speeding 1-4 over, fines and costs — \$85.

Dec. 19 — Scotty Lee Welker, speeding 10-19 over, fines and costs — \$225.

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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
\$875,000

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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Expired resolution prompts update for RV living permits in county

By Clayton Chaney
Staff Writer

On Dec. 18, 2025, the Archuleta County Planning Commission had a discussion on a future land use regulation (LUR) change proposal.

Planning Manager Melissa Ryan explained that “we are going to be bringing something in January for proposed changes to land use regulations.”

Ryan mentioned that the Planning Department has had some requests in regard to temporary use permits for living in recreational vehicles (RVs) within the county.

“Right now, those are all issued under an expired resolution, where we’re allowing people to live temporarily on a rolling six-month basis in RVs,” she said, adding that it was never added to the LUR.

Ryan mentioned that it had been “continually updated in a resolution,” but that resolution expired some time ago and was never renewed.

“So, we need to do something about this,” she said, explaining that “we want to add this to our land use regulations” to allow for people to receive a temporary permit on the six-month rolling basis to continually be able to reside in an RV “as long as they need to.”

Ryan also stated that this has “obviously prevented some homelessness that we would otherwise be experiencing in our community.”

She went on to explain that the Planning Department also wants to add some language into the regulation for people who have proper septic and electrical systems in place for their RVs to provide a “less-invasive

option” where, instead of checking and renewing a permit every six months, the county would only inspect and renew that kind of permit every five years.

Ryan indicated that a public notice would be published prior to bringing any official change in the language to the planning commission.

“We have been struggling a lot with our land use regulations,” Ryan said, explaining that some of the language can be rather confusing.

Historically, the department has leaned on the knowledge within the Planning Department on how to interpret all of the regulations, Ryan said, adding, “and we’ve lost all of that.”

“So, we’re starting from zero in starting to interpret our land use regulations and realizing some of it’s really confusing.”

Ryan explained that most of the changes are going to be asking for updates to the LUR to “make it simpler” and “easier to understand.”

She noted the changes are going to be intended to help the county comply and help make it easier for residents to understand the regulations and also comply with them.

“There are contradictions in there,” she stated, noting there are more than 10 different definitions for “housing.”

“There’s just a lot of stuff that we are having trouble with,” she added.

Ryan explained that a lot of changes will likely be requested after the community plan is updated.

She provided an example of parking being a requirement for a newly approved electrical substation, de-

scribing the requirement as being “a little much” in that it did not make sense to apply that requirement to that type of development.

County Manager Longinos Gonzalez explained that once the community plan is updated, the county will likely be looking at a “larger review of the land use code, whatever that might entail” with guidance from the Board of County Commissioners (BoCC).

“But, we saw some shortfalls that need to be addressed now,” he added, explaining the resolution that authorizes temporary use permits for living in RVs has expired and needs to be dealt with now, indicating that proposed change will be brought back in January.

“This will make things, I think, more efficient in the long-term,” he said, noting there is a cost to the county in having to go inspect a property every six months.

Open seat

The BoCC is seeking a volunteer to serve on the county’s planning commission.

According to the county’s website, the position is for a three-year term.

“Citizens interested in planning issues and how planning affects the community are encouraged to apply,” the website states.

Letters of interest and background information can be sent to the county commissioners’ office at P.O. Box 1507, Pagosa Springs, CO 81147. Applications can also be faxed to (970) 264-8306 or emailed to adminp@archuletacounty.gov.

clayton@pagosasun.com

Record

■ Continued from front Forecast

Another chance of precipitation is likely this week, with the National Weather Service (NWS) forecasting chances of rain and snow showers in Pagosa Springs starting Wednesday, Dec. 31, 2025, through Friday, Jan. 2.

The high for Wednesday, Dec. 31, 2025, is forecast at 54 degrees with mostly sunny skies. There is a 20 to 60 percent chance of precipitation in the evening with the low forecast to be 24 degrees. Little to no snow accumulation is expected.

On New Year’s Day, Thursday, Jan. 1, snow showers are likely before 8 a.m., then turning to rain showers with a high of 46 degrees. There is a 70 percent chance of precipitation during the day, falling to a 60 percent chance of rain showers in the evening and a low of 29 degrees. Snow showers are likely after 11 p.m.

For Friday, Jan. 2, the high is forecast at 48 degrees with 50 percent chance of precipitation. The low is forecast to be 24 degrees with mostly cloudy skies at night.

Storms will have moved out of the area by Saturday morning, Jan. 3, with a high of 51 degrees expected and partly sunny skies. The low is forecast to be 22 degrees with partly cloudy

skies at night.

For Sunday, Jan. 4, the high is forecast at 50 degrees with sunny skies. The low is forecast to be 19 degrees with partly cloudy skies at night.

The NWS is forecasting slightly colder temperatures and more snow accumulation along Wolf Creek Pass for the same time period.

The high for Wednesday, Dec. 31, 2025, along the pass is forecast at 38 degrees with sunny skies and a 20 percent chance of snow showers, mainly after 11 p.m., with a low around 25 degrees.

Snow is expected to continue falling on New Year’s Day, with a 70 percent chance of snow showers, a high of 29 degrees and less than an inch of new snow accumulation. Snow showers are expected into the evening, with a low around 25 degrees and less than an inch of new snow accumulation.

For Friday, Jan. 2, snow showers are likely, with a 60 percent chance of precipitation mainly before 11 a.m., and a high of 30 degrees. The low is forecast to be 21 degrees with mostly cloudy skies at night.

On Saturday, Jan. 3, the high is forecast to be 32 degrees with a 20 percent chance of snow showers after 11 a.m. The low is forecast to be 21 degrees with partly cloudy skies at night.

Housing

■ Continued from front

feet for \$950 per month. Sams also noted that SolidGround has received a predevelopment grant, and is seeking additional grants and conventional funding “to do back purchase, so they are seeking a letter of support for that.”

He explained that all 98 units at the complex would become deed restricted, “adding 74 affordable units to our community.”

“So that’s a big win for us,” he said.

Sams explained in an email to The SUN that the additional units will count toward the community’s Prop-

osition 123 (Prop 123) commitment.

Sams also explained that the baseline number for the county and the Town of Pagosa Springs used to opt into Prop 123 needed to be achieved within three years with no per-year requirement. The town was required to commit 19 units, while the county was required to commit 44 units, Sams noted.

The letter of support also states, “This aligns directly with the county’s goals of reducing displacement, retaining workers, and supporting community stability.”

According to the Colorado Office

of Economic Development and International Trade (OEDIT), “Prop 123 created the State Affordable Housing Fund, dedicating 40% of funds to the Affordable Housing Support Fund administered by the Department of Local Affairs (DOLA) and 60% to the Affordable Housing Financing Fund overseen by the Colorado [OEDIT] to fund housing programs.”



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Designation

■ Continued from front

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About Chimney Rock

Chimney Rock National Monument encompasses about 4,726 acres of federal land and has many characteristics that attract visitors worldwide.

It is rich in history and highly valued by Indigenous and First Nation people for its cultural significance.

One of the largest Pueblo II (A.D. 900-1150) communities in southwestern Colorado, considered a Chacoan cultural outlier, is at the

monument. The Chaco phenomenon was a complex system of dispersed communities bound by economic, political and religious interdependence centered in Chaco Canyon, N.M.

More than 150 documented archaeological resources grouped into eight clusters around Chimney Rock date to the Pueblo II period, including pit houses, great kivas and great houses. The monument is also home to diverse flora and fauna.

It was designated a national monument Sept. 21, 2012, by President Barack Obama, making it the seventh national monument managed by the USDA Forest Service.

About the International DarkSky Places Program

Founded in 2001, the International DarkSky Places Program is a nonregulatory and voluntary program encouraging communities, parks and protected areas worldwide to preserve and protect dark sites through effective lighting policies, environmentally responsible outdoor lighting and public education.

When used indiscriminately, artificial light can disrupt ecosystems, impact human health, waste money and energy, and block our view and connection to the universe.

Chimney Rock National Monument now joins more than 220 places that have demonstrated robust community support for dark sky advocacy and strive to protect the night from light pollution.

Learn more by visiting darksky.org/what-we-do/international-dark-sky-places/.

About DarkSky International

The mission of DarkSky is to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting. Learn more at darksky.org

CDOT

■ Continued from front

been shown to the WW Clyde and CDOT teams on the ground does not go unnoticed. We've enjoyed deliveries of doughnuts, lunches and special offers at many of the establishments throughout the community, and truly appreciate the kind gestures."

"The town thanks WW Clyde, CDOT, Archuleta County, local businesses, organizations, residents and the Main Street's Cone Zone Committee for their efforts to help soften the impact of this project on downtown businesses and residents. We appreciate everyone's patience and encourage locals and visitors to spend some time dining and shopping downtown. By supporting our locally owned and operated downtown merchants, you will help them make payroll, donate to local charities and remain active in our local economy," said Mayor Shari Pierce.

The following information is a snapshot of all the work completed by the CDOT project in collaboration with the Town of Pagosa Springs.

2025 project progress

Season one of construction included the following utility enhancements through a collaborative partnership with CDOT, the Town of Pagosa Springs and several utility partners:

- Upgraded and rebuilt water and sewer service lines from 1st Street to the Lewis alley.
- New waterlines to eliminate decades old, asbestos-lined pipes.
- Replaced fire hydrants with newer models.
- More than 16,000 feet of electrical conduit for upgraded streetlights and future technology services conduit needs.
- Geothermal lines replaced.
- Mapped all utilities from the 1st Street to the Lewis alley.
- Black Hills Energy (BHE): Advanced location of lines and relocation of facilities has been completed. Continued coordination between contractor and BHE for removal of retired lines. No further relocation work by BHE is anticipated.
- Lumen Communications: Installation of conduit crossing U.S. 160 at 5th Street.

Veteran-created movie to be screened Jan. 13

By Shawna Snarr
Vets4Vets

Vets4Vets invites the community to attend a showing of a veteran-created movie, "Warfare," at 1 p.m. on Jan. 13 at the Liberty Theatre.

In "Warfare," a platoon of Navy SEALs embarks on a dangerous mission in Ramadi, Iraq, with chaos and brotherhood of war retold through their memories of the event.

There will be free entry for all veterans, with tickets \$10 for the public. The doors will open at noon.

- Pagosa Area Water and Sanitation District (PAWSD): Replacement and installation of new water lines throughout the corridor.
- La Plata Electric Association: Retirement of overhead service line, installation of conduit for underground service lines.

Town 2025 end-of-year construction highlights

As work continues along US 160 and downtown, the town completed several important improvements this year that support safety, accessibility, infrastructure resilience, and downtown beautification.

Improved lighting and streetscape enhancements

- New streetlights were installed along the north side of U.S. 160 from 1st Street into the 400 block.
- The 400-block sidewalk received upgrades including new red-dyed concrete to help clearly distinguish the accessible walking zone (gray) from the streetscape "furniture zone" (red), where benches, street trees, trash/recycling cans, and lighting will be placed.
- Irrigation conduit was installed to support future street trees and hanging flower baskets along both the middle school frontage and the 400 block.

Downtown greening and beautification

- New street trees were planted along the middle school sidewalk this fall.
- Additional tree boxes are now installed in the 400 block, with planting planned for spring 2026.

Middle school frontage upgrades

- The entire middle school sidewalk was replaced to improve accessibility, appearance and drainage.
- A new Mountain Express Transit shelter is now in place.
- In 2026, the town will also add benches, a bike repair station and new trash/recycling containers along this corridor.

Major underground utility improvements

- Thirty private sewer laterals were repaired or replaced between 1st and 7th streets, significantly improving reliability for adjacent homes and businesses.
- Three sections of sanitary sewer mainline were repaired, including a full 120-foot replacement between 6th and 7th Streets.

- The town completed replacement of the geothermal district heating supply and return lines, running from the heat-exchange building under U.S. 160 to the Lewis alley.
- PAWSD upgraded key water line infrastructure at both 2nd Street and 4th Street to modernize the system.

Improved fire protection

- New fire water lines and fire hydrants were installed in the 400 block to improve fire response and protection.

Stormwater and drainage improvements

- A new storm drain culvert was installed along the west side of North 2nd Street, connecting to CDOT's upgraded drainage under U.S. 160.
- Related curb, gutter and sidewalk replacement were completed as part of this update.

Additional public parking options

Four improved temporary parking areas are now available at: The Springs Resort, the Ruby M. Sisson Memorial Library, the southeast corner of 5th Street and U.S. 160, and the River Center. These lots help support businesses and visitors during construction.

What's coming in 2026

In addition to CDOT's continued U.S. 160 reconstruction, the town will be advancing several key main street and connecting street improvements in 2026. These updates focus on pedestrian access, lighting, drainage and utility reliability.

CDOT road construction

- Road work will continue into season two and will include physical roadway upgrades, removal of current asphalt surface and pouring of concrete resurfacing.
- Enhanced road surface: replacing asphalt with concrete for longevity — less susceptible to wear and tear under heavy traffic volumes; less prone to weather damage.
- Prolonging the road lifespan to require less frequent maintenance. Concrete requires less maintenance.
- Increase motorist safety with textured, skid-resistance surface not prone to black ice and brighter at night.

Harman Park Drive intersection construction

This project includes an additional work site at the west of town at the intersection of U.S. 160 and Harman

Park Drive/Piedra Road.

Enhancements to the intersection include:

- Removal of existing islands.
- Replacement with expanded islands to include ADA ramps.
- Installation of new sidewalks north and south of the intersection.
- Signal enhancements to include pedestrian count-down lights and push buttons.

Town improvements

Town of Pagosa Springs continued improvements will include the following.

Continued sidewalk and streetscape upgrades

- The town will finish the full replacement of the 400-block sidewalk, completing the streetscape started in 2025.
- New streetlights will be installed from the mid-400 block through 8th Street, extending the improved lighting corridor downtown.

Drainage system improvements

- The South 2nd Street stormwater culvert will be replaced and tied into CDOT's upgraded drainage system under U.S. 160.
- Additional drainage enhancements will be completed as part of the South 2nd Street and South 5th Street reconstruction projects.

Street reconstruction and better pedestrian connections

- South 2nd Street will be reconstructed from U.S. 160 to Hermosa Street, including new pavement, improved drainage, and a new sidewalk connection between main street and the Hermosa pedestrian trail.
- South 5th Street will be reconstructed from U.S. 160 to Centennial Park, featuring new pavement, improved drainage, sidewalk connectivity to the Riverwalk and a sanitary sewer manhole replacement.

Work on key access points to U.S. 160

- South 7th Street will receive a new concrete apron between the alley and U.S. 160.
- South 8th Street will have its concrete apron replaced to improve durability and access.

Ongoing water infrastructure upgrades

- PAWSD will continue significant water line improvements at the Lewis Street intersection, further modernizing the system and increasing service reliability.

The Archuleta County Board of County Commissioners seeks a volunteer to serve on the County's Planning Commission.



The vacancy is for a three (3) year term. Citizens interested in planning issues and how planning affects the community are encouraged to apply.

How to Apply

Please send letters of interest and background information to the County Commissioners Office, Attn: Planning Commission, P.O. Box 1507, Pagosa Springs, CO 81147. Your application may also be faxed to 264-8306 or emailed to adminp@archuletacounty.gov. For more information, please see our website at www.archuletacounty.gov.

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19 Navajo Trail Drive 5,700 sq. ft. building at busy intersection. Building and land. MLS 801267 ■ \$1,250,000



320 County Road 329 80 acres, 40 acres irrigated, barndominium, 3 ponds, horse corrals MLS 826742, 827543 ■ \$965,000



327 Deer Park 3 bedroom, 3 bath lake home, 4 garages, on 1.66 acres MLS 828167 ■ \$929,000



1019 County Road 330, Ignacio 3 bedroom, 2 bath home 46 shares irrigation, on 64 acres MLS 821801, 821802 ■ \$920,000

.28 acre, greenbelt at the back, seasonal stream to the right. MLS 825046. \$40,000.

.35 acre on your way to Navajo Lake State Park. MLS 823897, \$55,000.

.28 acre in the Arboles area near Navajo Lake State Park. MLS 823898, \$55,000.

Stunning views, near Navajo Lake State Park. MLS 830353, \$60,000.

X Winterwood, 5 acres. MLS 829792, \$89,000.

4.03 acres, surveyed, close to San Juan River. MLS 820153. \$175,000.

106 Apple Court, 1 acre, park model home and an RV, compact garage and covered deck. MLS 830604. \$228,000.

Arboles area, X Cox Circle, 4 acres. MLS 828281. \$240,000.

Spacious mountain views from this 5 acre lot. MLS 802696. \$250,000.

3 acre property 3 miles down U.S. 84. MLS 830605. \$297,000.

2.25 acres on State Highway 151 near Navajo Lake State Park. MLS 822688, 825464. \$325,000.

2 bedroom, 2 bath, 2 sheds, spacious deck, fenced area, .8 acre with great views of Navajo Lake. MLS 822684. \$350,000.

2 bedroom, 1 bath, .8 acre near Navajo Lake. MLS 828268. \$375,000.

3.7 acres, 5 minutes from Navajo Lake State Park. MLS 820794. \$400,000.



243 Wandering Hills Custom- built modern, 3 bedroom, 3 bath on 1.6 acres near Navajo Lake. MLS 826297 ■ \$640,000



20420 State Highway 151 Commercial property with metal building, concrete floor, on 10 acres. MLS 828587 ■ \$640,000



229 Hills Circle 3 bedroom, 2 bath, 2 car garage, near National Forest access MLS 819751 ■ \$495,000



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PAWSD

■ **Continued from front**
that, in the most recent reevaluation, some properties in District 1 became tax exempt when they were not previously, leading to the reduction in overall value, while, in District 2, a large property significantly rose in value, driving the increase.
PAWSD board member Glenn Walsh noted that TABOR does not freeze mill levies from increasing and that small increases can occur with a small increase in valuation and an increase in inflation.

He noted that the district’s water and sanitation customers in District 2 were seeing an increase in their tax while the water only customers in District 1 were receiving a “nice break.”
“That’s where my sympathy for the wastewater district comes from is that, every time we turn, the water-only folks are treated very, very fairly and the water and wastewater folks, in my opinion, are carrying an awful lot of the load in this district,” Walsh said.

PAWSD board member Bill Hudson recommended to the board that it should add funding to the budget line item for affordable housing waivers, which was currently at zero, for providing waivers for Habitat for Humanity’s 2026 housing projects.
He stated that Habitat is planning to build four houses in 2026 and that this would cost \$36,908 in the water fund and \$64,672 for the wastewater fund.

Hudson stated that these numbers would be placeholders since the district has not approved these waivers, but that he believes that the board would want to support Habitat’s projects with waivers.
Walsh stated that he would only support waivers for projects that he believes would not happen without waivers, meaning that the district would not experience a “real loss” for supporting these projects since the district would not lose money for granting a waiver.

He added that, if the waivers did not represent real losses, adding them to the budget would create a need to pay for them from revenues and would potentially create significant debts in the future.
PAWSD board member Alex Boehmer added that the district is planning on doing a new rate study in 2026, which would potentially change many aspects of the fee waivers.

He stated that he did not see adding funding for the waivers to the budget as necessary, especially for an item that the board had not voted on, even if it had reached a general “private” consensus.

Walsh recommended that Habitat for Humanity should make a request for waivers next month.
Boehmer expressed agreement with this statement, adding that, due to research he had done, he would likely be supporting fee waivers for Habitat.

“I would like to see Chris Mountain get developed and us to do as much as we can to ensure future grant opportunities and make sure that we look really good to state and that we’re doing the best that we can to move that project forward,” he said.

Hudson stated that the Town of Pagosa Springs accounts for waivers by reimbursing the Pagosa Springs Sanitation General Improvement District (PSSGID) for waivers with money from the town council.
He noted that PAWSD cannot do a similar procedure due to its different structure, but that he felt the district should insert placeholder amounts and then determine a “better way to do this bookkeeping” once

PAWSD hires a new comptroller.

Hudson added that he wanted to make a statement to Habitat that PAWSD is planning to “listen carefully” to its presentation.

Walsh added that, if Habitat presents a project in line with its previous work, it would likely receive three votes.

PAWSD board member Bruce Jones noted that putting in a specific number for the waivers would cause them to accrue differently in the budget compared to treating them as a “gift.”

He added that he would also support fee waivers for Habitat and that he supported them in the past.

Jones commented that including specific numbers might convolute the process in a “negative way,” although he is confident Habitat would receive the waivers.

Hudson stated that he was comfortable with not including numbers in the budget.

Jones added that he would like to revisit the district’s affordable housing waiver policy in the future to clarify it and make it in line with the board’s current “unspoken” understanding.

Walsh stated that his issue with the budget was that he wanted to limit the increase in wastewater rates to 7 percent instead of the 10 percent included in the budget, with the goal of establishing “good faith” with the district’s wastewater customers.

Hudson asked if this would cause problems with the current budget.
Foster and former PAWSD Business Manager Aaron Burns, who helped develop the budget, indicated that this would impact the budget and would require adjustments and additional debt service coverage calculations.

Walsh expressed confidence that the district’s debt service coverage and fund balances could accommodate the decrease in revenue.

Foster replied that this might not be true due to the loss of affordable housing surcharge revenues and the \$200,000 in additional phosphorus treatment costs.

She stated the district’s debt service coverage ratio was brought down to 1.25, the lowest possible acceptable level, by these changes.

“I recognize that, but then I also recognize that our wastewater customers and our wastewater/water customers are carrying a real burden,” Walsh said.

He stated that these customers have seen large increases in fees, while the water-only customers have seen only small increases despite the construction of the expanded Snowball water treatment plant to largely serve them, partially due to what Walsh characterized as a “very incomplete” rate study.

He added that the district is currently planning to transfer \$500,000 in general fund money, which is mostly supported by taxes paid by water and wastewater customers, to the water fund.

Walsh proposed that the district could transfer a portion of this money to the wastewater fund instead to make up for the loss created by rate increases and meet the district’s debt service requirements.

Burns commented that, with additional adjustments, the district was able to raise the debt service coverage ratio to 1.3 from 1.25, giving some room for Walsh’s idea.

However, he noted that 1.25 is the “bare minimum” and that falling below this would violate the covenants on the district’s loans and bonds, exposing it to “issues with our lenders.”
“We’re very close to that at 1.3 and it does not allow a lot of room for error

if we, for whatever reason, something comes up next year, like we had a few things come up this past year, that we didn’t budget for, like hydrants or things of that nature,” Burns said.

Burns added that any change to the percentage increase would likely need a way to offset it, such as Walsh’s proposed general fund transfer.

Walsh commented that the district has a healthy general fund balance and he does not see why funding could not be transferred to the water fund, which he characterized as a “very indulged fund” and noted that the wastewater generated by those customers is “massively subsidized” by the water and wastewater customers due to PAWSD’s arrangements with the PSSGID.

He added that the water fund is a “favored child” in his opinion and is given large amounts of latitude, while the wastewater fund and its customers are expected to “pay through the nose.”

Foster explained that the district made a transfer of general fund money to the wastewater fund in 2024 and is considering doing so again in 2026.

She added that the \$500,000 transfer to the water fund was to pay for work associated with the Colorado Department of Transportation U.S. 160 reconstruction project ahead of time.

Walsh added that this is also a justification for looking at increasing rates on water-only customers instead of water and wastewater customers.

Foster and Burns explained that the district could transfer around \$200,000 to the wastewater fund in 2026 once the state grant money the district is already receiving for the fund is incorporated.

Burns reiterated his concerns about the debt service coverage ratio being brought below 1.3 and stated that he would want to do additional testing if the changes Walsh suggested were made to ensure that the district would retain sufficient room for unexpected costs.

Hudson asked Walsh if the board could approve the budget with the 10 percent rate increase now and could consider a 7 percent increase when it sets fees in January if Burns and the district’s new comptroller believe it to be feasible.

Walsh stated that there are a variety of ways to shift PAWSD’s budget to accommodate a 7 percent rate increase.

He added that he would vote to approve the budget with a 7 percent rate increase and would vote no above that, although he liked the changes that were made to the budget.

Jones asked what staff would recommend as a way to move forward with Walsh’s request in terms of meeting timelines to approve the budget.

Foster stated that the district needed to certify mill levies by Dec. 15 and should likely do so at the present meeting, but that it could approve the budget at a special meeting later once further analysis is conducted.

Walsh suggested that the district could approve the budget with a 7 percent rate increase and then call a special meeting later to change it if that is unworkable.

Foster asked if the district could approve the budget with a 10 percent increase and then approve a rate increase of only 7 percent at its January 2026 meeting.

Burns stated that the district could do this since the budget focuses on setting the expense levels the district will not exceed and the district could adjust later if its income decreases

due to a lower-than-expected rate increase.

He reiterated his desire to have a 1.3 debt service coverage ratio.

“I find it impossible to believe that, if you look at audit 2024 to budget 2026 and the 40, 50, sometimes 60 percent increases in tentpole line items that we can’t find enough between transfers and some savings to limit the increase to 7 percent, and I think our rate payers would appreciate that and they’d have more confidence in the upcoming rate study,” Walsh said.

Burns commented that debt service coverage ratio is focused on operating expenses, not capital expenses, and that this money would have to be taken from operating expenses.

“It will be a project for us to figure out where those savings are going to come from,” Burns said.

Jones asked Burns for his recommendation on if the board should go with a 10 percent increase or a 7 percent increase.

Burns stated that he would be “OK” with voting to approve the budget at 10 percent and approving a rate increase of 7 percent in the future if the district could find a “solution to the difference” in the meantime.

Walsh commented that this was not an “unreasonable approach,” but that he would still vote against approving a budget that includes a 10 percent increase.

Boehmer asked if Burns would oppose voting to approve a budget with a rate increase of 7 percent at the meeting and potentially adjusting it higher later.

Burns replied that he was proposing approving the budget with a rate increase of 10 percent due to timing and the need to get the budget approved and submitted to Archuleta County, but that he did not oppose later approving a 7 percent rate increase.

The board then approved the budget as presented, with Boehmer, Hudson and Jones voting in support and Walsh voting in opposition.

Following the vote, Boehmer commented that he wanted to try to decrease the rates, but he could see “both sides’ points.”

The board then unanimously voted to certify the district’s mill levies and submit them to the Archuleta County treasurer.

josh@pagosasun.com



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Sports

BASKETBALL

Pirates to return to action at Holy Family Invite

By Jack Sellner
Staff Writer

The Pagosa Springs High School Pirate boys' basketball team will return to action this week when it travels to Broomfield for the Holy Family Invite.

The Pirates have a 2-4 record and will look to start the new year with a couple of wins after losing their last three games of 2025.

The Pirates will open the new year on Friday, Jan. 2, when they face the Holy Family Tigers at 7:30 p.m.

The Tigers come into the game with a 4-0 record and will likely make a deep run in the state playoffs this year due to the strong tradition they have built over the years, noted Pirate coach Brandon Forster.

"They're a really good team and for us, that's good, because we want to go out and face tough competi-

tion," said Forster. "We want to be able to go and try and prove ourselves, so it's exciting."

As a team, the Tigers excel in dribble drive on the offensive side of the ball, according to Forster.

"They're a really good team and for us, that's good, because we want to go out and face tough competition."
Coach Brandon Forster

He also mentioned that on the defensive side they are going to pick up the Pirates' guards high on the court and make them earn their points.

The Pirates will then match up against the Peak to Peak Pumas on Saturday, Jan. 3, at 1:30 p.m.

The Pumas come into the game with a 3-3 record.

Forster emphasized that the Pumas have impressive guard play that the Pirates will have to focus on shutting down.

"Peak to Peak has some really good guards," Forster said. "They're gonna press a little bit and try and dribble-penetrate, break you down and get a kick out for three."

Before the break, Holy Family and Peak to Peak faced off, with Holy Family winning 72-57 at home. Holy Family was able to pull away at the end, but both teams are going to be very tough, Forster noted.

In preparation for this weekend's tournament, the Pirates started back practicing on Monday, Dec. 29, and will practice through Wednesday,

Dec. 31, 2025. Then, on Friday, Jan. 2, the Pirates will hop on the bus to head to Broomfield.

The Pirates have been working specifically on taking pride in their on-ball defense as well as taking accountability for their defense as a whole, explained Forster.

He also emphasized that the team's work ethic and attitude — the things he can't coach — have been very impressive and will be essential as the Pirates look to win this weekend.

On the offensive side of the ball, Forster noted that the boys really need to work on taking care of the ball and taking the open shot when they have it.

"We're gonna go up expecting to win," Forster said. "That's our mantra right now, go up and make some noise, that's what we want to do."

jsellner@orourkemediagroup.com

Lady Pirates gearing up to face tough opponents at Holy Family invite

By Jack Sellner
Staff Writer

The Pagosa Springs High School Lady Pirate basketball team will head to Broomfield this week as they open up the new year at the Holy Family Invite.

The Lady Pirates are 3-3 heading into the tournament and are looking to start the new year off strong.

"The first two games after the break are especially important because they come against strong opponents," wrote Lady Pirates' coach Sarah Osborn in an email to The SUN. "Playing two quality teams will give us a clear picture of where we stand and what areas need improvement if we want to be serious playoff contenders by the end of the season."

The Lady Pirates will open the tournament against the Holy Family

"Playing two quality teams will give us a clear picture of where we stand and what areas need improvement if we want to be serious playoff contenders by the end of the season."
Coach Sarah Osborn

Tigers on Friday, Jan. 2, at 6 p.m. The Tigers are 3-2 heading into the matchup.

Then, on Saturday, Jan. 3, the Lady Pirates will face the Kent Denver Sun Devils at noon.

The Sun Devils hold a 3-4 record this season.

The Tigers and Sun Devils faced off against each other earlier this season, with the Tigers pulling off the win 67-52.

Last year Holy Family lost in the final four of the 4A state playoffs. Kent Denver made the sweet 16 of the 4A state playoffs.

Osborn emphasized that both of

these matchups will really highlight the strengths and weaknesses of the team and will help them understand the adjustments that need to be made as they move into league play later in January.

"We are still learning to play together as a team, and figuring out each others individual's strengths," Osborn wrote. "We are excited to go play in the Holy Family tournament and see who steps up as leaders for us this weekend."

jsellner@orourkemediagroup.com



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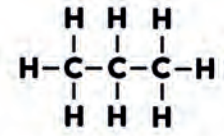
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2025 year in review: January, February, March

2025 was an interesting year in Pagosa Country. There was no want for good news, bad news, controversial issues, and no lack of interesting news to keep SUN readers focused on local events, situations and personalities.

The SUN is taking a look back at some of those events, selected by SUN staff writers. This week, we look back at January, February and March.

January

• In early January, it was reported that the median value of owner-occupied housing units in Archuleta County had increased from \$359,700 in 2014-2018 to \$451,400 in 2019-2023, according to American Community Survey (ACS) five-year estimates from the U.S. Census Bureau.

• The suspect in the 2021 death of Michael Kroll, formerly of Archuleta County, entered a guilty plea on Jan. 3, with the plea agreement then being approved by 6th Judicial District Chief Judge Jeffrey Wilson on Jan. 6.

Under the agreement, Glenn Canyon Lee Hunt, 62, entered a plea of guilty to murder in the second degree.

• On Jan. 7, the Archuleta County Board of County Commissioners (BoCC) unanimously approved a memorandum of agreement with the Colorado Water Conservation Board, in partnership with the Federal Emergency Management Agency and its contractor, to complete phase two of the county's Risk Mapping Assessment and Planning project.

The phase included a remapping of the area's floodplain and would keep the county in compliance with the National Flood Insurance Program.

• The Pagosa Springs Town Council awarded a Life Saving Award to two Pagosa Springs police officers, Brandon Bishop and Colton Calavan, on Jan. 7. The awards recognized the lifesaving efforts of the two officers, who responded to a medical emergency call on Dec. 26, 2024.

• During an update on the Pagosa Springs Sanitation General Improvement District's (PSSGID's) efforts to rehabilitate the town's struggling wastewater system on Jan. 7, the PSSGID board was presented with the likelihood that it would need to ask the voters to raise the town's sales tax in order to pay for necessary expensive repairs coming down the pike and the PSSGID's portion of the Pagosa Area Water and Sanitation District's (PAWSD's) Vista wastewater treatment plant upgrades.

• As of Jan. 8, the statewide snow-pack stood at 95 percent of the 30-year median, according to data from the Natural Resources Conservation Service — an improvement from weeks earlier when those levels were near historic lows.

• On Jan. 8, the Pagosa Lakes Property Owners Association (PLPOA) volleyed questions from its membership for nearly three hours during an informational meeting about a proposed gymnasium project set to go before a vote of the association's property owners later that month.

The \$2.1 million project, if passed, would have levied a onetime \$255 special assessment fee across the association's more than 6,400 members.

• Several elected officials took their oaths of office during an inauguration ceremony on Jan. 13, including county commissioners Warren Brown and John Ranson, and Coroner Brad Hunt. Sixth Judicial District Attorney Sean Murray was sworn in by Judge Jeffrey Wilson in Durango on Jan. 14.

• In mid-January, Archuleta School District (ASD) joined other districts from around the state and nation in preparing for new federal immigration policies.

Addressing board members on Jan. 14, ASD Superintendent Rick Holt cited requests from community members and staff that the school district prepare for the "unlikely event that there are deportations of undocumented students and families."

• At the same meeting, the ASD board indicated it would further consider a district-wide cellphone policy after hearing reports from teachers and students about personal phone use during class time being distracting, unsafe and damaging to relationships.

At the top of their meeting on Jan. 14, board members listened as educators shared experiences and perspectives from around the district, where policies concerning cellphone use differ from school to school and, sometimes, classroom to classroom.

• Data released by the Colorado Department of Education on Jan. 15

showed slight declines in the state's student enrollment count as of October 2024, as well as within ASD.

The October 2024 count, which the state uses to determine how much money each school district receives, showed 881,065 students enrolled in Colorado schools, with a 0.1 percent decrease reflected in prekindergarten through high school grades since 2023.

Pagosa Springs Elementary School had 511 students enrolled as of October 2024, or three students less than the year prior. Pagosa Springs Middle School counted 484 students, down from 489, and Pagosa Springs High School had 435 — 15 less than it did in the last count.

San Juan Mountain School saw enrollment increase by two students to 47. Pagosa Peak Open School counted 111 students — an increase of five from the year before.

• Despite Mother Nature's lack of cooperation, most of January's WinterFest festivities took place, including hot air balloon mass ascensions, the Penguin Plunge, skijoring, the Barkus Parade, bonfire and more.

• Hunt was sentenced to 18 years in prison on Jan. 21 for the 2021 death of Michael Kroll.

• Multiple grass fires and a residential fire took place in January, leading Roy Vega, then the Archuleta County Sheriff's Office's Emergency Operations deputy director, to explain that, while conversations were happening in preparation for "upcoming fire season, ... we're in the fire season right now."

Sheriff Mike Le Roux explained that there had been two wildland fires in Archuleta County so far on the month, with one occurring on Jan. 11 and one on Jan. 16, each burning approximately two to four acres.

• The Pagosa Springs High School (PSHS) Lady Pirate wrestling team earned second place in the Queens of the Mountain tournament held in Edwards at Battle Mountain High School on Jan. 18.

The Lady Pirates had three first-place finishers: Bella Jackson in the 100-pound weight class, Kylie Matyniak in the 130-pound weight class and Laykyn Baxstrom in the 235-pound weight class.

• Following an executive session on Jan. 21, the BoCC directed staff to meet with representatives of Pagosa Partners I Inc. to further discuss the details of purchasing a property located at 2901 Cornerstone Drive for the purpose of building a new county administration building.

• The BoCC approved its 2025-2028 strategic plan during its Jan. 21 regular meeting.

The BoCC unanimously approved Resolution 2025-13, which adopts "the model and framework by which the county shall operate and adhere to in its service to the taxpayers and residents of Archuleta County," according to the agenda.

• On Jan. 21, the town council decided to table consideration of whether or not to allow metropolitan districts to form within town limits.

At the meeting, council member Leonard Martinez suggested that he thought the town should not even be considering the issue of allowing metro districts until it develops a strategic plan around the issue of growth and development.

Metro districts are usually formed

to fund specific infrastructure needs within a district's boundaries, such as road maintenance, wastewater services, or maintaining parks and recreation facilities, and are usually funded through property taxes from the owners within that district.

• More than two dozen parents, educators and community leaders gathered Jan. 27 to begin mapping a vision for the future of ASD's educational spaces.

The group, the Master Plan Advisory Committee (MPAC), would ultimately be tasked with making a formal recommendation to the ASD board about what to do with several of the district's aging buildings and facilities.

The committee began by hearing reports and examining survey data describing the condition of the district's schools, which were evaluated and scored by a Colorado Springs-based firm hired to help facilitate ASD's master planning process.

ASD Superintendent Rick Holt, summarized some of the questions facing the group: should the school district continue to maintain its existing properties and, if so, which ones, and at what price?

"Should we take a right and continue the way we have, or should we take a left and invest in schools?" Holt asked.

• The Lady Pirate wrestling team hosted a home dual for first time in program history on Jan. 28. The historic moment in local wrestling history was made better by the Lady Pirates' 33-18 win.

February

• The Lady Pirate wrestling team won its first tournament of the season on Feb. 1 in Del Norte at the Rio Grande Women's Showdown.

The Lady Pirates took first out of seven teams.

• Pagosa Country's unusually dry winter continued into February, with little to no snow on the ground in most parts around town.

As of the beginning of February, Wolf Creek Ski Area had recorded 119 inches of snow so far on the season, with the majority of that falling before the new year.

Along with the lack of snowfall, Pagosa Country experienced record high temperatures on Feb. 2, 3 and 4.

The high on Feb. 2 was recorded at 55 degrees, breaking the previous record of 53 degrees set in 1935. On Feb. 3, the high was recorded at 57 degrees, breaking the previous record of 54 degrees set in 1991. The high temperature on Feb. 4 was recorded at 55 degrees, breaking the previous record of 54 degrees set in 1941.

• On Feb. 4, the BoCC unanimously approved a letter of intent with Pagosa Partners I Inc. for the purchase of a property located at 2901 Cornerstone Drive for the purpose of constructing a new county administration building.

• Citing a rapidly expanding community with increased demand for emergency response services, the Pagosa Fire Protection District (PFPD) Board of Directors voted 2-1 on Feb. 4 to impose new impact fees on a broad range of future construction projects located within the district's jurisdiction.

The move authorizes the PFPD to assess fees upon an array of construction projects within its jurisdiction,

including "new buildings, structures, facilities, or improvements, including oil or gas wells and related equipment, on previously improved or on unimproved real property."

The new fees took effect Feb. 5

• In early February, Four Corners Safari Club International (SCI) announced that local member Lea Lindsay has been named the recipient of the prestigious SCI 2025 Young Hunter of the Year Award.

Lindsay received this honor during the SCI Annual Convention in Nashville, Tenn.

• The Town of Pagosa Springs and Archuleta County remain the most expensive places to live for a family of four in southwest Colorado, according to a study released Feb. 6 by the Region 9 Economic Development District. Montezuma County was determined to be the least expensive in the region.

• Pagosa Springs Middle School (PSMS) announced in February that Lillian Jones became the second student in Pagosa Springs history to receive this honor of making the Colorado Middle All State Choir, which she attended Feb. 6 and 7.

• Residents and businesses of Pagosa Springs were honored at the annual Chamber Gala and Community Awards celebration on Feb. 7: the Rotary Club of Pagosa Springs was named the Non-Profit of the Year, Echo IT Consulting was named the Small Business of the Year, the Volunteers of the year for were Bill and Nancy Crouse, and Larry Ash was named Citizen of the Year.

• Seven members of the PSHS Lady Pirate swim team represented the school at the 2025 Girls Swim and Dive State Championship Feb. 10 and 11 in Thornton: Aubrey Gerdel, Grace Cram, Chloe Gantt, Leah Blackman, Marlowe Hedgecock, Asia Gorman and Gianna Shaeffer.

• Sales tax collections in December 2024 increased by 10.64 percent compared to figures from one year prior, according to reports released

■ See Review B2

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Review

■ Continued from B1

Feb. 11 by Archuleta County.

- Four Lady Pirates and five Pirate wrestlers qualified for the state tournament held in Denver Feb. 13-15: Jackson, Matyniak, Baxstrom, Madison Stretton, Colton Lucero, Taylor Hancey, Anthony Manzanares and Antonio Quezada. Samuel Kelly represented the Pirates in the Unified division at the tournament.

Kelly won his first-place match in the Unified division by pinning his opponent in two minutes and 31 seconds.

Lucero became the 38th Pirate in the school's history to reach a state final first-place match, taking second. Lucero finished the season with an overall record of 32-7.

Manzanares earned sixth place in a division coach Dan Janowsky described as having some of the best wrestlers in the state.

Baxstrom became the first Lady Pirate to earn a state finalist medal in the program's history, placing fourth in the 190-pound weight class.

- Pagosa Country received some long-awaited snowfall in mid-February as a winter storm moved through the area in the early hours of Feb. 14 and into Feb. 15, leaving behind both snow accumulation and power outages due to the wet, heavy snow.

According to reports from the Community Collaborative Rain, Hail and Snow, snow totals in Archuleta County ranged from 5.9 inches to 11.9 inches.

Wolf Creek Ski Area reported 17 inches of snow over those two days, and, as of Feb. 19, reported a total of 140 inches of snow received on the season.

Power outages affected 96.1 percent of meters, or 11,229 members of La Plata Electric Association (LPEA).

- Two were killed in a crash outside of Pagosa Springs on Feb. 15.

According to a press release from the Colorado State Patrol (CSP), troopers responded to a two-vehicle crash with four total occupants on U.S. 84, near milepost 18 (near Pagosa Springs) at 5:29 p.m. on Feb. 15.

The driver of one of the vehicles, Aaron Tenorio, 24, and a child, 7-year-old Dante, were killed. The CSP reported the front-seat passenger of the vehicle was transported to an area hospital with serious injuries.

The driver of the other vehicle was transported to a medical facility with moderate injuries, the press release adds.

A later update by the CSP states, Justin McCelvey, a 37-year-old out of Texas, was arrested and charged.

The case is ongoing.

- A two-vehicle crash at 9:30 a.m. on Feb. 18 on U.S. 160 near milepost 164.7 left five injured, according to the CSP, with injuries ranging from minor to serious.

- On Feb. 18 at approximately 11:19 p.m., the Archuleta Combined

Dispatch Center received a report of a pedestrian possibly struck by a motor vehicle on U.S. 160 near the intersection with Great West Avenue, according to a press release from the Pagosa Springs Police Department (PSPD).

Despite attempts to revive the pedestrian, he was pronounced deceased at the scene. The pedestrian was identified as 46-year-old Phillip Montoya, of Pagosa Springs.

The vehicle involved in the incident "fled the scene," the release states adding that, through a "detailed investigation, officers identified the type of vehicle involved."

Subsequently, it notes, officers located the vehicle and identified the driver as 42-year-old Merenda Romine, of Pagosa Springs.

Romine was taken into custody and charged.

- On Feb. 18, the Colorado Independent Ethics Commission (IEC) instructed staff to commence investigation into the complaint against Archuleta County Commissioner Veronica Medina.

The case was filed in June 2024 by Ashley Springer in her capacity as a private citizen (Springer also worked for Archuleta County at the time), with the IEC deeming the complaint nonfrivolous in November 2024.

The complaint alleges, among other things, conflict of interest in Medina not recusing herself during county property purchase and land use regulation votes, as well as alleging Medina pushed commissioners to make a "swift" decision regarding purchase of a property presented by Exit Realty Broker Shelley Low, with Medina not disclosing to the state potential conflict of interest and failure to recuse when voting on property selection for the county's administration building property listed under Exit Realty's Low, "where Medina's license hangs," Medina is a licensed real estate agent.

The case is ongoing.

- Local alpine ski racer Isabelle Ratcliff represented Pagosa Springs via Durango High School at the state alpine skiing championships on Feb.

20 and 21 in Aspen.

Additionally, Ratcliff raced for the Durango Winter Sports Club and had been competing in the Southern Series circuit. She "skied" away with first- and second-place medals in slalom at the Arizona Snowbowl.

- The school district's MPAC discussed the pros and cons of a major renovation versus constructing a new building for the district's master facilities plan at a Feb. 24 committee meeting.

- In late February, the Colorado Department of Transportation (CDOT) announced the U.S. 160 reconstruction project was set to officially begin on March 17.

Then, after a public update was held on Feb. 27, that start date was moved to March 24.

At the update meeting, business owners pleaded with CDOT to delay the project by one week, with one saying it would be "crushing" for downtown businesses if the project starts the week of March 17 due to spring break crowds.

- Three Lady Pirates earned all-conference wrestling awards for the Intermountain League: Stretton, Matyniak and Baxstrom. Baxstrom also received an all-state honorable mention after placing fourth.

On the boys' side, Lucero was named to the all-state second team after placing second at state, while also receiving Intermountain League all-conference recognition. Manzanares also garnered Intermountain League all-conference honors.

- Lady Pirate swim coach Heather Miller was named the Westlope Conference's Coach of the Year for the winter season.

- Local health officials continued to see elevated levels of seasonal illnesses in late February, and were preparing for cases of measles that could present in the community as spring break crowds arrive.

Pagosa Springs Medical Center CEO Dr. Rhonda Webb reported the facility had seen more RSV so far than in the last seven years, and was seeing a lot of flu cases.

March

- On March 1, the PLPOA announced that the vote for the proposed gymnasium project did not pass.
- The PSHS Lady Pirate basketball team secured the No. 7 playoff spot with a March 1 win over the Bayfield Wolverines, meaning the team would host first-round playoff action.
- After closing out the regular season with an overtime loss to the Bayfield Wolverines on March 1, the Pirate boys' basketball earned the No. 30 spot in the playoffs, sending them to Aspen to take on the No. 3 Aspen Skiers in the first round of the 4A state playoffs.
- On March 4, the town council decided that it would forgo a traditional motorized Fourth of July

■ See Review B3

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CRS §38-38-103 FORECLOSURE SALE NO. 2025-010

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 22, 2025, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Archuleta records.

Original Grantor(s) Angel Marie Stalker AND Erik James Forth

Original Beneficiary(ies) JAY C. WILLES

Current Holder of Evidence of Debt JAY C. WILLES

Date of Deed of Trust October 11, 2022

County of Recording Archuleta

Recording Date of Deed of Trust October 18, 2022

Recording Information (Reception No. and/or Book/Page No.) 22206091 Original Principal Amount \$31,900.00

Outstanding Principal Balance \$16,886.19

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

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NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 02/19/2026, at the Archuleta County Treasurer's Office at 305 Village Drive, Pagosa Springs, CO 81147, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/25/2025

Last Publication 12/22/2026

Name of Publication Pagosa Springs Sun

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

DATE: 10/22/2025

Elsa P. White, Public Trustee in and for the County of Archuleta, State of Colorado

By: /s/ Elsa P. White, Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Allison L. Berry #34531

Janeway Law Firm, P.C. 9540 Maroon Circle, Suite 320, Englewood, CO 80112 (855) 263-9295 Attorney File # 25-035715

The Attorney above is acting as a debt collector and is

attempting to collect a debt. Any information provided may be used for that purpose.

Published December 25, 2025, January 1, 8, 15, and 22, 2026, in *The Pagosa Springs SUN*. (280588)

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 situate 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.

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; ELISA 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

Carrie 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 answer this summons, the court may enter judgment against you and 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 DQ5954 (GSVS 015) also a 3-1/4 inch brass disk set in concrete bears South 89°18'16" West, 147°654.52 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 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 North 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)

FOR BOARD OF ADJUSTMENTS HEARING ON JANUARY 6, 2026

LPEA has applied for a GENERAL VARIANCE on the tract of land with SEC 26, T2N 35N, R12W, at 2140 County Road 500, Pagosa Springs, CO (PLVAR-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 of Annual Meeting of Pine River Irrigation District

Notice is hereby given that the annual meeting of the PINE RIVER IRRIGATION DISTRICT will be held at the Bayfield High School Performing Arts Auditorium (South Entrance) 800 County Road 501, Bayfield, CO 81122 on Saturday January 31, 2026, at 1:00 p.m. Sign in will start at 12:30 p.m. As is procedure at such a meeting, one director will be elected for a 3-year term and

THENCE, along the South boundary of said Asebedo, South 87°11'54" 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

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THENCE, South 12°22'44" East, a distance of 19.80 feet to the North 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)

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any other business that may properly come before the Board of Directors.

Published January 1, 8, 15, 22 and 29, 2026, in *The Pagosa Springs SUN*. (283346)

NOTICE TO CREDITORS

Estate of ANNA ELIZABETH LEACH, also known as Elizabeth Anna Leach and Elizabeth A. Leach, Deceased Case Number 2025PR30043

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)

NOTICE TO CREDITORS

Estate of Susan Katherine Rollins, Deceased Case Number 2025 PR 0020

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 May 1, 2026, or the claims may be forever barred.

Sandra Katherine Rollins

1851 Fuller Drive

Dallas TX 75228

Published January 1, 8, and 15, 2026, in *The Pagosa Springs SUN*. (283345)

PUBLIC NOTICES: YOUR RIGHT TO KNOW

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

Legal advertising

Deadline: Friday 4 p.m.*

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

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

Fire district approves 2026 budget at pair of meetings

By **Randi Pierce**
Staff Writer

On Dec. 2 and 9, 2025, the Pagosa Fire Protection District Board of Directors approved a resolution approving the district's 2026 budget, appropriating funds and certifying the district's mill levy.

The board originally took action on the resolution — Resolution 2025-05 — at its Dec. 2, 2025, regular meeting.

"These are the updated numbers," PFPD Chief Robert Bertram explained at the board's Dec. 9, 2025, special meeting. "Once we went through and did all the final calculations, it was far enough off that ... we needed to come back and redo the resolution."

That, he explained, was to help

make sure everything is correct.

"Unfortunately, I didn't have all those other numbers until the next day and I thought we'd be close enough, but we weren't," he added.

The board then approved an amended version of the resolution.

The original resolution includes total appropriations of \$5,940,839, compared to \$5,944,958 in the amended resolution, with that difference being in the district's general operating fund.

At the board's Dec. 2, 2025, meeting, Bertram indicated the budget had been updated from its October draft version to reflect the assessment values going down a bit, which also lessened the amount budgeted for treasurer fees and pension.

He noted that the district would no longer have money going into

reserves and that \$280,000 will be taken from reserves for the purchase of water tenders — part of \$1.2 million the district anticipates spending on apparatus in 2026.

He further added during the budget discussion that it also includes a 5 percent cost-of-living increase.

The amended budget resolution shows anticipated expenditures of \$5,544,458 in the district's general operating fund and \$400,500 in the Volunteer Firefighter Pension Fund for total expenditures of \$5,944,958.

For the general fund, property tax revenues are estimated to total \$4,724,817 and sources other than the general property tax are estimated to total \$579,316, for a total of \$5,304,133 in revenue for the district's general fund.

Estimated revenues for the pen-

sion fund are listed at \$311,776.

The resolution appropriates \$5,544,458 for the general operating fund and \$400,500 for the pension fund for a total of \$5,944,958.

The resolution also certifies the mill levy at 8.846 mills for general operating expenses, which it notes includes 0.032 mills for refunds and abatements, "upon each dollar of the total assessed valuation of all taxable property within the Fire District for tax year 2025 for collection of tax revenue in 2026.

The resolution also notes the 2025 valuation for assessment for the mill levy, as certified by the Archuleta County assessor, is \$536,059,620.

Editor's note: For transparency, Randi Pierce is related to Terri House, who serves on the PFPD board. randi@pagosasun.com

Colorado State Patrol warns of DUI consequences for careers, professional opportunities

Colorado State Patrol

With the new year comes new goals, but your plans will need to change for anyone convicted of DUI this holiday season.

Last Christmas and New Year's Eve holiday, Colorado State troopers arrested 57 drivers for DUI, in addition to investigating 31 crashes caused by an impaired driver.

Many professions have strict policies regarding licensing, conduct and criminal history when DUI is involved. Some of these industries include health care professionals, licensed professionals (teachers, pilots, lawyers, etc.), law enforcement,

and workers who operate heavy machinery or equipment.

"A DUI, whether misdemeanor or felony, is a criminal charge that never goes away," explained Col. Matthew C. Packard, chief of the Colorado State Patrol. "Consequences will vary based on employer and can harm your professional opportunities, reputation and relationships."

Other immediate impacts include:

- Time away from work: DUIs require extensive time in court, treatment and screenings. Since many of these services operate during business hours only, you will likely miss a considerable amount of time from work to meet court requirements.

- Disciplinary action/professional licensing issues: Your company may have specific rules associated with DUI that could result in duty modification, loss of employment, loss of license or demotion.

- Difficulty commuting/work schedule: A suspended driver's license could make it impossible to get to work, particularly in areas with limited public transportation.

- Career path limitations: Some industries, like law enforcement, finance and health care, have strict policies against hiring people with criminal records, which could end a career path.

- Barrier to new employment:

DUIs are visible on background checks and could eliminate you from consideration for new employment.

From an employer's perspective, an employee or job candidate with a DUI could be considered a high risk.

If the applicant pool has other qualified candidates, there is little reason for an employer to take a chance on a potential problem employee.

Employees with alcohol problems can be costly for businesses by increasing an employer's liability risk. Certain professionals and industries may also have strict licensing and regulatory requirements that disqualify individuals with a DUI history.

Review

■ Continued from B2

parade for the year's celebrations, mainly due to the U.S. 160 reconstruction project.

Instead of a parade, the council opted to have a celebration at Yamaguchi Park that would lead into the annual fireworks display.

- Also on March 4, the town council approved the first reading of an ordinance dedicating an easement on town-owned property to LPEA, allowing LPEA to use five acres on the property for a new electrical substation.

The town-owned property is located at 2140 County Road 500 (Trujillo Road) and contains the former landfill and current Archuleta County recycle and transfer station.

The agreement will have LPEA pay the town \$135,000 for the easement and 5 percent annual interest, paid in annual payments of \$8,700 for a term of 30 years.

- On March 7, the PSMS wrestling team celebrated winning the San Juan Basin League Championship in Bayfield. The Pirates competed against Bayfield, Cortez, Ignacio, Miller and Escalante, winning by 76 points with a score of 369.5.

- The Pirate basketball team drew its season to a close in the first round of the state playoffs on March 7 with a loss to the No. 3 Skiers in Aspen.

- The PSHS Pirate baseball team opened the season with a bang, outscoring the Dolores Bears 41-10 during a doubleheader on March 8.
- The Lady Pirate basketball team

fell to the No. 2 Timnath Cubs in the Great 8 round of the 4A girls' basketball playoffs on March 12.

The girls advanced to the action at the Denver Coliseum after defeating No. 26 Fort Morgan on March 7 and No. 10 Lamar on March 8 at PSHS.

- During its regular meeting on March 18, the BoCC unanimously approved a purchase and sale agreement for the property located at 2901 Cornerstone Drive for the purpose of constructing a new county administration building.

According to the agreement, the county would pay a total of \$2,525,480 for approximately 5.5 acres of land.

- Archuleta County Attorney Todd Weaver submitted a formal resignation letter addressed to all county elected officials and county department heads on March 20, with the resignation effective April 9.

The county posted the job opening the same day.

Weaver explained in an interview that he is returning to private practice and "joining a law firm in the Front Range as a partner."

- On March 25, the Pagosa Springs Planning Commission decided to delay a final decision on a sketch major subdivision application for a development being called Pagosa West, voting to continue the matter for future consideration.

The decision came in the wake of a packed-house audience that mostly voiced its concerns and opposition to

the development.

An agenda document on the matter describes Pagosa West as "a residential and mixed-use commercial development located in Pagosa Springs, situated on a +/- 100-acre site along the south frontage of US Highway 160, between South Pagosa Blvd and Pinon Causeway."

The applicant proposes "a multi-phased subdivision development with full build-out occurring over the next 10 plus years," according to agenda documentation.

- On March 26, LPEA board members unanimously approved an agreement with Mercuria Energy America LLC — an independent energy and commodity group — securing electricity for LPEA through the 2026-2028 bridge period.

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Holiday lighting contest winners



Storefront window first place: Chow Down Pet Supplies.



Business first place: Pagosa Craft.



Residential first place: 585 Shenandoah Drive.

Lighting contest winners announced

Special to The SUN

The Pagosa Springs area has been bright with holiday cheer this season. The Pagosa Springs Area Tourism Board and The Pagosa Springs SUN are pleased to announce the winners of the 2025 holiday lighting contest.

We want to thank all of the participants. Voting was conducted online between Nov. 28 and Dec. 25, with multiple close finishes.

Residential category

Only five vote separated the first-

and second-place finishers in the residential category, with only seven votes separating first from third.

First place: 585 Shenandoah Drive.
Second place: 117 Oren Road.
Third place: 633 Harvard Ave.

Business category

First place beat second in the business category by a single vote.

The winners of the business lighting category are the following:

First place: Pagosa Craft.
Second place: Club Wyndham Pagosa Springs.

Third place: The Springs Resort.

Business category

The winners of the storefront window display category are the following:

First place: Chow Down Pet Supplies.

Second place: Bliss Scoops and Sweets.

Third place: Goodman's Department Store.

Thanks again to all of the participants. We are already looking forward to next year's contest.

WinterFest set for Jan. 16-18, will feature new Battle of the Soups

By Sandy Douthey

Pagosa Springs Area Chamber of Commerce

Jan. 16-18 will bring three days of fun to Pagosa Springs, including a bonfire, hot air balloons, music and snowy fun.

WinterFest 2026 is hosted by the Pagosa Springs Area Chamber of Commerce, with activities centered around downtown Pagosa Springs and the Archuleta County Fairgrounds.

The weekend will feature a Friday night bonfire and live music, hot air balloon ascensions on Saturday and Sunday mornings, the Penguin Plunge, cross-country ski events, Sledz on Rez and Skijor Pagosa, offering something for all ages.

Volunteers needed

The Chamber is seeking volunteers to help with event setup, guest check-in, parking assistance and bonfire support at the fairgrounds.

Community members, service clubs, youth groups and local businesses are encouraged to sign up for volunteer shifts, which can range from a couple of hours to an entire evening.

Those interested in volunteering

can contact the Chamber directly at (970) 264-2360 or events@pagosachamber.com to be assigned to roles such as greeting guests, helping vendors, tending the bonfire, assisting competitors and supporting clean-up efforts at the end of the night.

Battle of the Soups

New for 2026, Battle of the Soups will debut on Jan. 16 at the Archuleta County Fairgrounds, running approximately 5 to 7 p.m. alongside the bonfire and live music.

The competition invites both professional chefs and home cooks to bring their best recipes and compete for Golden Ladle Awards, including Best Homemade Soup, Best Restaurant Soup and People's Choice Soup.

Guests who attend Battle of the Soups will be able to sample multiple soups, cast votes for their favorites and enjoy the festive fairgrounds atmosphere with live entertainment and food vendors.

We hope Battle of the Soups will become a cornerstone of WinterFest, showcasing local culinary talent and giving residents and visitors another great reason to gather on a winter evening.

Water conservancy district approves 2026 budget, sets mill levy

By Josh Pike

Staff Writer

At a Dec. 10, 2025, meeting, the San Juan Water Conservancy District (SJWCD) approved its budget for 2026 and set mill levies.

The board previously discussed the budget at several meetings in the fall of 2025, as reported in The SUN.

Prior to discussing the budget, the board invited public comments on the budget, but no comments were made.

SJWCD treasurer Joe Tedder reported to the board on the budget, explaining that the only changes to the budget since the board presented a draft version for public comments were minor revisions to the amount of property tax income, driven by the Archuleta County assessor providing updated numbers, and an increase in the amount budgeted for the district's

insurance due to rising costs.

Tedder stated that the budget was otherwise the same as previously discussed versions.

He indicated that the board would have to vote on a resolution to adopt the 2026 budget.

SJWCD president Candace Jones added that this resolution would also include setting mill levies for the district and appropriating funds consistent with the budget.

The board unanimously voted to approve the budget.

The 2026 budget predicts \$173,694 in revenues for the district, up from an estimated \$168,016 in 2025, and includes \$349,315 in total expenditures, up from an estimated \$254,267 in 2025.

Among these expenditures are \$142,000 in spending for engineering work on the district's reservoir project at Running Iron Ranch and \$125,000 budgeted for ongoing litigation with

Ticket sales

Tickets for Battle of the Soups are now on sale for \$10, which includes a set of tastings (six 4-ounce samples) from participating competitors. Advance ticket sales are encouraged for planning food quantities, supporting event logistics, and ensuring that both cooks and guests have the best possible experience.

Everyone is encouraged to invite friends, family and visitors the fairgrounds and for this new WinterFest feature.

Tickets and additional information about Battle of the Soups and other WinterFest activities can be found at pagosachamber.com.

How to get involved

Sign up as a WinterFest volunteer to assist with set-up, bonfire help, guest services and clean-up for Jan. 16.

Enter a soup in Battle of the Soups as a restaurant or home cook and compete for Golden Ladle Awards and community bragging rights.

Purchase Battle of the Soups tickets in advance, share the event on social media, and encourage neighbors and visitors to attend the bonfire and tasting at the Archuleta County Fairgrounds.

the Pagosa Area Water and Sanitation District (PAWSD) over PAWSD's efforts to sell the Running Iron Ranch.

The case is currently scheduled to go to trial in May.

As discussed at previous SJWCD meetings, the district's engineering work is intended to help the district move forward on its reservoir project and to prepare the district to apply for grant funding for reservoir engineering and construction.

With the 2026 budget, the district's fund balance in its accounts will fall from an estimated \$269,905 at the end of 2025 to \$94,284 at the end of 2026.

The budget resolution also set mill levies for the district at 0.316 mills, which the resolution notes is sufficient to raise \$149,294 in tax revenues.

It also indicates that the total valuation of property in the district is \$472,448,360.

josh@pagosasun.com

Town council approves liquor license renewal after delayed paperwork, noise complaints

By Derek Kutzer

Staff Writer

On Dec. 16, 2025, the Pagosa Springs Town Council approved a liquor license renewal for Hidden Track, a speakeasy-style bar located at 251 B Pagosa St.

Usually, the renewal of such a license for an existing business is handled administratively by town staff, but after the business had failed to submit required paperwork, staff brought the renewal request in front of the council for a decision.

"If an incident occurs that staff believes warrants additional input, the Town Council, acting as the licensing authority, is asked to weigh in on the [liquor license] renewal," states an agenda document on the matter.

"They are required to renew their liquor license each year, update any ownership changes and, if the managers change, they are required to submit a change request within 30 days," explained Town Manager David Harris.

He said "they have 30 days after the changeover of manager" to submit the required paperwork, "and it's my understanding that it's been about four months."

Council member Matt deGraaf asked, "I'm just curious, why the dragging of feet? It seems like they've violated state regulations. There's all these delays. Why should we consider renewing something like this?"

Harris responded, "That is the concern we had in regard to this licensing," adding that "many organizations would say that is an automatic refusal, so we just wanted to make sure that you [the council] were aware of this and we wanted to ask your opinion."

Council member Matt DeGuise asked if there was any "objection from the Police Department," asking Police Chief Bill Rockensock to address the council on the matter.

Rockensock explained that they had not been ticketed with any violations, and that the noise decibel measurements, taken by police after a neighbor's complaints, showed that "they were within the actual [legal noise] range."

He added, "There have been no documented noise violations."

Mayor Shari Pierce asked if any "warnings" had been issued to the bar, to which Rockensock replied that "every time we test" the noise level, they are within the legal range.

Pierce added that "they didn't submit a payment or a signed change of owner application," asking for clarification, "Was there a change of owner?"

Town Clerk April Hessman clarified that the current owners have co-owned the business since it began, but that one of the owners had "dropped off," and that it's this different configuration of ownership that requires a change-in-ownership application to be submitted.

She also clarified that the town "did recently" get the change of ownership application, but was still missing the change-in-manager application.

She explained that the town has been trying to get all the required paperwork and has been "reaching out" to the business since June.

One of the owners, Nida Sellers, was present to answer the council's questions and explained that "when we met with the town in June, we were still in the process of buying out one of the owners, and that didn't happen until later."

She said that "all of our new paperwork that was submitted for the renewal is accurate, and has the correct owners," adding that "the only thing in question is the change-in-manager application."

She explained that the "manager on the ground was changing," because one of the co-owners "at the

time was the manager on the ground," and "we were in the process of buying him out, and so that is why we had the delay, and we do apologize for that."

"As irritating as it is to look at the foot dragging and the increased administrative hassle created by the town, I kinda put this in the context of a business on 160 struggling during [CDOT] construction," council member Gary Williams stated. "What can the town do to help a struggling business survive? So, despite the sluggish response from the owners, I guess I'm not bothered by this."

Council member Madeline Beron urged the business to "be a good neighbor," in reference to some of the complaints lodged against the bar from nearby property owners.

One of the neighbors said, "Things have gotten better. Not great, but better," and "I never thought I'd ever be complaining about a bar, but here I am. ... I just don't feel that they are in control of their business."

He added that he thinks it's time the town considers changing its noise ordinance, and stated, "I think, in the future, there needs to be a little more research before someone is just handed a license to have a bar."

When a motion was made to approve the liquor license renewal for Hidden Track, it was seconded and passed unanimously by the council.

Pierce looked at both the bar owners and neighbor in attendance and said, "I hope you can work well with your neighbor, and I hope you can work well with your neighbor."

derek@pagosasun.com

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Publisher's Notice



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preview

ARTS & LIFE





The Knights of Columbus’ booth at the Old Fashioned Christmas Celebration on Dec. 20, 2025. The knights served hot chocolate and more than 500 homemade cookies to guests visiting the booth.

Photo courtesy Guiseppe Margiotta

Live Performers

- Thursday**
The Pagosa Bar: Karaoke, 8 p.m.
- Friday**
Coyote Moon Lounge: Retro Cats, 7 p.m.
- Saturday**
Coyote Moon Lounge: Totally Happy Campers, 6 p.m.
- Sunday**
Coyote Moon Lounge: Jonny Keys, 5 p.m.
- Monday**
Coyote Moon Lounge: High Altitude Blues, 5 p.m.

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Pagosa Peak Genealogical Society to meet Jan. 3

By Carolyn Paschal

Pagosa Peak Genealogical Society

The Pagosa Peak Genealogical Society (PPGS) will hold its next monthly meeting on Saturday, Jan. 3.

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

After a short business meeting, PPGS member Dan Senjem will present lessons learned on his second ancestry trip to Norway and France. His first tour was in 2012; the second was completed last fall.

Senjem first stayed at the old farm home of his paternal second great grandparents near Drammen, Norway. There he received additional information about his family (originally Sonju) from the current (unrelated) owners of the farm.

He then proceeded to France, where he has cousins still living. His mother was born and raised in Chauny, an hour northeast of Paris by train. She and her brothers were active in the French Resistance. She met his father after France was liberated from the Nazis during World War II.

Senjem took a side trip to the D-Day beaches, his father having landed on Omaha beach in July

1944. He will show photos from the American military cemetery above that beach.

Senjem has been researching his family history for more than 40 years, beginning with his paternal great-grandfather who served four years in the Civil War in a Minnesota regiment. A second great-grandfather was a Minnesota state representative in the early 1870s. To this day, he has family holding local political offices in Minnesota.

Senjem has lived in Colorado for more than 50 years and in Pagosa Springs since 1997. He has been a member and sometimes officer of the PPGS for more than 20 years. This will be his fourth presentation to the society.

For more information on the PPGS, please attend a monthly meeting, contact Carolyn Paschal at carolynpaschal@gmail.com or visit our website at pagosapeaks.org.

The Archuleta County Board of County Commissioners seeks a volunteer to serve on the County's Planning Commission.



The vacancy is for a three (3) year term. Citizens interested in planning issues and how planning affects the community are encouraged to apply.

How to Apply

Please send letters of interest and background information to the County Commissioners Office, Attn: Planning Commission, P.O. Box 1507, Pagosa Springs, CO 81147. Your application may also be faxed to 264-8306 or emailed to adminp@archuletacounty.gov. For more information, please see our website at www.archuletacounty.gov.

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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.

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Photo courtesy Kelly Maestas

Pagosa Springs’ Pi Beta Phi sorority starts 2026 with new leadership for its alumnae club. Joan Rose, left, becomes the club president. She replaces Carole Howard, right, who has held the position for four and a half years. At the same time, Lisa Scott, center, takes over as the club’s blogmaster, a post Howard has held for more than 15 years. Scott is the founder of the local organization, which was created on March 20, 2000. Pi Beta Phi was founded in 1867. Today there are 135 college chapters in the U.S. and Canada, and nearly 300 alumnae clubs around the world.

Thingamajig Theatre Company’s youth program to bring holiday magic with ‘Elf Jr.’

By Tim Moore
Thingamajig Theatre Company

Thingamajig Theatre Company is ringing in the new year with holiday cheer as its youth theater program, Whatchamawhozits, presents “Elf Jr.” on Jan. 3 and 4 at the Pagosa Springs Center for the Arts.

The family-friendly musical is based on the popular holiday film and follows Buddy, a human raised by elves at the North Pole, as he travels to New York City to discover his true identity.

Filled with humor, heart, and upbeat musical numbers, “Elf Jr.” has become a seasonal favorite for audiences of all ages.

The production features a cast of local youth performers who have spent several weeks rehearsing, learning choreography, strengthening vocal skills and developing confidence on stage.

Whatchamawhozits, Thingamajig Theatre Company’s youth education program, emphasizes a professional rehearsal process within a supportive and creative environment, giving young actors the opportunity to experience what it’s like to be part of a fully realized theatrical production.

“Our youth program is about more than putting on a show,” said Laura Moore, program director. “It’s about teaching collaboration,

discipline and storytelling — skills that serve these kids well both on stage and off.”

The production caps a strong youth theater season that has included “James and the Giant Peach” and “Beetlejuice,” reflecting both the growth of the program and the range of material available to young performers.

Directed and produced by Thingamajig Theatre Company’s professional staff, “Elf Jr.” allows participants to work alongside experienced theater artists while performing in a production complete with costumes, lighting and sound.

The program is designed to nurture creativity while also building responsibility, teamwork and a strong sense of accomplishment.

Performances will take place Jan. 3 and 4 at the Pagosa Springs Center for the Arts.

Tickets are available through the box office and online at pagosacenter.org. Families are encouraged to purchase tickets early, as youth productions often sell quickly.

With its joyful message and energetic young cast, “Elf Jr.” offers a festive way for the community to celebrate local youth talent and support arts education in Pagosa Springs.

For tickets and show information, visit pagosacenter.org or call (970) 731-SHOW (7469).

Happy New Year!

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Healthy Archuleta looking forward to year of community, health and connection

Healthy Archuleta

As we welcome the new year, Healthy Archuleta extends heartfelt thanks to our community for a meaningful and impactful 2025, and shares warm wishes for a healthy and hopeful 2026.

This past year, our work focused on strengthening access to food, health and community across Archuleta County. With community support and grant funding, we began planning for a future Community Food Hub and Hall, convening residents, growers and producers and partners through a Food Hub Community Learning and Leadership Circle (CLLC) to guide the process. The long-term vision is to strengthen our local food system, expand access to fresh, healthy food, support economic development, and build a community-driven and sustainable model.

We also made strides in improving access to behavioral and mental health services, particularly for residents facing barriers to access, by strengthening referral pathways and expanding access to bilingual providers.

Hands-on learning and community connection remained central to our work.

In 2025, Seed to Supper garden education classes were offered in English and Spanish at local community gardens, quarterly food drives helped support all seven local food pantries, and our hydroponic growing program continued to provide fresh produce for food pantry distribution.

October marked the third annual Archuleta Health Fair and Expo at Pagosa Springs High School, an important community event. The health fair was supported by the newly formed Archuleta Rural Health Network, bringing together health-care providers, organizations and agencies, and community members to promote prevention, wellness and access to care.

In a rural county like ours, collaboration isn't just helpful, it's essential.

We are deeply grateful to the community members, volunteers, partners and organizations who make this work possible.

With your support, Healthy Archuleta continues to serve as a connector, strengthening the local networks that help our neighbors thrive. Thank you for being part of this community.

We invite you to continue working alongside us in 2026.

To learn more, get involved or stay connected, visit www.foodcoalition-4archuleta.org or send us an email at fsfearchuleta@gmail.com.

Here's to another year of building a healthier, more connected Archuleta County together.

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 www.pagosabiblechurch.org/marriage-course.

If you have any questions, you can email darren@pagosabiblechurch.org, or you can call Pagosa Bible Church at (970) 731-3120.

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Preview Calendar

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

Wednesday, Dec. 31

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

Friday, Jan. 2

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

Paws to Read. 2 p.m., Sisson Library. For all ages. Read with Maple, the therapy dog who loves stories.

Saturday, Jan. 3

Pagosa Peak Genealogical Society. 10 a.m., Community United Methodist Church, 434 Lewis St. There will be a short business meeting followed by a presentation. For more information, contact carolyn-paschal@gmail.com.

LEGO Play. 11 a.m.-noon, Sisson Library. For kids 6-11 years old. Bring your own or use the library's LEGOs to free build. Contact the library at (970) 264-2209 for further information.

Whatchamawhozits Theatre Program Presents 'Elf Jr.' Noon, Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit pagosa-center.org or call (970) 731-SHOW (7469).

Whatchamawhozits Theatre Program Presents 'Elf Jr.' 2 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit pagosa-center.org or call (970) 731-SHOW (7469).

Sunday, Jan. 4

Whatchamawhozits Theatre Program Presents 'Elf Jr.' Noon, Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit pagosa-center.org or call (970) 731-SHOW (7469).

Whatchamawhozits Theatre Program Presents 'Elf Jr.' 2 p.m., Pagosa Springs Center for the Arts, 2313 Eagle Drive. For tickets and more information, visit pagosa-center.org or call (970) 731-SHOW (7469).

Monday, Jan. 5

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

Line Dancing. 9:30-11 a.m., PLPOA Clubhouse, 230 Port Ave. Beginners meet at 9:30 a.m. and the advance group meets at 10:15 a.m. If you haven't attended before, please call Beverly at (970) 264-

2064 for more information.
Senior Conversations. 1:15 p.m., Senior Center.
American Sign Language Class. 4-5 p.m., Pagosa Bible Church, 209 Harman Park Drive. Learn and practice ASL skills in a group setting. No minimum skill level is required. Drop-ins are welcome.

Tuesday, Jan. 6

Veterans for Veterans of Archuleta County. 9 a.m., Pagosa Bible Church, 209 Harman Park Drive. Veterans and family members are invited to share experiences with vets of all ages. Find out about the latest in vets benefits, vets news and community-focused events. Contact (970) 880-8387 for more details.

Coffee and Kiddos Playgroup. 10-11 a.m., Aspire Medical Services and Education, 602 S. 8th St. For those with kids ages birth to 3 years old.

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

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

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

English as a Second Language. 4-7 p.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. Your library offers English as a second language classes. These classes are free. Call (970) 264-2209 or email for more information. Beginning students are encouraged to attend from 4-5 p.m., intermediate students from 5-6 p.m. and advanced students from 6-7 p.m.

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

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

Wednesday, Jan. 7

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

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

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

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

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

Elementary Tutoring. 3:30-4:30 p.m., Pagosa Springs Elementary School, 141 S. 10th St. For grades 1-3. Elementary school children are tutored in reading and math. Registration required. Call (970) 264-2209 for more information. A Sisson Library program.

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

Thursday, Jan. 8

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.

Tai Chi Chih. 1:30-2:30 p.m., Senior Center.

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.

Emotional Freedom Techniques. 1:30 p.m., Senior Center. Practice a self-regulation technique to relieve symptoms of anxiety, depression, insomnia and more.

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

■ See Calendar on next page

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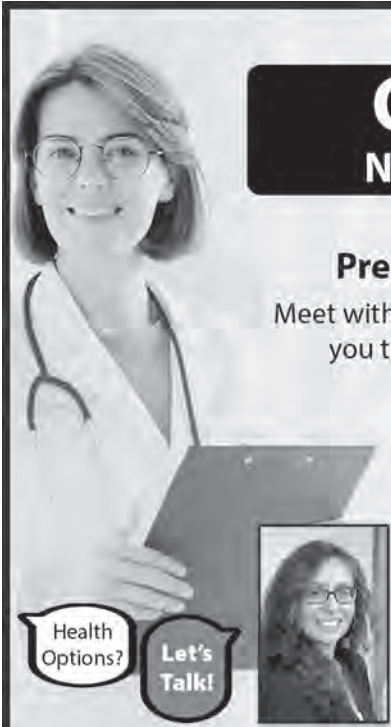
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Preview Calendar

■ continued from previous page

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

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

Friday, Jan. 9

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

Saturday, Jan. 10

Pagosa Springs Scrapbook and Crafters Club. 10 a.m.-3 p.m., Senior Center dining room. Bring your creative and scrapbooking projects and share time with other crafters. Bring a dish to share for the potluck lunch.

Monday, Jan. 12

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

Line Dancing. 9:30-11 a.m., PLPOA Clubhouse, 230 Port Ave. Beginners meet at 9:30 a.m. and the advance group meets at 10:15 a.m. If you haven't attended before,

please call Beverly at (970) 264-2064 for more information.

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

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

Tuesday, Jan. 13

Coffee and Kiddos Playgroup. 10-11 a.m., Aspire Medical Services and Education, 602 S. 8th St. For those with kids ages birth to 3 years old.

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

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

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

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

English as a Second Language.

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

■ See Calendar on next page

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Happy New Year

from our family to yours

As the holidays near, we remember the year behind us and look forward to the new year ahead. We are excited to share new memories and endless possibilities with our friends, families and neighbors of this great community.

PAGOSA SPRINGS 205 Country Center Drive, 970.731.4166
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THERE'S ONLY ONE



Build a stronger future together!

"The Marriage Course" will on Friday evenings from 6:30-8:15pm starting January 9 and going through February 20. Cost is \$10 per person.

Childcare will be provided. For more information or to register, go to www.pagosabiblechurch.org



PAGOSA
BIBLE CHURCH

209 Harman Park Dr.
970-731-3120

Preview Calendar

■ continued from previous page

tion. Beginning students are encouraged to attend from 4-5 p.m., intermediate students from 5-6 p.m. and advanced students from 6-7 p.m.

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

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

Wednesday, Jan. 14

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

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

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

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

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

Elementary Tutoring. 3:30-4:30 p.m., Pagosa Springs Elementary School, 141 S. 10th St. For grades 1-3. Elementary school children are tutored in reading and math. Registration required. Call (970) 264-2209 for more information. A Sisson Library program.

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

Thursday, Jan. 15

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.

Tai Chi Chih. 1:30-2:30 p.m., Senior Center.

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

English as a Second Language. 4-7 p.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. Your library offers English as a second language classes. These

classes are free. Call (970) 264-2209 or email for more information. Beginning students are encouraged to attend from 4-5 p.m., intermediate students from 5-6 p.m. and advanced students from 6-7 p.m.

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

Friday, Jan. 16

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

Bingo. 1:30-2:30 p.m., Senior Center.

WinterFest: Bonfire and Battle of the Soups. 5-8 p.m., Archuleta County Fairgrounds, 344 U.S. 84. Enjoy a cozy bonfire, music the Battle of the Soup and local food vendors. The evening is free, but Battle of the Soup tickets are \$10 and are available at pagosachamber.com/winterfest.html.

Saturday, Jan. 17

WinterFest: Mass Hot Air Balloon Ascension. 8:30 a.m., Pagosa Lakes area. See the balloons fill the sky over the Pagosa Lakes area on the west side of Pagosa Springs. Parking is not permitted on U.S. 160.

WinterFest: BB Gun Biathlon. 9 a.m.-noon, Yamaguchi Park. For more information, visit [\[saNordic.com\]\(http://saNordic.com\).](http://www.Pago-</p></div><div data-bbox=)

WinterFest: Barkus Parade. 9:30-11:30 a.m., Town Park. Dress your pet and boogie down the Riverwalk.

WinterFest: SkiJor Pagosa. 10 a.m.- 6 p.m. For more information and to purchase tickets, visit www.skisandsaddles.com. A live band will follow at 8 p.m.

WinterFest: Penguin Plunge. 1 p.m., San Juan River near the Visitor Center. Support your favorite nonprofits and watch from the Riverwalk. To plunge or donate, visit pagosachamber.com.

WinterFest: Siedz on Rez. 2:30 p.m., Reservoir Hill. Registration is from 1-2 p.m., with races beginning at 2:30 p.m. Preregistration is encouraged. Hosted by Build Pagosa. Contingent upon conditions.

Sunday, Jan. 18

WinterFest: Mass Hot Air Balloon Ascension. 8:30 a.m., Pagosa Lakes area. See the balloons fill the sky over the Pagosa Lakes area on the west side of Pagosa Springs. Parking is not permitted on U.S. 160.

WinterFest: Learn to XC Ski. 10 a.m., Cloman Park. For more information, visit www.PagosaNordic.com.

WinterFest: SkiJor Pagosa. 10 a.m.- 4 p.m. For more information and to purchase tickets, visit www.skisandsaddles.com.

Submit your calendar items to editor@pagosasun.com; mail them to The Pagosa Springs SUN, P.O. Box 9, Pagosa Springs, CO 81147; or deliver them to The SUN office by noon Monday.



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SpiritFire Inspirational Living Center announces upcoming events

By Shayla McClure

SpiritFire Inspirational Living Center

On Jan. 1 at noon, the SpiritFire Inspiration Living Center will host a burning bowl ceremony and potluck lunch on "Manifesting Your New Chapter in New Life Possibilities" with Shayla Azriel.

A love donation will be collected. It will take place at the Xanadu Retreat Fairy House.

Contact (970) 510-0309 for more information.

Upcoming events

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

- Jan. 4, 1 p.m.: Ecstatic dance and gong bath with Rica Potenz and Thomas Davenport. A \$10-\$20 donation will be collected. For more information, contact (972) 333-4488.

- Jan. 10, 9:30 a.m. to 12:30 p.m.: Playshop with Elaine Harding. Contact (970) 585-4370 for more information.

- Jan. 11, 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 pagosa-communitynewthought@gmail.com or texting/calling (970) 510-0309.

Looking forward to our 50th year in business here in Pagosa Springs, we would like to thank the community for your continued support. As Pagosa's oldest flooring store, we have seen our town change since my parents started the business in 1976.

As more people discover the beauty of Pagosa, our community will continue to grow. We look forward to the opportunities the future holds for our area. We appreciate your patronage, giving us the opportunity to take care of your flooring needs.

*Sincerely,
Dan Wirth*

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19 Navajo Trail Drive
5,700 sq. ft. building at busy intersection. Building and land. MLS 801267 ■ \$1,250,000



320 County Road 329
80 acres, 40 acres irrigated, barndominium, 3 ponds, horse corrals. MLS 826742, 827543 ■ \$965,000



327 Deer Park
3 bedroom, 3 bath lake home, 4 garages, on 1.66 acres. MLS 828167 ■ \$929,000



1019 County Road 330, Ignacio
3 bedroom, 2 bath home
46 shares irrigation, on 64 acres. MLS 821801, 821802 ■ \$920,000

.28 acre, greenbelt at the back, seasonal stream to the right. MLS 825046. \$40,000.

.35 acre on your way to Navajo Lake State Park. MLS 823897, \$55,000.

.28 acre in the Arboles area near Navajo Lake State Park. MLS 823898, \$55,000.

Stunning views, near Navajo Lake State Park. MLS 830353, \$60,000.

X Winterwood, 5 acres. MLS 829792, \$89,000.

4.03 acres, surveyed, close to San Juan River. MLS 820153. \$175,000.

106 Apple Court, 1 acre, park model home and an RV, compact garage and covered deck. MLS 830604. \$228,000.

Arboles area, X Cox Circle, 4 acres. MLS 828281. \$240,000.

Spacious mountain views from this 5 acre lot. MLS 802696. \$250,000.

3 acre property 3 miles down U.S. 84. MLS 830605. \$297,000.

2.25 acres on State Highway 151 near Navajo Lake State Park. MLS 822688, 825464. \$325,000.

2 bedroom, 2 bath, 2 sheds, spacious deck, fenced area, .8 acre with great views of Navajo Lake. MLS 822684. \$350,000.

2 bedroom, 1 bath, .8 acre near Navajo Lake. MLS 828268. \$375,000.

3.7 acres, 5 minutes from Navajo Lake State Park. MLS 820794. \$400,000.



243 Wandering Hills
Custom- built modern, 3 bedroom, 3 bath on 1.6 acres near Navajo Lake. MLS 826297 ■ \$640,000



20420 State Highway 151
Commercial property with metal building, concrete floor, on 10 acres. MLS 828587 ■ \$640,000



229 Hills Circle
3 bedroom, 2 bath, 2 car garage, near National Forest access. MLS 819751 ■ \$495,000



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Pagosa Unitarian Universalist Fellowship announces January services, programs

Pagosa Unitarian Universalist Fellowship

The new year is upon us, and the Pagosa Unitarian Universalist (UU) Fellowship invites you to join us for any of our offerings this month.

The following Sunday services and programs for January will open the year with thoughtful musings, celebration and mindfulness activities.

We are a welcoming and inclusive congregation, affirming LGBTQ families and individuals.

• Jan 4, 10:30 a.m.: Sunday service, "A New Year Coffee House Café" (in the spirit of Prof. John Graves).

Join us as we gather for an informal service of music, poetry and delicious treats as we ring in a new year. All are welcome to share in whatever way you feel led. Bring your singing voice to join in, a poem to read or short story to share. Participation is optional, of course, but come in the spirit of community and share some joy in a festive atmosphere.

John and Ann Graves were long-time members of Pagosa UU and at each new year the fellowship would host a service of music, singing and musings with Graves as the emcee. We are grateful for his legacy and celebrate with this special service. Joining us will be our own Dave Petrus, along with Acoustic Picnic, Susan Kuhns and many others to share their musical offerings. In coffee house-style, we will gather around tables and drink in the new year.

• Jan 11, 10:30 a.m. to noon: Going Deeper Sharing Circle.

This is a small-group setting where

we practice deep listening and sharing from our hearts. We will discuss the fifth in the series from the "On Being" podcast, featuring Joanna Macy. Light refreshments will be offered.

• Jan 18, 10:30 a.m.: Sunday service.

We will honor the life of Martin Luther King Jr. — his life and legacy — through reflection, readings and music.

• Jan 25, 10:30 a.m.: Action Sunday.

Join us the fourth Sunday to continue the UUA Common Read Book Group — "Social Change Now: A Guide for Reflection and Connection" by Deepa Iyer. Join us any time, as this reflection and discussion group will provide enough context to be meaningful, even if you were unable to read the book.

The UU Community Hub offers space for ongoing programs and events. Our website, PagosaUU.org, has more information about all our programs as well as links to related organizations. The Wise and Wakeful Circle will meet the second Saturday, Jan. 10, with a special play shop this month. For more information, check out the website.

The Tara Meditation Group is held most Sundays, 4:30 to 6 p.m., with Qigong practice offered Mondays.

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

We hope the new year brings you a joyful heart and a curious mind and a visit to Pagosa UU.

The Weekly Crossword

by Margie E. Burke

ACROSS

- 1 Yeshiva leader
- 6 Casino cubes
- 10 Campbell of the "Scream" movies
- 14 Indian, for one
- 15 Twin sister of Ares
- 16 Line on a graph
- 17 Outbuildings
- 18 Entree item, often
- 19 Gift add-ons
- 20 Lawn improvement process
- 22 Musical Keys
- 24 Astutely
- 26 L.A. hoopster
- 29 Allude (to)
- 30 Winning streak
- 31 Most secure
- 33 Mooch
- 36 Corby of "The Waltons"
- 38 Vacation rental
- 39 Forestall, with "off"
- 41 Actor Wallach
- 42 Footnote word
- 45 Line-___ veto
- 46 Bibliography entry
- 48 Rectangle's four
- 50 Like old 3D images
- 53 ___ borealis
- 54 Ones putting up buildings
- 58 Extended family
- 59 "I ___ you!"
- 61 Kind of being or race
- 62 Stringed flyer
- 63 New York canal
- 64 Daughter of Zeus
- 65 Risked a ticket, say
- 66 Property title
- 67 Begin again

DOWN

- 1 Santa ___, Calif.

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

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- 2 Longing
- 3 Ballpark beverage
- 4 Spoiler of a sort
- 5 Marching together
- 6 U.S. and others, politically
- 7 "Goodnight" girl of song
- 8 "The Recruit" org.
- 9 They're left behind
- 10 Lifelong local
- 11 Make worse
- 12 Close watch
- 13 English assignment
- 21 Tees off
- 23 Certain shoe inserts
- 25 Like robocalls
- 26 Chief Big Bear, for one
- 27 Droop laxly
- 28 Unable to read
- 32 Pet rocks, once
- 34 Veer anagram

- 35 Tiara inlays
- 37 Gunpowder ingredient
- 40 Dyeing substance
- 43 Swollen
- 44 Pout about
- 47 Pressed
- 49 Heavier, as a dessert
- 50 Gives the axe to

- 51 Flower for Tiny Tim
- 52 "The Color Purple" protagonist
- 55 Arabian gulf
- 56 Word with birth or interest
- 57 Winter coat?
- 60 Crude metal

Answers to Previous Crossword:

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



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New year, new you: Elevate your knowledge with CSU's online learning programs

By Cindi Galabota
PREVIEW Columnist

Every Jan. 1, we stand before a blank page, an invitation to write our own story for the coming year.

What if this year you trade aimless scrolling on your phone for intentional learning? What if you traded vague resolutions for long-term value?

For those ready to elevate their knowledge and expertise, Colorado State University (CSU) provides many different ways to learn, including on campus, here in Archuleta County and online. Let me highlight a few of the online programs found at CSU.

Beekeeping in the Mountain West is an online program tailored specifically for the Colorado and Mountain West region. The program is for individuals who are passionate about the environment and interested in learning how to support healthy honeybee colonies in the unique Mountain West. The program is 100 percent online and self-paced, giving you the flexibility to start anytime and learn on your own timeline. To learn more about Beekeeping in the Mountain West, visit online.colostate.edu/certificates/beekeeping/.

The Rocky Mountain Naturalist Certificate is a self-paced, online

Extension Viewpoints

certificate for aspiring naturalists. This flexible, research-based online learning experience is designed for anyone passionate about nature, ecology and conservation. The certificate provides a comprehensive understanding of the Southern Rocky Mountain Region through five online courses. The free intro course is a great way to start your journey into becoming a naturalist, conservationist and steward of our mountain region. To learn more about the Rocky Mountain Naturalist Certificate, visit online.colostate.edu/certificates/naturalist/.

A favorite of many Coloradans is the Native Plants Training Program. Three online courses offer a comprehensive learning experience designed for naturalists, gardeners, conservationists and professionals eager to enhance their knowledge of native flora. Using hands-on activities and educational topics,

students will learn how native plants contribute to a sustainable future by preserving biodiversity, conserving water and supporting local wildlife habitats. To learn more about the Native Plants Training Program, visit online.colostate.edu/certificates/native-plants/.

CSU is pleased to offer a new course entitled Exploring your Farm Dream. This self-paced online course was created specifically for adults who are new to agriculture and are seeking a more purposeful way to connect with their community and the land. If you can imagine yourself tending a homestead, raising livestock, growing vegetables or contributing to your local food system, this course can help. To learn more, visit online.colostate.edu/certificates/exploring-your-farm-dream/.

CSU Online offers flexible learning paths to help you achieve your ambitions. Explore the many learning options at online.colostate.edu to find the program that best suits your learning goals and your personal needs.

When you have questions, CSU Extension has research-based answers. Contact your Archuleta CSU Extension Office at (970) 264-5931 or <https://archuleta.extension.colostate.edu>.



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New year, new library: Expansion includes makerspace, teen room and children’s room

By Barbara Brattin
PREVIEW Columnist

Excitement is building as our newly expanded and upgraded building continues to take shape both inside and out.

A beautiful building is something to celebrate, but even more important is what we’ll do there.

We’re furiously writing grant applications to furnish our new spaces, and one room in particular has us particularly excited.

Between the new teen room and the new children’s room we’re creating a room called a makerspace where people of all ages can come together to create, learn and invent. We’re planning a 3D printer, sewing and embroidery machines, robotics kits and a Cricut machine.

If the grant comes through, we’ll have GoPro helmets for skiers, snowboarders and mountain bikers to take with them and capture film, then return to the Makerspace, where they can use video-editing software.

Those of us with memories on VHS and old photographs will have access to a conversion kit to create digital files of these treasures and preserve them for generations.

As we approach Colorado’s 150th birthday, we think reading Jack London books and experiencing local landmarks that celebrate “the call of the wild” is a great way to mark the anniversary, so we have a grant application submitted to fund those activities. We’re admiring Red Hook (New York) Library’s Naturalist in Residence program and considering how we can duplicate that here.

And, we’ve launched our first of many reading challenges to celebrate the joy of reading by awarding badges and prizes for minutes read.

The possibilities are endless in our new interior spaces and outside gardens. With the addition of a new full-time children’s librarian in 2026, we are poised for an active, remarkable year ahead.

We hope to see you often, and, if you are so inclined, we welcome any and all gifts to fund all the wonderful things. Our building campaign is not complete — we need lots more money before we open our doors this summer. Naming opportunities are still available.

Happy new year, Pagosa.

Construction update

Despite our snow dances, we remain dry and warm in Pagosa, and that may be disappointing for outdoor enthusiasts, but it’s kept our construction schedule right on track.

Some of you may be wondering if that yellow coating on the exterior addition is the color you’ll see in the end. It’s actually weather moisture barrier. The outside will be blue and copper and, we believe, the most beautiful building in Pagosa. 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 on Mondays in January 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 will resume in January.

Tutoring is for first through third

grades and 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

■ See Library on next page

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

Level: Intermediate

Here’s How It Works:

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

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

ANSWER:

Library

■ **continued from previous page**
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)

Make 2026 the year you finally get

that GED diploma. 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

• "The Dharma of Healing: The Path of Liberation from Stress, Pain and Trauma" by Justin Michelson.

• "Becoming an Artist: How to Make Art Like a Human by Embracing Failure, Discovering Your Creative Voice, and Finding Joy in the Process" by Scott Sava.

• "The Complete Ant-Inflammatory Diet" from America's Test Kitchen.

• "Nutrition for Outdoor Recreation" (Falcon Guides).

• "Launching Your Side Hustle: A Step-by-step Guide to Starting a Successful Side Gig and Earning More" by Jason Rich.

• "The Project: How Project 2025 is Reshaping America" by David A. Graham.

For a sneak peek of more to come, pick up a free copy of Booklist Reader at the library, also available online at Booklistonline.com.

Holiday wishes

Your Ruby Sisson Library staff is wishing you all a prosperous new year.

Looking to Buy or Sell?

Call one of our professional agents today!

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
\$875,000

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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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 white-winged dove.

Recently, nine similar looking doves were perched in a tree in Town Park, eight Eurasian collared-doves and a single one whose wings were edged in white. When a single bird like this one shows up outside its normal range, it is cause for speculation. Was this change in course accidental or a sign of shifting populations?

White-winged doves were originally warm-weather birds of desert thickets. In the Sonoran Desert of northwestern Mexico and parts of Arizona and California, desert doves breed during the driest and hottest time of year. They time their migration and nesting season to match the fruiting cycle of the saguaro cactus, which produces flowers from late April to mid-June in Arizona. Its fruit is ripe from mid-June through July.

White-winged doves act as important pollinators and seed dispersers of the giant saguaro cactus. During nesting season they eat the nectar, pollen, fruit and seeds of these desert plants. Saguaro cacti provide crucial water and nutrient sources for a variety of desert animals, including these doves.

Outside of desert areas, these doves eat mostly grains, fruits and large seeds. They consume some small stones to help crush plant matter in their gizzards, and snails and bone fragments for a source of calcium. Like other doves, they can suck up and swallow water without having to tilt their heads back.

While the Eurasian collared-dove is a familiar bird in our area year-round, the white-winged dove is a rare visitor. Both are pale brown in color, but a close look will reveal some striking differences. Taken together, the white stripe along the wing, black streak on the cheek, red eyes outlined in blue and lack of a black neck collar are identifying marks of the white-winged dove.

Since the 1980s, white-winged doves have been expanding their range northward, taking advantage of bird feeders and heat sources in cities. They have become a common city bird in parts of the southern United States, but, in winter, most white-winged doves migrate south into Mexico and Central America and as far as South America. It would be interesting to know the story behind this bird’s winter appearance in the mountains of Colorado.

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

Bible study to focus on joy, book of Philippians

By Brenda Hash
Special to The PREVIEW

Join us at Centerpoint Church, 2750 Cornerstone Drive, for a nine-week, in-depth study of the book of Philippians.

The adult Bible study on “Philippians: How to Have Joy” will take place on Thursdays, Jan. 29 through March 26, from 9:30 to 11:30 a.m. in the church library.

There is a \$25 workbook fee. Financial aid is available.

Brenda and Richard Hash will lead the study.

Contact us with any questions and to order your workbook by Jan. 15: brenda.hash@gmail.com or (970) 398-1251.



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PAGOSA SCENE . . .

DECORATING CHRISTMAS COOKIES

Photos courtesy Shanna Robb

Scene ... decorating Christmas cookies. Ignite Middle School Youth Group members from the Pagosa Catholic Community decorated Christmas cookies with residents of BeeHive on Dec. 20, 2025. Residents were also treated to live piano music before receiving wrapped gifts from parishioners.



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Wishing our community a happy new year in 2026

By Ricardo Martinez
PREVIEW Columnist

As we welcome 2026, the staff and Board of Directors of Archuleta Seniors Inc. (ASI) extend our warmest wishes to our community, partners and friends.

The new year is a time for fresh beginnings, renewed hope and gratitude for the connections that strengthen us.

We are thankful for the trust you place in us and for the shared commitment to supporting older adults with dignity, respect and care. Your involvement, whether as a participant, volunteer, donor or collaborator, continues to shape the heart of our work.

Looking ahead, we are energized by the opportunities of the year to come and remain dedicated to enhancing programs, expanding services and fostering a welcoming community for all. Together, we will keep building spaces where people feel valued, supported and inspired.

From all of us at ASI, we wish you and your loved ones a happy, healthy and hopeful new year. May 2026 bring peace, connection and many moments worth celebrating.

Holiday closures

ASI will be closed Thursday and Friday, Jan. 1 and 2, as well as Jan. 19 for Martin Luther King Jr. Day. 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 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

Senior News

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.

Senior Conversations

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

For Jan. 19, since ASI is closed for Martin Luther King Jr. Day, Senior Conversations will be on Jan. 23 from 1:15 p.m. to 2:15 p.m.

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

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

Snacks will be provided.

Afterward, hosted by Robin Williams, stay for a get-together created for those who wish to continue the conversation. This opportunity is typically from 2:30 to 3:30 p.m., following Senior Conversations. The group occasionally reconvenes as an informal gathering at various local restaurants.

Stretching and mobility weekly class

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

The stretching and mobility classes for adults age 55 or better are designed to help build balance in the body through functional exercises that aim to improve mobility and flexibility.

Participants will have the opportunity to enjoy a variety of techniques that can help enhance overall movement efficiency.

Though not necessary, a mat is recommended for this class.

The program is instructed by local ballet dance instructor Dee Pitchon, who will provide modifications to ensure the safety and effectiveness of the exercises.

Mahjong

Mahjong is a 19th century Chinese tile-based game that is com-

■ See Senior on page 19

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MLS 826399

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MLS 830411

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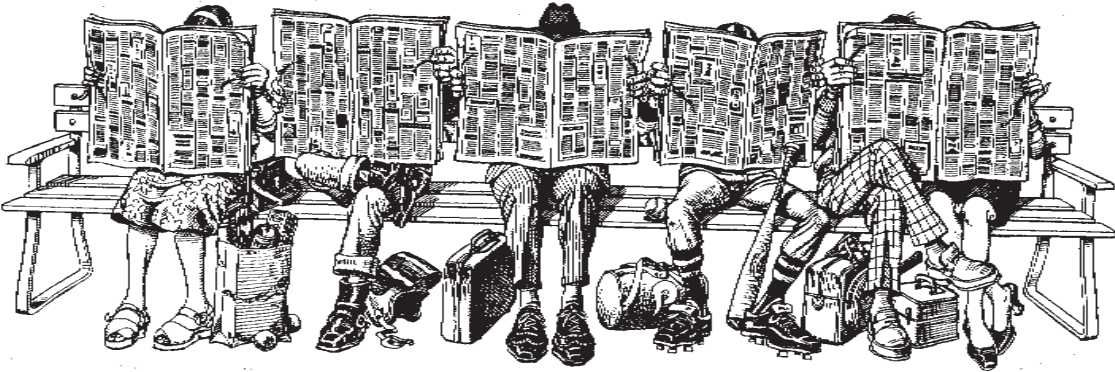
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Senior

■ continued from page 17

monly played with four players. Each player receives 13 tiles with a goal to make matching sets and pairs (like poker). To win, a player must form four sets and one pair.

Come to the Senior Center to learn or play every Tuesday at 1:15 p.m.

Bridge

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

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

Hand and foot card game

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

This card game involves four rounds, with the final round reached sometime between two and three hours later. Plan to stay and meet some new friends or catch up with those you have missed.

No experience is necessary, so come willing to learn.

Emotional freedom

On the second Thursday of the month from 1:30 to 2:30 p.m. — a new day and time — join the “Tappers,” who practice a self-regulation technique to relieve symptoms of anxiety, depression, insomnia and more.

Everything you need to get started is included in this fun, engaging, supportive class taught by Judith Newman, LPC.

Mindful drawing

Mindful drawing is an easy-to-learn, relaxing and fun way to create beautiful images by drawing structured patterns. Join our friendly instructor, Roberta Strickland.

Classes are every Wednesday at 1:15 p.m. in the Senior Center. There is no class on Wednesday, Nov. 26.

This activity is open to all ages. Help us create an intergenerational community. For those under 18 and/or with disabilities, you are welcome to join us, but we kindly ask you to please bring an adult chaperone with you.

Mexican train dominoes

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

Ruby's Writers Guild

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

Tai chi chih

Tai chi classes will resume on Thursdays beginning Jan. 8.

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 on Jan. 16 from 1:30 to 2:30 p.m.

Participation is free, and all we ask is you bring yourself and a friend for an hour of joyful fellowship. We will provide prizes for all winners, and snacks will also be provided.

No RSVP is required; just show up.

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

Scrapbooking and crafters club

The Pagosa Springs Scrapbooking and Crafters Club continues to hold monthly meetings the second Saturday of each month from 10 a.m. to 3 p.m. at the Community Center, 451 Hot Springs Blvd., within the dining hall in the Senior Center.

This creative tradition has been happening since 2005, and we invite all creative individuals to come and share ideas, connect with new and old friends, learn/share creative techniques, share supplies and indulge in a potluck lunch together. Bring your scrapbooking projects — or any crafting project that you may want to work on with the group.

Help us create an intergenerational community. Those ages 18 and older are welcome. For those youth age 17 and younger, we kindly request an adult chaperone accompany them.

If you would like to be added to the mailing list, please send your request to copenhavercreative@gmail.com and you will receive notification each month of the upcoming meeting, along with handy tips and tricks for scrapbooking and more.

Share lunch Monday through Friday

Join local elders, their friends, family and community at the Community Cafe, also known as 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 8:45 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

■ See Senior on next page



Happy New Year!

I want to thank Pagosa and beyond for decades of patronage. Wishing you love, health, joy and peace for this season and throughout 2026.

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Photo courtesy Archuleta Seniors Inc.

Archuleta Seniors Inc. staff, members of the board of directors and others are pictured at a Christmas party.

Senior

■ continued from previous page
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.

Wednesday, Dec. 31 — Beef spaghetti with garlic bread, broccoli, garden salad, fruit, banana brunch cake and milk.

Thursday, Jan. 1 — Closed. We wish you a happy and healthy new year.

Friday, Jan. 2 — Closed.

Monday, Jan. 5 — New England clam chowder with oyster crackers, coconut bacon Brussels sprouts, garden salad, fruit, apple pie and milk.

Tuesday, Jan. 6 — Smoked tempheh and butternut squash sautee, wilted spinach, garden salad, fruit, carrot cake and milk.

Wednesday, Jan. 7 — Korean pork ribs, sweet potatoes, garden salad, fruit, vanilla yogurt and milk.

Thursday, Jan. 8 — Beefstroganoff with egg noodles, peas and pearl onions, garden salad, fruit, and milk.

Friday, Jan. 9 — Thai chicken with peanut sauce, sugar snap peas, garden salad, fruit, chocolate cake and milk.

Meals on Wheels

We deliver fresh Meals on Wheels five days a week (and provide frozen Meals on Wheels for weekends) to homebound Archuleta County residents. The meals are delivered by our wonderful volunteers. Call or text us at (970) 264-2167 for how to sign up for the program.

Text reservations

Don't forget that we offer a convenient texting service for you to communicate with us. Text us at (970) 264-2167. When texting, please include your name, phone number and the days you want a meal. If you are canceling a reservation, please include your name, phone number and the days you want to cancel.

Mountain Express Transit senior paratransit services

Seniors over the age of 60 can be verified to receive services through discounted paratransit services, free bus rides and pick up at your home to bring you to the Senior Center for lunch. To become eligible, there is a form to complete.

Older adults needing a ride to a local food pantry can contact the Mountain Express Transit (MET) to schedule a ride with its paratransit service.

Call the Archuleta County MET at (970) 264-2250 for information.

Medicare assistance by appointment

For anyone who needs help enrolling and navigating Medicare plans, the San Juan Basin Area Agency on Aging helps with parts A, B and D. They can also help you with fraud concerns and troubleshooting any billing issues you may be having. By appointment only. Please call the Medicare line at (970) 403-6759 for an appointment and where to meet.

Board vacancies

The ASI Board of Directors has

positions open. Terms are three years with an option to renew for an additional term.

Potential candidates should be at least 21 years of age or older and must have a passion for adult and aging services.

Please stop by our offices at 451 Hot Springs Blvd. to pick up an application or call (970) 264-2167 for more information.

For more information about ASI, please visit www.pssseniors.org.

Support the Senior Center

New, starting in 2026, small donations can be deducted without itemizing your tax return. It is the Permanent Universal Charitable Deduction.

Here's what this means: For tax years beginning after Dec. 31, 2025, those who do not itemize can deduct up to \$1,000 for individual tax filing and \$2,000 for married couples filing jointly.

The goal of this provision is to recognize and encourage charitable giving across all income levels, potentially boosting donations from middle-income households who may not itemize their deductions. This change has the potential to significantly impact charitable giving patterns by incentivizing a broader base of donors.

You may mail your donation to ASI, P.O. Box 3444, Pagosa Springs, CO 81147, or please visit our website: www.pssseniors.org/ (donation button).

Donation checks can be written to: Archuleta Seniors Inc.



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Tips to make kitchen food prep safer

Special to The PREVIEW

It is easy for people to overlook food safety. Oftentimes it's not something a person thinks about unless he or she has experienced a foodborne illness or an accident in the kitchen.

Yet, the fact remains that each year unsafe food causes 600 million cases of foodborne illness and 420,000 deaths across the globe, according to the World Health Organization.

Apart from foodborne illnesses, kitchens may be unsafe spaces for other reasons.

The U.S. Fire Administration says cooking is the leading cause of home fires and home fire injuries. Fires cause an estimated 135 deaths, 3,000 injuries, and nearly \$500 million in property loss in a year.

In order to reduce the chances that cooking makes people ill or injured, home cooks should review safe food preparation strategies established by the U.S. Food and Drug Administration.

Clean

It's important to wash hands frequently with warm, soapy water for at least 20 seconds before and after handling food, particularly raw meat, seafood, poultry and eggs.

Washing surfaces like cutting boards, utensils and countertops with hot, soapy water after each use is necessary, especially after preparing raw ingredients.

It's recommended to rinse fruit and vegetables to remove dirt and

bacteria.

It's not advisable to wash raw meat or poultry, as that can spread bacteria around the sink and kitchen.

Separate

It's important to separate raw meat, poultry, seafood and eggs from other foods in a grocery shopping cart, grocery bags and refrigerator.

Use one cutting board for fresh produce and a separate one for raw meat, poultry and seafood.

Never place cooked food on a plate or kitchen surface that previously held the raw foods mentioned above. Never reuse marinades used on raw foods unless they are boiled first.

Cook

Use a reliable food thermometer to test the internal temperature of cooked food to ensure that it is safe for consumption. This is the only true indicator of food safety.

Cook eggs until the yolk and white are firm, and only use recipes in which eggs are cooked or heated thoroughly.

Stir microwaved foods midway through cooking to facilitate even heat distribution.

Chill

Foods should be kept cool until it's time to cook or consume them.

A refrigerator should be set to 40 degrees F and freezer to 0 degrees F.

Meat, poultry, eggs, seafood and other perishables must be chilled within two hours of cooking or pur-

chasing. Refrigerate foods within one hour if the temperature outside is above 90 degrees F. Do not thaw raw food at room temperature.

Additional safety strategies

Stand by a pot or pan while cooking and keep watch. If a person needs to leave the kitchen, stove burners should be turned off. Remaining close to the stove ensures you can turn down the heat if it is too high or if smoke forms.

Pot handles should be turned toward the back of the stove so they cannot be bumped or pulled over. Keep a pan lid or baking sheet nearby to cover the pan or pot if it catches on fire.

In addition to these safety tips, smart kitchen prep involves handling knives correctly by using the right knife for the job, maintaining a stable cutting surface and using the "claw" technique (keeping fingertips tucked under) when holding food. A sharp knife also is a safer knife.

Kitchen safety strategies include various ways to prevent foodborne illnesses when preparing meals at home.



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Three metrics that can help people gauge their financial health

Special to The PREVIEW

Effective money management can help men and women achieve their short- and long-term goals.

Wise investment strategies and a commitment to saving for retirement are great ways to manage money over the long haul, but it's important to seek ways to do so in the short-term as well.

Monitoring financial health is a short-term strategy that can keep individuals on a path toward long-term security.

While various metrics can be looked to as indicators of financial health, adults can keep these three variables in mind as they look to utilize short-term strategies to ensure their long-term success:

1. Debt-to-income ratio (DTI): DTI can be a good indicator of financial health. The Consumer Financial Protection Bureau defines DTI as all your monthly debt payments divided by your monthly gross income. Lenders utilize DTI to determine the creditworthiness of loan applicants, but individuals also can use it as a metric to gauge their financial health. Monthly debt payments include

mortgages, auto loans, student loans and other debt payments, including credit cards. Individuals whose debt payments total \$2,000 per month and who earn a gross monthly income of \$6,000 have a 33 percent DTI. The credit experts at Experian suggest a DTI of 35 percent or less is indicative that debt is being handled well, so that's a figure to keep in mind.

2. Savings balances: Savings accounts don't generate as much interest as they did throughout the 1980s and 1990s. According to Nasdaq, savings interest rates climbed as high as 8 percent in the 1980s, but have fallen below 0.25 percent since the financial crisis of 2008. That's led some to devalue savings, but savings balances can be a good indicator of financial health. A substantial savings account can help individuals avoid taking on debt when costly emergencies and expenses arise unexpectedly, thus helping them keep their DTI in a financially advantageous range.

3. Credit score: Credit score is another strong, and easily accessible, indicator of personal financial health. Individuals can now access their credit scores for free each

■ See Metrics on next page



100 years ago this month: historical events from January 1926

Special to The PREVIEW

The month of January has been home to many historical events over the years. Here's a look at some that helped to shape the world in January 1926:

- The first radio station in Ireland, 2RN, begins broadcasting on Jan. 1.
- The worst flooding in the German city of Köln occurs on Jan. 1. A torrent of water rises 35 feet, forcing roughly 50,000 people to evacuate their homes.
- Gen. Theodoros Pangalos declares a state of emergency in Greece and assumes dictatorial powers on Jan. 3. Pangalos had become prime minister of Greece in June 1925 after orchestrating a coup d'état.
- Great War cemeteries in France are submerged on Jan. 7 due to on-going downpours affecting various areas throughout Europe. The same rains flood the London subway system, as well.
- Gracie Allen and George Burns are married by a justice of the peace in Cleveland on Jan. 7. The newlyweds ultimately gain renown as the comedy duo Burns and Allen.
- Twelve-year-old Prince Nguyen Phúc Thụy is crowned emperor of Vietnam on Jan. 8. The prince's father, Emperor Khai Dinh, died two months earlier on Nov. 6.
- Herman, Henry and Hillel Hassenfeld incorporate the Hassenfeld Brothers company on Jan. 8. The company initially manufactures school supplies, but eventually begins to make toys under the name "Hasbro."
- Twenty Mexican rebels open fire aboard a train traveling from Guadalajara to Mexico City on Jan. 9. The bandits escape with the equivalent of \$150,000 USD.
- The four-masted schooner Prinz Valdemar capsizes on Jan. 10, blocking all ship traffic in and out of Biscayne Bay and the harbor of Miami, Fla. All aboard are rescued unharmed, but two ocean liners are prevented from leaving the harbor.
- U.S. Representative John W. Langley of Kentucky resigns from Congress on Jan. 11. Langley's resignation comes after the U.S. Supreme Court affirmed his jail sentence for violating prohibition laws by illegally selling alcohol to New York-based

bootleggers with ties to organized crime.

- Michael Bond is born in Newbury, Berkshire, England, on Jan. 13. Bond would survive a 1943 air raid in Reading during World War II before authoring his first book, "A Bear Called Paddington," in 1958.
- Twenty-year-old Ayn Rand departs Russia by train on Jan. 17. Rand's early life in Communist Russia heavily influenced the philosophy reflected in many of her more notable works.
- Voting rights activist Indiana Little leads several hundred Black men and women on a march to the Jefferson County registrar's office in Birmingham, Ala., on Jan. 18. Little is arrested for disturbing the peace and would not be registered to vote for another 30 years.
- Multiple ships near New York City are threatened by a gale on Jan. 20. The U.S. luxury liner SS President Roosevelt completes a rescue of the British freighter SS Antinoe on Jan. 28 after initial reports indicating the latter ship sank in the storm.
- Chaplin Court Treatt and Stella Court Treatt complete the first successful journey across Africa by motorcar on Jan. 24. The duo began their journey one year, four months and 11 days before completing the trip in Cairo, Egypt.
- Speaking on behalf of the British Empire Cancer Campaign during a luncheon on Jan. 25, British surgeon Sir Berkeley Moynihan says that cancer of the tongue is traceable to two things, including smoking.
- Thousands of mourners line the streets of Brussels to watch the funeral procession of Belgian national hero and cleric Cardinal Désiré-Joseph Mercier on Jan. 28. Mercier was known for his staunch opposition to the German occupation of Belgium during World War I.
- Violette Neatley Anderson becomes the first African American woman to be admitted to practice law before the U.S. Supreme Court on Jan. 29.
- The Chamber of Deputies passes "Law Number 100" on Jan. 31. The law grants Italian Prime Minister Benito Mussolini the right to issue judicial norms without prior consultation with the Italian parliament.

Metrics

■ continued from previous page month through their banks and credit card providers. Experian notes that credit scores range from 300 to 850, and where a score falls in that range can indicate if a person is managing credit in a healthy or unhealthy way. Experian reports scores 740 and above are very good, while scores between 670 and 739 are considered good. Scores between 300 and 579 are considered poor, while a score

between 580 and 669 is considered fair. Scores below 669 indicate there's room to use credit more wisely, which involve reducing reliance on consumer credit, making payments on time and ensuring payments are more than the monthly minimum. These three metrics and others can be utilized by individuals looking to gauge their financial health in an effort to realize their short- and long-term goals.

Classifieds

Classified Deadline: Tuesday 10 a.m.

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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? Diamond: (970)264-1073. Charlotte: (970)903-9690. More resources: www.aa.org, www.aa-westerncolorado.com, (970)245-9649, (888)333-9649 (24 hrs.).

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HELP WANTED

HELP WANTED

HELP WANTED



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J AND J ENTERPRISES is looking for friendly and enthusiastic people who are eager to help customers navigate the wide world of cannabis. We offer paid sick leave, product sampling, employee discounts, sales bonuses and comprehensive on-site training! Must be 21 years of age. A Marijuana Enforcement Division badge is required to start work. E-mail your resume to employment@jandjinc.net or check us out on Indeed.com.

NORTH PAGOSA MARATHON is hiring a full-time cashier nights and weekends. Competitive wages. Please apply in person at 30 N. Pagosa Blvd.

NOW HIRING A SERVICE COUNTER ASSISTANT. Computer skills a must. Automotive experience a plus. PTO and paid Holidays. Monday –Thursday 7a.m. to 6p.m. Apply in person at Piedra Automotive, 505 County Road 600 or email resume to PiedraAuto@gmail.com.

OPENING for CDL Driver. Experience with forestry equipment helpful. Must pass drug test. Local driving only. Please send your resume to frontdesk@pagosalandcompany.com.

OWNERS, THERE IS A LONG TERM RENTAL SHORTAGE IN PAGOSA SPRINGS. We have a waiting list for approved tenants. Need all types of rentals. Call us today for lowest commission and highest customer service. All you have to do is wait for your rent check to come in. We do the rest! Rocky Mountain Realty & Rentals (970)507-1192.

PAGOSA AREA WATER AND SANITATION DISTRICT. JOB TITLE: Utilities Meter Technician. FLSA: Non-Exempt. DEPARTMENT: Meters / AMR GRADE. REPORTS TO: IT/ GIS Manager. DATE: 12/19/2025. TO APPLY: <https://www.pawsd.org/district-business/employment/>. SUMMARY OF JOB PURPOSE: Responsible for performing specialized duties in relation to water meter maintenance and reading, customer service work orders, utility billing processes, and water conservation. ESSENTIAL FUNCTIONS: This class specification lists the major duties and requirements of the job and is not all-inclusive. Incumbent may be expected to perform job-related duties other than those contained in this document and may be required to have specific job-related knowledge and skills. • Reads and records consumption of residential and commercial water meters with mobile and hand-held reading devices and manual reads; verifies that readings are within parameters and troubleshoots problems related to meters and reading equipment. • Installs, repairs, and inspects water meters, meter pits and meter reading equipment, valves, pressure regulators, and flow testing meters; and trains other staff members in all aspects of the job. • Responds to customer service requests, including, but not limited to: connections, disconnects, rereading meters, checking for leaks, etc. and may be required to respond to emergency callouts or assist the operation crews with system repairs. • Posts notices at physical locations regarding billing, customer information, encroachment issues, and perform work required to keep meter pits accessible. • Ensures proper inventory of meter-related equipment and parts; notifies inventory manager of needed supplies as required. • Maintains records of work performed and materials used. • Contributes to the efficiency and effectiveness of the unit's service to its customers by offering suggestions and directing or participating as an active member of a team. • Represents PAWSD with dignity, integrity, and a spirit of cooperation in all relationships with staff and the public. QUALIFICATIONS: To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Education and Experience: High School Diploma/GED; AND two (2) years of customer service experience; OR an equivalent combination of education, training, and experience.

PAGOSA LIQUOR IS HIRING a full-time cashier. Please come and apply in person at 30 N. Pagosa Blvd.

PART-TIME FRONT DESK OPPORTUNITY. Are you friendly, organized, and customer-focused? We are looking to add a reliable and enthusiastic member to our team! Our front desk is open 8a.m. to 10p.m. daily, including holidays. Shifts may include a combination of opening, closing, midshifts, and weekends. Download application at www.pshotsprings.com or stop by to pick one up. Resumes / applications can be emailed to: sales@pshotsprings.com, Attention Front Desk Position or dropped off at Healing Waters Resort & Spa, 140 Hot Springs Blvd.

ROOF LABORER NEEDED with some construction experience. Will train. \$20-\$25/ hour to start. (970)749-0830.

(970) 264-2100

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.

HELP WANTED

HELP WANTED

HELP WANTED

BUSINESS OPPORTUNITY

WANTED

OFFICE ASSOCIATE/
SALES ASSISTANT
(HYBRID ROLE)

Full-time, Monday to Friday

\$20-\$25/hour, depending on experience

Are you an organized, proactive multitasker who loves keeping operations running smoothly while supporting a fast-paced sales team? We’re looking for a dynamic office associate/sales assistant to fill an important role at The Pagosa Springs SUN.

WHAT YOU’LL DO:

Office associate

- Oversee day-to-day front office operations and maintain a productive work environment
- Customer service — answering phones and taking care of walk-in customers
- Oversee distribution of the weekly newspapers
- Assist editorial staff, proofreading

Account management

- Assist the sales team with supporting and servicing local advertisers with scheduling ads, creative/design, collections and other responsibilities as needed
- Help generate leads and appointments for the sales team

What we’re looking for

- Strong organization and communication skills
- A problem-solver with a positive can-do attitude
- Ability to balance multiple tasks and deadlines
- Strong grammar, spelling and typing skills
- Proficiency in Microsoft Office/Google Workspace
- Experience in administration or sales support is a plus (but not required if you learn quickly)

Why you’ll love working with us

- Collaborative supportive team
- Opportunities for growth and skill development
- A role where your work truly makes a difference
- Competitive salary + benefits

Send your email or letter of interest directly to
CEO Jim O’Rourke at jorourke@orourkemediagroup.com

The Pagosa Springs

SUN

an O’Rourke Media Group company

Email us at

classads@pagosasun.com

to submit your classified.

PagosaSUN.com

WOLF CREEK SKI AREA

Hiring for the Ski Season:
November - April
Full & Part-Time/Holiday Positions:

- Lift Department
- Base Operations/Parking
- Ski School & Reservationist
- Food & Beverage Staff
- Baker - Barista
- Retail
- Ticket Office
- Snow Reporter/Guest Services
- Snow Removal
- Grooming
- Custodial & Building Maintenance
- Freelance Photographer

ALL POSITIONS OFFER SKIING PRIVILEGES
STARTING WAGE OF \$19/HOUR
Merit increases based on performance & experience

Applications at
WolfCreekSki.com/employment



Send applications & resumes to:
WolfCreekSki@WolfCreekSki.com
P.O. Box 2800
Pagosa Springs, CO 81147

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.

THE SANCTUARY IS LOOKING for a housekeeper, someone to work outside and stucco person. (970)264-2592.

AUTOS



1954 WILLY’S JEEP
RUNS, 4X4, 4 CYLINDER \$7,777.
1989 SUBURBAN 3/4 TON, \$4,777.
PAUL NOBLES (970)946-1780

GUARANTEED CREDIT APPROVAL! 4X4 Auto Sales, 21698 Hwy. 160 West, Durango. (970)385-7940.

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” HUSQUVARNA 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 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.

PETS

ADOPT FROM THE Humane Society. Stop by or call (970)731-4771. You’ll be amazed at what we have to offer, www.PagosaHumane.org.

DOGGY DAY CARE 81147.COM. Open 365 days of the year! Full day and half day doggy day care and overnight boarding. Conveniently located just 1 mile from downtown Pagosa. Call (970)264-9111.

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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 Upstairs, \$325/ month including utilities, Internet and shared kitchen. No smokers. No pets. (970)946-2728.

FOR RENT — Beautiful quiet upstairs office space, common reception area, utilities paid, great location, close to Riverwalk, parking. \$400 per month. (970)799-4079, (970)946-0173.

LARGE COMMERCIAL -INDUSTRIAL LOTS in Cloman Park- 1.12 and 1.27 acre lots zoned industrial. Ideal for contractors, storage, etc. Utilities located in the street. Tenant to verify end use with Archuleta County. Call Team Pagosa (970)731-8599.

PAGOSA VALLEY PROPERTIES: Offering “Aspen Plaza ProSuites” These are Professional Office Suites available for Long Term rental from 135 SF to 205 SF, priced from \$465-\$669/ month. Also, Large Conference/ Event Room Available. Call (970)889-2022 for more information.

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.

WAREHOUSE, 1300 SQ. FT., 54’ l x24’ w, 17’ high ceiling, 12x14 automatic garage door, radiant floor heat, high bay lighting, bathroom, paved parking lot. Great location. 140seminole@gmail.com.

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 \$1,650 /month through May then increase to \$1,800 /month with 1 year lease. Call Team Pagosa (970)731-8599 or visit teampagosa.com to view the unit.

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HOMES FOR SALE

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Real Estate Exp
FULL LT TENANT SCREENING
NATIONWIDE ADVERTISING
ON CALL 24 HR 7 DAYS



RESIDENTIAL RENTALS

RESIDENTIAL RENTALS

RESIDENTIAL RENTALS

HOMES FOR SALE

LAND/ BUILDING SITES

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.

COMFY FURNISHED 1 BEDROOM 1 bath condo on the golf course. Located in Pagosa Lakes. Call (970)903-7088. \$1700/month. No pets please. Available now.

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.

LOVELY NEWLY REMODELED 3 bedroom 2 bath 2 car garage home on wooded lot. \$3500 /month Call Team Pagosa, (970)731-8599, or visit the website teampagosa.com.

NICE UNFURNISHED 2 BEDROOM, 2 bath condo in uptown Pagosa Springs. \$1800 per month. Call Team Pagosa, (970)731-8599, or view the unit at teampagosa.com.

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.

SANCTUARY HAS A MODULAR for rent. 2 bedroom, 1 bath on the Navajo River. Part of the rent can be work, rent is negotiable, needs a little work. (970)264-2592.

SWEET FURNISHED 2 BEDROOM 2 bath 2 car garage home in Pagosa Lakes. Available around JANUARY 10th. \$2,600 /month Call Team Pagosa (970)731-8599 or visit team-pagosa.com to view the unit.

THREE BEDROOM, TWO BATH CONDO on Lake Hatcher, furnished. \$2,350 per month plus utilities, available January. (720)333-1622.

UNFURNISHED 2 BEDROOM 2 bath and loft area condo across the street from Lake Pagosa. Available around January 10th. \$2000 /month. Call Team Pagosa (970)731-8599 . Photos coming soon.

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.

APARTMENT/CONDO FOR SALE

EXCELLENT CONDO. Prime location, 1,120 sq. ft., 1 bedroom, 2 bath, new paint /flooring. Call now, Kim Moore, Exit Realty. (970)946-5619.

COMMERCIAL

DO NOT SETTLE For A Dream. Live reality today! South Fork -cabins, lodge, & RV resort. 4 parcels —4.29 acres. City sewer, 2 wells. Highway 160 & 149 exposure. Wolf Creek Ski convenience.

17 cabins, 33 RV spaces, 10 single level rooms motel, 4 apartments, leased 1,200 square feet retail building, recreation building (kitchen and 2 restrooms), Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

TOP INVESTMENT PROPERTY. Premier location commercial building. 2,700+ sq. ft., 20 parking spaces, one level, high visibility, fully rented, owner finance available. Call Kim Moore, Exit Realty, (970)946-5619.

HOMES FOR SALE

BEAUTIFUL 3,400 SQ. FT., 4 bedroom, 4 bath home close to lake with mountain views. Call Kim Moore, Exit Realty, (970)946-5619.

NEED HELP FINDING AND BUYING A HOME? Explore your options. Call Wen Saunders (970)903-0038. Local financing manufactured homes: 3 bedrooms, 2 baths \$200s. 2 baths, 2 bedrooms \$100s. On and off grid cabins on 1+ acres with water and septic \$100s. Keller Williams Realty Southwest Associates.

LAND/ BUILDING SITES

BARGAIN GET-AWAY PARCELS.

NO HOA. OFF GRID RVing parcels: 2.5+ acres (Waynes) \$30s. 1+ acres (Rock Point) 30s. 3.94 acres (Crooked) \$29,000. Seller finance 6+ acres, 4 parcels, build tiny homes (Crooked) -\$70s. Electric available: 1 -acre, storage tack-barn (Hurt) \$60,000. 1.43 -acres, backs ranch, mountain views (Alcazar) \$50s. 2 -acres, 2 lots, backs creek (Highway 160) \$50s. Wen Saunders, Land Specialist (970)903-0038. Keller Williams Realty Southwest Associates.

BUY NOW —BEFORE PRICES INCREASE.

1/4 acre city water /sewer, electric, and rec center available: (Paradise), (Fireside) (\$40s), lake (\$30s), (Caddy) on golf course (\$50s). National Forest access, city water: 3.63 wooded acres (Monterosa) (\$200s), +-1/2 acre with guest house use (Clint) (\$80,000) Interested in selling your land? Call Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

MOUNTAIN VIEWS, MEADOWS. Unique high elevation and complete privacy. 5.6 acres bordering national forest, (970)769-3588 blancoretreat@gmail.com. \$450K.

SOUTH FORK, COLORADO LAND: Invest now. Wolf Creek Ski Area convenience. Lots with water, sewer, electric, views, paved roads: 1/3 acre golf course lots (Greenside) \$50s, 2.28 acres, mountain views (Vista de Verde) (\$100s). Wen Saunders (970)903-0038. Keller Williams Realty Southwest Associates.

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EQUAL HOUSING
OPPORTUNITY

All real estate advertised in this newspaper is subject to the Federal Fair Housing act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, or national origin, or an intention, to make such preference, limitation or discrimination."

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

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AND PARTS OF LA PLATA COUNTY

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