

Winter returns to Pagosa Country

By Clayton Chaney
Staff Writer

Winter returned to Pagosa Country this week, with more than a foot of snow falling on Wolf Creek Pass, and areas near Pagosa Springs reporting anywhere from 1 to more than 5 inches of snow by midday Wednesday, according to data entered into the Community Collaborative Rain, Hail and Snow Network.

Wolf Creek Si Area reported a total of 23 inches of new snow in the past 24 hours as of 3 p.m. Wednesday.

Snow showers are expected to continue, with the National Weather Service (NWS) forecasting a 60 to 100 percent chance of snow showers from today, Thursday, Feb. 19, through Saturday, Feb. 21.

The high for Wolf Creek Pass today is forecast at 11 degrees with a 60 percent chance of snow showers and new snow accumulation of around 1

■ See Winter A8

Water conservancy submits feasibility study to Bureau of Reclamation

By Josh Pike
Staff Writer

The San Juan Water Conservancy District (SJWCD) Board of Directors heard an update at its Feb. 16 meeting on the district’s application for a small storage grant from the U.S. Bureau of Reclamation (BoR) to assist with advancing its reservoir project at Running Iron Ranch.

SJWCD board member Charles Riehm indicated that the district submitted a detailed feasibility study to the BoR, partially drafted by the district’s engineering contractor RJH Consultants, which would allow it to pursue funding for further planning for designing and constructing the reservoir.

“It gives us a chance to prove that we can do this and the funding for this isn’t going to hit the taxpayers directly,” Riehm said. “We’re taking it out of federal funding that is all over the Colorado River Basin trying to establish higher reservoirs for storing water for the Colorado River Basin, including ourselves here.”

He commented that the funding would be critical to allowing the dis-

■ See Grant A8

On to state



SUN photo/Randi Pierce

Five Pirate wrestlers will represent the team at the state tournament beginning today, Feb. 19, in Denver after placing fourth or higher at last week’s regional tournament. From left to right are Devin Gonzalez, Jimmy Elledge, Colton Lucero, Hunter Martinez and Hudson Mazur. For more on the wrestlers, see page A10.



Photo courtesy Ashli Stretton

Four Lady Pirate wrestlers pose after earning the opportunity to compete at the state tournament beginning today, Feb. 19, in Denver. From left to right are coach Nate Stretton, Madisen Stretton, Kyle Matyniak, Laykyn Baxstrom, Bella Jackson and coach Caleb Janowsky. For more on the wrestlers, see page A11.

Commissioners table decision on proposed land use reg changes for RV living

By Clayton Chaney
Staff Writer

During its regular meeting held on Tuesday, Feb. 17, the Archuleta County Board of County Commissioners (BoCC) voted unanimously to table a resolution to amend the Archuleta County Land Use Regulations (LUR), and to consider a new resolution addressing temporary permits for recreational vehicle (RV) living at its March 17 meeting.

County Manager Longinos Gonzalez provided the BoCC with information on the proposed LUR changes earlier in the day during a work session, noting, “This is something we’ve

been working on for a while.”

He explained that the changes first went through the county’s planning commission, which approved a recommendation of changes in a 3-1 vote during its regular meeting held on Jan. 22.

Those proposed changes included adding an entirely new section to the LUR that would allow temporary use permits (TUPs) for long-term RV occupancy. Two separate TUPs were proposed, with one being a 180-day permit that could be renewed up to three times, and the other being a two-year permit that could be renewed once.

■ See Decision A8

Town to pursue grant funding for safety improvements on Village Drive, North Pagosa Boulevard

By Derek Kutzer and Clayton Chaney
Staff Writers

On Feb. 17, the Pagosa Springs Town Council gave the green light to pursue a Colorado Department of Transportation (CDOT) Highway Safety and Improvement Program (HSIP) grant in the sum of \$800,000 for improvements to Village Drive and North Pagosa Boulevard.

The town’s development director, James Dickhoff, was on hand to update the council on the CDOT program, explaining that the original plan was to partner with Archuleta County on the project, but that the Board of County Commissioners

(BoCC) decided earlier in the day to “not participate” with the town in pursuit of the CDOT funds.

“We did bring this to the BoCC today, in a work session, to review where we are currently at, what the proposal was ...[and offer] an opportunity for the town and the county to partner in the reconstruction of North Pagosa Boulevard, really to improve public safety both for vehicles and pedestrians and bicycles,” Dickhoff said.

He added, “After meeting this afternoon, [the BoCC] actually decided not to participate jointly to pursue the funding.”

Dickhoff explained that, despite the county’s decision not to par-

■ See Improvements A9

Independent Ethics Commission invokes rule of necessity to move Archuleta County cases forward

By Randi Pierce
Staff Writer

At its meeting on Tuesday, Feb. 17, the Colorado Independent Ethics Commission (IEC) contemplated multiple matters regarding Archuleta County and Pagosa Springs.

On the topic of Archuleta County, the commission took steps to resolve a pair of cases stemming from 2022 concerning allegations made against Warren Brown and Alvin Schaaf as Archuleta County commissioners.

In November 2022, attorney Matt Roane filed ethics complaints against the pair after it was revealed that they were accepting mileage reimbursement for driving in their personal vehicles between their homes and

offices.

The complaints suggest that Colorado statute allows county commissioners to accept reimbursements for mileage incurred while engaging in business on behalf of the county and notes that the county also pointed toward its employee handbook as authorizing the reimbursement.

Roane asks several questions in the complaints, including if the commissioners are employees whose conduct is governed by the handbook; if not, where the resolution authorizing the reimbursement is; if so, if driving to and from work constitutes being engaged in business on behalf of the county; and if accepting the reimbursement for mileage in-

■ See Ethics A15

Water districts to move forward with mediation effort for lawsuit

By Josh Pike
Staff Writer

At its Feb. 16 meeting, the San Juan Water Conservancy District (SJWCD) Board of Directors announced an upcoming mediation effort between it and the Pagosa Area Water and Sanitation District (PAWSD) concerning the ongoing lawsuit over PAWSD’s efforts to sell the Running Iron Ranch.

Following an executive session, SJWCD president Candace Jones made a statement on the issue, commenting the litigation has taken a significant amount of the district’s time and that the district board is “committed to efforts to end what we see as frivolous and costly litigation that PAWSD started more than a year ago.”

She noted the high cost of the litigation and said, “We have long seen a demand and water supply analysis of a sufficient time horizon by qualified professionals as providing a path to common ground. I see it as being an essential component to a settlement. The entire community benefits from planning based on the best available forecasts.”

“PAWSD should embrace the opportunity to demonstrate how it is prepared to serve ratepayers and the limits of what PAWSD could be counted on to provide based on that kind of analysis. This is not the only essential element of a compromise, but it is significant, not only to end this costly litigation, but to serve the interests of the community looking

■ See Mediation A8



Photo courtesy Kevin Bruce, Wolf Creek Ski Area

A snowboarder takes to the terrain at Wolf Creek Ski Area late last week to take advantage of fresh snow. As of press time Wednesday, the ski area reported a year-to-date snowfall of 128 inches.



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Opinion



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HOT MINERAL SPRINGS"



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OUR VIEW

New legislative session, new attempts at changing open records laws

The new session of the Colorado Legislature convened last month and, as is usual, the bills have been introduced at a quick pace and run the gamut from routine to ones that would have large effect.

As of Wednesday morning, 370 bills, memorials and resolutions were listed as being introduced in the Colorado Legislature.

While many won't have any effect or will have little effect on our corner of the state, others could mean bigger changes, and it will be interesting to see what bills gain traction and what may be passed before the assembly adjourns in May.

A few that have caught the eye of folks around the state so far include Senate Bill 26-097, which would decriminalize adult commercial sexual activity; House Bill 26-1021, the Second Amendment Protection Act that would repeal various state laws related to firearms and other weapons; HB26-1144, which would prohibit 3-D printing firearms and components; and SB26-105, concerning county executive officer disclosures and removal.

There's also again a bill seeking to make changes to the Colorado Open Records Act.

We are, of course, not in favor of proposed amendments that would make it more difficult for the public to access what they should rightfully be able to see in order to learn about how their local and state governments are functioning and what those public bodies are up to.

One of the changes proposed would change the "reasonable time" to respond to a CORA request from three working days to five working days and would change the extension of time for the response period if "extenuating circumstances exist" from not exceeding seven additional days to not exceeding 10 additional days. The proposed bill would also add an extenuating circumstance that would allow an extension of the response period when the custodian is not scheduled

to work within the response period.

We're thankful at least that the bill also proposes that, if the public records are in the "sole and exclusive custody and control of a person who is not scheduled to work within the response period," a custodian would be required to provide other available responsive public records within the response period and notify the requester of the earliest date the other custodian is expected to be available or that the person is not expected to return. It would allow the requester to make a subsequent request for additional responsive records on or after the date the custodian provides.

Regardless of what seems like an attempt to soften the blow by including a provision to at least provide some records, we are frustrated that, in a world where everything is moving toward things being quicker and more efficient, our state legislators are again trying to lengthen the amount of time record custodians have to provide requested materials.

These changes also have the potential to lessen the effectiveness of government watchdogs who seek information related to concerns over matters that may be unfolding quickly, and we could see that some governmental entities with perhaps a little less integrity than is ideal could abuse the proposed provisions to drag out things they'd rather not release.

A proposed provision would also narrow the definition of a "public record" by excluding "a written document or electronic record that is produced by a device or application that is used to assist an individual with a disability or individuals with language barriers to facilitate communication if the written document or electronic record has been produced to facilitate communication in lieu of verbal communication."

The proposed amendments also give public bodies a bit of a way out if they fail to

meet the statutory time limits for providing records.

The proposed bill would require a custodian who fails to respond to a request for inspection within the applicable time period to provide the requester with one additional hour of research and retrieval time without charge for each calendar day that the response is late.

Again, we could see that some with poor intentions could abuse that.

There are a few proposed changes we're OK with: requiring entities to post rules or policies related to CORA, including information about how to make a public records request; requiring custodians to, if requested, provide the requester a "reasonable breakdown of costs that comprise the fee charged for the research and retrieval" of their requested public records; allowing requesters would be able to pay fees and any deposits associated with a request by credit card or electronic payment if the public entity allows members of the public to pay for other services or products by those means; and prohibiting disclosing public elementary or secondary school students' addresses or telephone numbers, or any other student information that could be used to contact them.

Other proposed changes relate to timing for fulfilling requests determined to be for solicitation of business, allowing custodians to treat CORA requests received within 14 calendar days of another CORA request for information "pertaining to facially similar content and made by the same person" as one request for purposes of calculating the fee.

We know we, as well as many others, will be keeping an eye on these bills and urging our state lawmakers to keep the best interests of their constituents above what might be convenient for them.

To dig more into any of the bills, visit leg.colorado.gov.

Randi Pierce

LEGACIES

By Shari Pierce

100 years ago

Taken from SUN files of
February 19, 1926

Mrs. Laura White, who recently rented from John P. Lynn of Pawhuska, Okla., the Springs hotel, bath houses and other property in connection with the springs, assumed charge on Tuesday of this week.

The auto camping ground in the park had its first guests of the season on Sunday night, a family seeking a location and traveling by motor truck.

A.W. Baker, who recently organized the San Juan Basin Turkey Ranch, Inc. with seat of business at Tiffany, came up from that place Wednesday in the interest of the corporation.

The Southwestern Colorado Lumber company, better known as the McAlpine, sawmill, has just completed constructing a log chute on Devil mountain, west of Dyke, 1450 feet in length. By this means, a big majority of the company's logs will be easily "shot" down Devil mountain to the mill proper to be sawed without hauling and very little skidding.

75 years ago

Taken from SUN files of
February 23, 1951

The members of the Pagosa Springs Volunteer Fire Department elected their officers for the coming year at a regular meeting last Friday night. Dick DeVore was re-elected chief for the coming year and Bud Patterson was names captain while J.F. Thiele was re-elected as lieutenant.

Other officers elected were: secretary, Don Warr; treasurer Willie Voorhis; custodian, George Yanase and Public Relations officer, Glen Edmonds. The Firemen also voted to donate \$50 out of the funds raised by the firemen's ball towards the purchase of the resuscitator.

The Volunteer Fire Department is starting on its fourth year of operation under the present set-up and during the time they have been organized have saved the town many thousands of dollars in fire loss. The past year has seen the addition of three hundred feet of new hose, two new smoke masks and some minor equipment.

The firemen all donate their time and efforts in the interests of the fire department and receive no remuneration for their work or any clothes ruined while attending fires. All members are volunteers and they have developed a most efficient organization.

50 years ago

Taken from SUN files of
February 19, 1976

An announcement was made Tuesday of this week that funds had been approved for a grant and a loan to the Archuleta Water Co. for service extensions. The extension is that east from town along U.S. 160, south along highway 84, and north on the Four Mile road.

Lack of adequate water has long been a problem for the homes and businesses in these areas. While the plans do not call for as much extension as is desired, they do extend service to the areas where the need is the greatest.

Such grants are a big help, as is the loan. However, the town must be repaid and at present the backers of the plan did not feel that longer extensions, or a bigger loan, were justified. Revenue must be equal to the payments and a much longer extension would be prohibitive when it came to loan repayment.

It would now appear that residents in the areas affected will be able to look forward to an adequate supply of treated water before the end of the year.

25 years ago

Taken from SUN files of
February 22, 2001

A letter of resignation was submitted yesterday to the county commissioners by Archuleta County Manger Dennis Hunt. The resignation will be effective as of March 23, according to the letter.

"I was surprised," said Gene Crabtree, chairman of the board of county commissioners. "I knew he had looked around before about advancement and other opportunities. I knew he had done some interviews the past couple of weeks. He will leave a void that will be hard to fill. We'll have to do some shuffling to fill the vacancy."

Hunt is the only manager Archuleta County has ever had, having the office since August of 1991. He has been the county administrative officer of all administrative functions in the county, as well as budget officer. His annual salary in the 2001 budget is \$61,400.

"During the next month I will perform my duties to the best of my ability," Hunt said in his resignation letter, "and it is my intent to make this transition as smooth as possible and without disruption. I intend to make myself available as much as possible during the next thirty days."

LOOKING BACK



From the Feb. 22, 2001, Pagosa SUN — A pair of snowmobile riders show different form on the grand-stand jump as they go airborne during Snocross 2001 Saturday on a manmade infield track on the Red Ryder Rodeo grounds. Dozens of racers were in town for the event sponsored by Colorado Snowmobile Racing Club.

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WIND CHILL CHART

		WIND VELOCITY (MPH)									
		5	10	15	20	25	30	35	40	45	50
TEMPERATURE (FAHRENHEIT)	35	33	21	16	12	7	5	3	1	1	0
	30	27	16	11	3	0	-2	-4	-4	-6	-7
	25	21	8	1	-4	-7	-11	-13	-15	-17	-17
	20	16	2	-6	-9	-15	-18	-20	-22	-24	-24
	15	12	-2	-11	-17	-22	-26	-27	-29	-31	-31
	10	7	-9	-18	-24	-29	-33	-35	-36	-38	-38
	5	1	-15	-25	-32	-37	-41	-43	-45	-46	-47
	0	-6	-22	-33	-40	-45	-49	-52	-54	-54	-56
	-5	-11	-27	-40	-46	-52	-56	-60	-62	-63	-63
	-10	-15	-31	-45	-52	-58	-63	-67	-69	-70	-70
	-15	-20	-38	-51	-60	-67	-70	-72	-76	-78	-79
	-20	-26	-45	-60	-68	-75	-78	-83	-87	-87	-88
	-25	-31	-52	-65	-76	-83	-87	-90	-94	-94	-96
	-30	-35	-58	-70	-81	-89	-94	-98	-101	-101	-103

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Date	High	Low	Precipitation		Moisture Type	Depth
2/10	55	19	0.00	NA	NA	NA
2/11	46	30	0.00	NA	NA	NA
2/12	51	28	0.03	S	T	
2/13	45	27	0.00	NA	NA	NA
2/14	38	29	0.52	S	2.5	
2/15	52	24	0.00	NA	NA	NA
2/16	50	30	0.00	NA	NA	NA

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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.

Real men

Dear Editor:

In response to last week's piece titled "Real Men in Pagosa Springs," I found this article touching but flawed in the apparent argument it was trying to make and felt compelled to add to the conversation.

The author's gratitude for the men in her life is sincere and touching. Hard work, devotion to family, sacrifice, and tenderness are virtues worth celebrating. But the article builds its case on a misunderstanding of what people mean by "toxic men." The term does not describe men who haul water, fix well pumps, enjoy NASCAR, or mount hunting trophies on the wall. It refers to cultural expectations that equate manhood with dominance, emotional suppression, or aggression.

To include this term around without defining it, or by providing an ambiguous and inaccurate definition is not helpful.

The piece also sets up a false divide between "real men" in the mountains and "angry suburban women." Geography does not determine virtue. Suggesting that critics of harmful behavior simply have not endured frozen pipes or hard winters sidesteps the real conversation. Physical toughness and survival skills are admirable, but they are not what discussions about harmful norms are addressing. The debate is about character, accountability, and respect — not whether a man can start a frozen car.

Calling certain men "real" or "tough" because they enjoy loud engines, hunting, or shows like "Mountain Men" narrows masculinity into a single mold. What, then, of men who dislike NASCAR, prefer books to ATVs, or work as a teacher or nurse or artist? Are they less real? Less tough? Strength takes many forms — intellectual, emotional, spiritual, and physical.

Ironically, the most powerful moments in the piece contradict its premise. The tenderness between father and son, the servant heart of a son-in-law, the affection of grandsons — these scenes show that masculinity is defined not by noise or stoicism, but by love. Gratitude for good men is a beautiful thing. But it does not require redefining masculinity so narrowly that only one version qualifies as "real."

Most importantly, these culture-wars — like the push to define a single version of what makes a "real man" — are distractions designed to divide us. The real fault line isn't rural versus urban, men versus women, or left versus right. It's top versus bottom. While we argue over slogans and identities, those with the most power and wealth benefit from our division and from our inattention to the steady erosion of our quality of life and our sense of community.

CJ Flaming

Post office

Dear Editor:

waiting one and half hours to mail one package and pick up another package is ridiculous. Postal clerks work tirelessly and they deserve our thanks. They are not the problem. They need help

The problem is postal service management and Congress.

I have tried to meet with the local postmaster. I've ask for him in person, but I'm told he is busy. I've left message to be called and called my self. No calls returned

I've emailed Congressman Jeff Herd at least four times in the last several months asking him what he has been doing to solve local postal problems. Each time I requested a reply and unfortunately have not had a single response.

It seems to me congressman Herd cares nothing about helping Archuleta County citizens. I was raised not to just complain, but offer solutions. Congressman here are my suggestions.

1. Communicate with your constituents.

2. Quit worrying about raising out of district PAC money. You have enough money in your campaign fund.

3. Work hard to get funding for our post office. Don't just agree there is

Letters

a problem. Actually do something about it.

4. Add more staff funding for our post office for more employees. Current employees need help and probably a raise.

5. Put some scales in the lobby. If we had them, the line would be reduced.

6. Put a kiosk in the lobby to sell stamps.

7. Encourage the post master to communicate with his customers.

8. Funding is needed to sweep and clean floors.

Congressman Herd- our post office needs help. Please help us.

Bill Fowler

Flood damage

Dear Editor:

I don't know if I'm amused or disturbed by the goings-on in Town Hall regarding their \$3 million dollar plan for fixing the flood damage.

First, they (the county, actually) applied for FEMA eligibility, and were crushed when they were denied. I've heard said it's the President's fault.

I've had two properties destroyed by natural disasters – one a hurricane, the other a catastrophic wildfire, both with loss of lives and countless structures. Both were FEMA declared emergencies, so victims could apply for FEMA loans if their insurance was not adequate.

The Pagosa Springs flooding was not FEMA event.

Just to make sure I was correct in that assumption, I researched online, and finally found the right person to talk to. Angela, who is a program specialist for FEMA Mapping and Insurance Exchange, explained it. FEMA covers structures, not wetlands or rivers with sediment, etc. that are nice to look at and play in and bring in the tourists.

Structures, not land.

But the Town keeps lamenting how they planned on FEMA assistance, and now they have to go to Plan B – Ordinance 1025.

Ordinance 2025 asks the Town voters to approve a \$3 million loan from the Colorado Water Conservation Board (CWCB) to fund the repairs needed due to the October 2025 floods. It's a 30-year loan, with the first three years at 0%. The remaining 27 years would be at 3.35%, or \$170,000 yearly. With interest, the total repayment of the \$3 million loan would be \$4,605,298.

Ordinance 2025 also states, "...the Board has determined that it can repay the CWCB Flood Impact Loan with existing revenue from the General Fund of the Town, without increasing taxes or imposing a new tax; and..."

As reported by SUN's Derek Kutzer, there has been quite a discussion by the Town Council regarding this Ordinance. This is quoted from Kutzer:

Council member Martinez asked why the town couldn't just dip into its reserves to fund the recovery, instead of asking voters to incur more debt.

[Town Manager] Harris replied, "We don't want to deplete the reserve fund" citing the need to have a reserve in case of an "emergency".

We were just told the flood damage was an emergency, so we need to borrow \$3 million to fix it. But,

apparently not emergency-enough?

The gaffs and contradictions go on. Town Planner James Dickoff said they weren't required to borrow the entire 3 million, and then, to quote Kutzer's article, "noted the town could use it 'for other improvements,' if the town doesn't use up the entire amount on the river recovery effort."

Please, Town Council, do a better job of convincing the voters they are not the Town trough every time you want more money to fix something that is an emergency, but not emergency enough to use your reserves.

Cynda Green

Democratic leadership

Dear Editor:

This story is fiction.

Chick Schumer and DNC chairman Ken Martin were discussing the future leadership of the democratic party. They were not getting anywhere. Chuck told Ken, why don't you ask God to help with this problem . so Ken went to church and prayed to God. Dear God: the democrats are desperate for a leader and we could use your help.

Miraculously, God answered and said, Ken, I hear your prayer. 35 years ago, I created a person with the qualifications to make the USA the leader of the world. This person would eliminate war, hunger, hate and poverty over the entire world. Ken said, we need this person now and I hope this person is a democrat.

God said: this person's family are staunch democrats and endorse all beliefs of the democratic party. Ken said: great! Can you tell me where this person can be found so we can move forward. God said: This person cannot be found. Her mother aborted her because she wanted to be in control of her body. I will, however create another person and 35 years from now you can enlist him to help save the world. I hope he survives.

John Meyer

National politics

Dear Editor:

Pagosa Sun, since 1909 you have served the community well with independent and accurate news. I commend you for that. But in most recent times, the reporting and editorializing in your paper lacks substance. I understand your mission from the beginning has been to

■ See Letters A4

U.S. 160 reconstruction information

Week of Feb. 23-27

Work activity

• Work in the coming weeks (outlined below) will be weather contingent.

• Planned stormwater utility work and trenching will begin in the 100 block on the south side of Pagosa Street. This work will involve temporary sidewalk and crosswalk closures around 1st Street, so please look for directional signage.

• Utility placement and drainage work on the south side of the 2nd Street intersection will begin in the next few weeks and requires coordination amongst multiple utility providers. This work may affect access to businesses with storefronts facing 2nd Street. All businesses are open, but patrons should plan for alternate access to these businesses from Hermosa Alley East during scheduled work.

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

• Please be mindful that the crews on the job site are there to work on the project and not to answer questions about the job or project timing. If you have questions, please contact the project hotline or email, listed below.

Help protect new concrete sidewalks this winter

• Do not use salt or standard ice melt on new concrete during the first winter.

• New concrete is still curing and salt causes permanent surface damage.

• Salt leads to scaling, flaking and spalling from freeze-thaw cycles.

• Chlorides in salt can chemically weaken concrete and cause steel reinforcement to rust.

• Once damaged, concrete deterioration worsens each winter and is costly to repair.

• Use these safer alternatives instead: sand (best for traction), nonclumping kitty litter or concrete-safe de-icers such as calcium magnesium acetate.

Snow removal plan

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

How the snow removal team will work

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

are to:

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

CDOT snow removal duties

• CDOT will maintain the U.S. 160 main business corridor.

• CDOT will provide an additional snowplow dedicated to supporting operations in the downtown corridor.

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

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

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

Town of Pagosa Springs snow removal duties

• The town will plow town streets.

• The town will prioritize school bus routes during snow events.

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

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

Business owner responsibilities

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

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

Stay informed and connect with the project

• Call the project information line: (970) 335-9230.

• Email the project team: Pagosa160reconstruction@gmail.com.

• Visit the project website: www.codot.gov/projects/us160pagosasprings.

• Subscribe to project updates: subscription.codtrip.org.

Information provided by Colorado Department of Transportation



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Christopher Leo Chavez

Oct. 19, 1937-Jan. 25, 2026
Christopher Leo Chavez, a lifelong resident of Pagosa Junction, passed away on Sunday, Jan. 25, 2026. He was 88 years old. Chris, as he was known by many, was born in Durango, Colo., to Jose Amador Chavez and Juanita Rodriguez Chavez on Oct. 19, 1937. Chris was the ninth of 10 children raised on the family farm along the San Juan River in the Caracas area of Archuleta County. He was a resident at the Veteran's Home in Homelake, Colo., at the time of his passing.



A graduate of Ignacio High School, Chris served in the U.S. Army from 1961 to 1963. After a variety of jobs he started a successful concrete company, C&F Construction, in Pagosa Springs. While running the concrete business he also maintained the family ranch in Caracas and raised cattle until his health forced him to retire. In addition to running the ranch, Chris served Archuleta County

for eight years as county commissioner in the 1980s, a position that he truly valued. For a number of years during this time, Chris and his brother Frank took on the responsibility for the care and support of their father and then their mother at the family homestead in Caracas.

Chris is survived by 17 nieces and nephews, and numerous great nieces and nephews, who have many happy memories of spending summers on the ranch along the San Juan River. Our family is very grateful for our uncle's care and support of the ranch. In addition to family, Chris valued the many friends that he made and stayed in touch with them throughout the years.

A rosary will be held at 9 a.m. on Saturday, Feb. 28, at St. Peter and St. Rosa Church in Arboles, followed by a short visitation. The funeral Mass will begin at 10 a.m. Interment will immediately follow at the Pagosa Junction cemetery on County Road 700 (Cat Creek Road), 1 mile east of Pagosa Junction. A meal will be served back at the church hall following the burial. For additional information, please visit <https://www.hoodmortuary.com>.

Charles (Chuck) W. Irland

Charles W. Irland, age 74, passed

away peacefully on Dec. 18, 2025. He was born in San Benito, Texas.

Charles was a lifelong student who never stopped learning. He earned a BS degree in chemistry from UNM and worked for Kennicott. While in Silver City he earned a BS degree in computer programming from WNMU while also earning his certification as a technologist in chemistry by the American Society of Clinical Pathologists. He worked on White Sands for many years, at HP for a few more and later turned to an early affinity toward medicine and helping others by earning his EMT certification and subsequently his Associates in Nursing from CNMCC. He spent the rest of his career as an ER nurse at Presbyterian Hospital's Anna Kaseman facility, where he was dedicated to the care and well-being of the many patients he looked after. After retiring, Charles moved to Pagosa Springs.

Charles was very passionate about his interests. He was an avid bicyclist and catch-and-release fly fisherman. He would explore many streams in



northern New Mexico and would sometimes obtain tribal approval to cross their lands so he could access some more remote ones. He took an interest in his nephew's and niece's lives, helped care for his mother before her passing, and spent an extremely generous amount of time helping his father during the last decade of his life, visiting with him, taking him to appointments or the base or driving him up to or back from his condo in Pagosa Springs.

Charles was a compassionate and generous son, brother, uncle, great uncle and friend who we miss. God love him. We do.

In Memoriam

Phillip Alex Montoya

We will always be with you, son.

You are forever carried in the depths of our hearts.

With love,
Dad, Mom,
Richard,
Mariah and
Gavyn



Continued from A3

serve Pagasonians with local news and events.

However today, your readers' interests for the past several decades have broadened from covering animal husbandry and school board meetings to illegal tariffs hurting farmers and politician's decisions affecting everyone's healthcare. Your readers want more from you. Remember, what news or decisions happen in Denver, New York, or Ukraine does affect us.

For several years, many letters to the Pagosa Sun editor have been about the state of national politics in America. These opinion letters from your readers seem to carry no weight, perhaps because the Pagosa Sun has no grounded voice, such as a Walter Conkrite type, to respond or weigh in with the facts concerning your readers' concerns.

This lack of response to your readers and letter writers in the turbulent times we're living in, seems to suggest that you prefer sitting on the fence rather than do some serious reporting.

I do commend you for writing about Nicole Rene Goode, but other than that tragic murder, you have remained silent just as you have with the Epstein files.

You should not treat your readers with kid gloves while the present United States government has forsaken the Rule of Law, forgoing due process, threatening American citizens' First Amendment Rights, and especially murdering American citizens.

Pagasonians want a newspaper that is not afraid to do its job and report the facts about our government, and today, that is what we need. You will not lose readers if you include national politics in your publication. Perhaps your readership will increase. So Pagosa Sun, I know you have a moral compass, use it.

Santos Luis O'Cañas

School site

Dear Editor:

Thank you to those who worked so diligently to make a recommendation and final decision regarding the school site. I recognize how difficult this process has been, and I understand that no outcome will satisfy everyone. I also agree that trying to squeeze a new school onto the high school site was likely not the best solution.

That said, I am saddened by the selected location.

Before forming my opinion, I asked my sons — all of whom attended school here — where they believed a school belongs. Without hesitation, they said, "Downtown." Their answer prompted me to reflect more deeply. I had initially supported an uptown site, but I began thinking about what children gain from being educated in the heart of our com-

munity — and what future students will now lose.

Downtown offers something that cannot be recreated in a generic neighborhood setting: a true sense of place and belonging. I remember volunteering on elementary school walking field trips with my boys to the movie theater and the library. In middle school, as students begin developing independence, school activities naturally extended to the river, Town Park, and Reservoir Hill. After school, students could walk to nearby businesses or even head to the hot springs. These were not small perks; they were formative experiences that tied young people to their town and to one another.

Bussing may be offered as a solution, but realistically, students are far less likely to ride a bus downtown after school simply to walk around and engage with their community. Proximity matters. Walkability matters. The daily interaction between students and local businesses, parks, and public spaces matters.

I live in the Lakes, and my children have graduated. My perspective is not about convenience or self-interest. Even if my children were still in school, I would feel the same. I cherished having my boys immersed in the heart — and best part — of Pagosa Springs during their formative years.

We were fortunate to be part of a community that once resisted the pressure to discard purpose-built schools simply because state funding formulas favor new construction over maintaining existing buildings. Times do change, but we are the ones guiding those changes. Decisions about schools are not only about buildings; they are about culture, connection, and the identity of a town.

As we move forward, I hope we remain mindful that future residents of Pagosa Springs will inherit the consequences of the choices we make today.

Respectfully,
Dawn Robel

SAVE Act

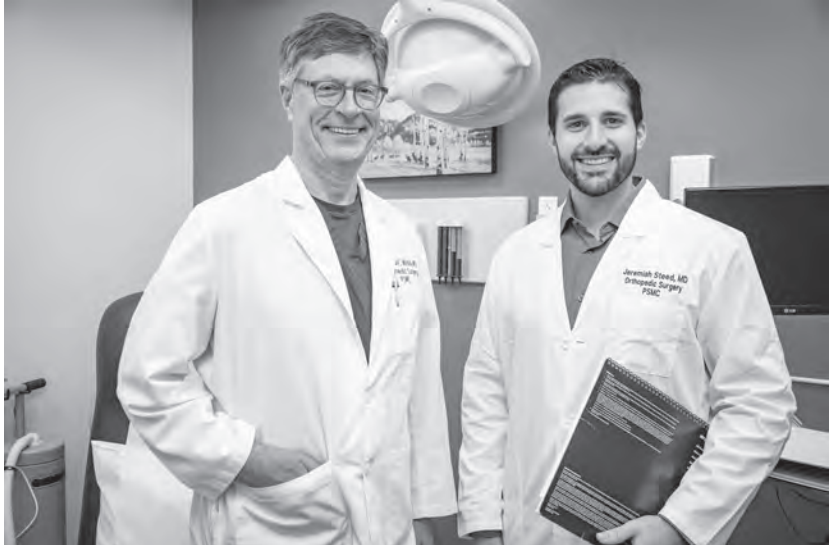
Dear Editor:

I had planned to write about the Epstein files this week — how it went, in my mind, from a big nothing-burger to "The Horror!" Then Jeff Hurd voted for the SAVE Act and the rationale for his vote in his recent newsletter was disingenuous to the point of dishonesty.

The SAVE Act is touted by Republicans as protection against voter fraud. Voter fraud has been repeatedly documented as vanishingly rare, not impacting election outcomes whatsoever. This is a voter suppression bill. This bill would require proof of citizenship when registering and a photo ID when voting. It would end online voter registration and mail in ballots. In order to register to vote (or re-register after moving), one must present a birth certificate or passport. Married women who took their husband's name upon marriage will need to provide a marriage license as well.

It is estimated that 21 million Americans do not have the required kind of proof readily available. Only 51% of Americans have passports — it costs \$165, documents and a photo to obtain one. There are about 69 million female American citizens whose names do not match their birth certificates. This bill failed last year and is being revived by Republicans as their prospects in the midterms become ever more dismal. To be clear, Jeff Hurd voted for this thing twice.

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Business

Chamber marks 50 years of supporting local business

By **Sandy Douthey**
Pagosa Springs Area Chamber of Commerce

We are celebrating our 50th anniversary in 2026 with a full slate of events and renewed focus on supporting the local business community. We are marking the milestone with a new logo and expanded programming aimed at connection, recognition and year-round economic vitality. The Chamber's anniversary year continues with a series of signature events that draw both locals and

visitors: the Beyond the Bottom-Line Business event will be co-sponsored with the Pagosa Springs Community Development Corporation April 29; the Car Show will be on June 12 and 13; and the Park to Park Artisan and Food Market July 2-5 showcases local entrepreneurs, artists and food producers while driving foot traffic to area businesses. Later in the year, Colorfest's hot air balloon rally, paired with the Passport to Pagosa Wine and Food Festival and the Bands and Brews Festival in September — and, this year only, the

Colorado A250/C150 Drone Show on Saturday night — underscores Pagosa Springs' reputation as a destination community with a strong small-business backbone. Beyond our headline events, we continue the day-to-day work of supporting businesses at every stage of growth. Monthly Maximize Your Membership classes highlight what all is included as a Chamber membership, and Business Happy Hours on Thursdays allow for networking with fellow business owners. Chamber newsletters are now

produced every month to keep members informed about upcoming events, business statistics, and new and renewing members. As we grow and attract new residents, entrepreneurs and visitors, the we remain focused on connecting businesses with the resources they need to succeed. From hosting large community events to providing everyday support and recognition, the Pagosa Springs Area Chamber of Commerce is positioning its next 50 years around collaboration, resilience and a shared vision of community.

Colorado Energy Office awards \$5.2 million to support technologies that reduce industrial emissions

Colorado Energy Office

The Colorado Energy Office (CEO) recently announced \$5.2 million in Clean Air Program (CAP) grant awards for industrial emissions reduction technology providers, supporting the deployment of innovative technologies such as electric heat pump boilers, carbon management, methane detection and electrification measures at industrial facilities in the state. Colorado has a goal to reduce emissions from the industrial sector 20 percent by 2030 compared to a 2015 baseline. To support these emissions reductions and other air quality improvements, the CEO has awarded a combined total of more than \$29.3 million for industrial decarbonization projects, which includes \$20.6 million in CAP funding and \$8.7 million in funding from the Colorado Industrial Tax Credit Offering (CITCO). "Colorado is leading the way by investing in innovative solutions to reduce air pollution and support healthy communities. Clean energy technolo-

gies are helping Colorado reach our goals and protecting Coloradans for generations to come," said Gov. Jared Polis. The most recent CAP funding round took a different approach to funding industrial emissions reduction projects. While previous rounds focused on specific industrial facilities, the current round offered funding to decarbonization technology providers and "as-a-service" providers to implement their technologies at eligible facilities in the state. "With industrial facilities as a leading source of emissions in Colorado, we need innovative strategies to advance decarbonization technologies in this crucial sector," said CEO Executive Director Will Toor. "By directly supporting technology providers, we are giving businesses an important opportunity to bring their technologies to the market in Colorado, while reducing financial risk for individual industrial facilities and improving air quality in local communities." To receive an award, applicants were required to have an engagement

plan to secure an eligible facility to implement their technology. Colorado's investment in these projects is matched by more than \$1.6 million in private investment across the four awardees. The CEO will provide grants to the following projects for the current funding round: • AtmosZero (\$1,811,200) plans to replace natural gas boilers with high-efficiency electric heat pump boilers. • CREW Carbon (\$2,352,689.10) will implement a project to store carbon from a wastewater treatment facility via carbon mineralization. • Trellisense (\$148,000) will partner with natural gas operators in the San Juan basin to implement methane detection and reduction technology. Trellisense also received a \$250,000 Advanced Industries Early Stage Capital and Retention grant last year from the Office of Economic Development and International Trade, which enabled them to bring their technology to the market. • Sun Metalon (\$898,500) plans to implement technology to recycle

metal on-site at an aluminum or steel facility using electricity instead of natural gas. The CEO prioritized funding for projects based on their expected impacts on air quality and emissions reductions, demonstrated need for funding and use of additional funding resources, and project innovativeness and readiness. Combined, the awarded projects from this funding round are expected to avoid annual emissions equivalent to removing nearly 4,000 cars from the road, while also reducing co-pollutants such as sulfur and nitrous oxides and particulate matter. Funding for CAP comes from SB22-193 Air Quality Improvement Investments, signed by Polis in May 2022. To date, the CEO has made 14 CAP grant awards for a range of project types and facilities, including oil and gas transport and storage, wastewater treatment, and coal mines. The CEO plans to open an additional round of CAP funding for decarbonization technology providers in early 2026. More information will be available on the CAP webpage. The CEO also continues to offer funding for industrial emissions reduction projects through CITCO, which will open applications again this spring.

El Pomar Foundation approves \$35,803 to organizations in southwest region

El Pomar Foundation

El Pomar trustees approved \$35,803 allocated to six nonprofit organizations and government entities in the southwest region at the Foundation's December 2025 trustee meeting. Through the foundation's grant making process, the following organizations were awarded grants: • Durango Film Institute: \$3,500 for REEL Learning School program; competitive. • Mountain Studies Institute Inc. (Silverton): \$5,000 for general operating support; competitive. • Onward! A Legacy Foundation (Cortez): \$10,000 for Good Sams Food Pantry and Montezuma/Dolores Community Relief Fund; regional council. • Renew Inc. (Cortez): \$10,000 for general operating support; competitive. • San Juan County Public Health Service (Silverton): \$2,303 for Silverton Food Collective; regional council. • Upper San Juan Search and Rescue (Pagosa Springs): \$5,000 for technical rescue equipment; competitive. Founded by Spencer and Julie Penrose in 1937, El Pomar Foundation has an established legacy of general purpose grant making. The competitive process remains the foundation's primary vehicle for organizations to receive funding. To view a full listing of El Pomar's funds and grant making areas, please visit www.elpomar.org/grant-making/.

SPONSORED CONTENT

Black Diamond Dental celebrates grand opening with hero giveaway

By **Allison Brown**

Black Diamond Dental of Pagosa Springs is preparing for its grand opening in March with a community-focused celebration and a contest aimed at honoring local heroes in Pagosa Springs. As part of its grand opening, the practice is launching a "Nominate a Hero" contest that will award free dental care to someone who gives back to the community. Nominations for someone such as a pastor, volunteer or other local hero can be made by email or by dropping off a statement at the office. Owner Dr. Justin Nylund said the contest reflects the practice's focus on service and community involvement. The office plans to partner with local nonprofits, including Aspen H Valor Academy, as part of its long-term mission to be a community dental practice. The new clinic will offer comprehensive services, including cleanings, fillings, crowns, implants, partials, extractions and dentures. The team aims to provide personalized care in a welcoming environment while building long-term relationships with patients and their families. "Our missions are: to provide the level of care to our patients that we would want for ourselves and our families; to care for members of the community as if they are family and to have a great place to work; to be Pagosa's community dental practice," Nylund said. The practice is also offering a winter promotion called "Let's Make It White." Through April 10, patients



Photo courtesy Black Diamond Dental

Dr. Justin Nylund, DDS, with Black Diamond Dental of Pagosa Springs. can receive a complete set of X-rays, exam, cleaning and Boost whitening trays for \$179. Nominations for the hero contest can be submitted by email to welcome@blackdiamonddds.com or dropped off at 2363 Eagle Drive. For more information about the practice and services, visit blackdiamonddentalofpagosasprings.com. Black Diamond Dental of Pagosa Springs is part of *The Pagosa Springs SUN* sponsored content program called Spotlight.

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Education

Superintendent provides midyear update

By Clayton Chaney
Staff Writer

At its meeting on Feb. 4, Archuleta School District (ASD) Superintendent Rick Holt provided the Board of Education (BoE) with a midyear update reviewing district goals, student attendance and behaviors, and student performance.

Holt highlighted three primary goals for the 2025-2026 school year of providing high-quality instruction for all students, grade level standards and student engagement.

Holt explained that ASD has made “decent progress” over the past four years with increasing the number of students exceeding expectations and decreasing the number of students performing well below state expectations.

He noted that has been the case in both math and English language arts studies for students in third to eighth grade.

Holt noted that the high school is looking at PSAT and 11th-grade SAT scores, and that the ninth and 10th grade PSAT scores are “creeping closer and closer to the state average.”

“This year the high school has added PSAT and SAT assessments,” Holt said, explaining that it provides progress monitoring for students before getting to the actual assessment.

Holt also mentioned the district is striving to create a strong collaborative culture amongst students

and staff through intentional culture building and social-emotional support.

Holt presented information the district has gathered through the teaching and learning climate survey that is done every other year through the state.

According to that data, in the 2021-2022 school year, 75 percent of staff indicated that ASD was a good place to work and 81 percent stated ASD is a good place to learn. Those figures increased in the 2023-2024 school year, with 91 percent of respondents indicating ASD is a good place to work and 93 percent stating ASD is a good place to learn.

Holt noted that this is also a “good indicator” that the district is retaining its staff.

According to Holt’s presentation, the district-wide turnover rate for the 2023-2024 school year was 9.1 percent with 110 total teachers, including 10 new teachers; the 2024-2025 school year turnover rate was 16.7 percent with 114 total teachers, including 19 new teachers; and the 2025-2026 school year is 13 percent, with 108 total teachers, including 14 new teachers.

Holt noted that ASD has been below the state’s average turnover rate the past three years.

According to Holt’s presentation, the state turnover rate for the 2023-2024 school year was 17.4 percent, 17 percent for the 2024-2025 school

year and 16.98 percent for the current school year.

Holt went on to talk about student behavior incidents, noting that, “last year we had a significant decrease in behaviors.”

According to Holt’s presentation, there was a 20 percent overall decrease in documented student behaviors from the 2023-2024 to the 2024-2025 school year.

He also noted that there was a “significant decrease in detrimental student to student interactions,” which includes a 60 percent decrease in bullying, a 67 percent decrease in fighting, a 45 percent decrease in harassment, a 60 percent decrease in threats or physical attacks, a 57 percent decrease in drug/alcohol/tobacco violations, and a 35 percent decrease in in-/out-of-school suspensions.

Holt also mentioned that, through January of this year, 74 total incidents have been reported, which is a 43 percent decrease from the same timeframe of last school year.

He commented that the district could absolutely do better with getting the total number of incidents down, “but we’re making progress.”

Holt went on to discuss chronic absenteeism rates in the district, explaining that the rate shown in his presentation had improved by about 4 percent since the report was conducted.

“We’ve been addressing chronic

absenteeism,” he said, noting that chronic absenteeism means missing more than 10 percent of days, or not more than one day every two weeks.

Holt explained that 52 percent of ASD students are present at least 93 percent of the time, “which is great.”

According to the presentation, 12 percent of ASD students are “potential” chronic absentees, meaning those students are present anywhere from 90 to 93 percent of the time.

ASD has a chronic absenteeism rate of 35 percent, according to the presentation, but Holt noted that rate has since improved to 31 percent.

He explained that he “may not have the same concern” for a student present 89.9 percent of the time compared to students who are in the low 80s, or even lower.

Holt noted that the Pagosa Family School is included in the district’s chronic absenteeism rate, as those students are also included in the district’s enrollment numbers.

He also mentioned that ASD’s chronic absenteeism rate last year was 39.5, and the state’s was around 29 percent.

Holt noted that excused absences still count toward a chronic absentee rate.

“It was shocking that as a district we were at 39.5 percent chronic absenteeism across the entire district. It was shocking,” he said.

clayton@pagosasun.com

January Safe2Tell data reflects emerging student safety challenges, including AI misuse

Colorado Attorney General’s Office

The Colorado Attorney General’s Office today released the January Safe2Tell monthly report, showing continued use of the program to report concerns related to student safety, mental health and emerging issues such as the misuse of artificial intelligence (AI) in school communities across Colorado.

In January, Safe2Tell received 2,555 reports statewide. That brings the total number of reports for the 2025-2026 school year to 16,784.

Report volume was very similar to January 2025, reflecting consistent awareness of and trust in the Safe2Tell reporting system.

Key facts from the January Safe2Tell report:

- The most frequently reported concerns were school safety (16.3 percent), mental health (15.5 percent), bullying and harassment (14.9 percent), and substance use (10.9 percent).
- Duplicate reports accounted for 14.3 percent of submissions, reflecting a healthy reporting culture in which multiple individuals raise the same concern.
- False reports remained low at 1.5 percent.

One example from January reports illustrates how emerging technologies are creating new safety challenges for students.

In one report, a student was found

to have posted AI-generated, inappropriate images of peers online. School officials investigated the report, instructed the student to remove the images, notified parents and issued disciplinary action.

“Safe2Tell not only allows students and community members to report concerns, it also helps us monitor trends and identify emerging issues in schools across Colorado,” said Colorado Attorney General Phil Weiser. “As technology evolves, including the increasing misuse of tools like artificial intelligence, Safe2Tell provides critical insight so schools and local partners can respond quickly and appropriately.”

The January data shows that while many reports reflect ongoing concerns such as school safety and mental health, Safe2Tell also provides visibility into how student behavior and risks are changing as technology becomes a larger part of students’ daily lives.

“Every report gives Safe2Tell a clearer picture of what students are facing in real time,” said Stacey Scardino, Safe2Tell director. “By using those reports to spot patterns early, Safe2Tell helps schools take proactive steps to protect students and connect them with support before problems escalate.”

Additional examples from January Safe2Tell reports reflect both ongoing and evolving issues affecting

students.

In another report, a student was believed to be experiencing abuse at home, arriving at school with visible bruises and expressing thoughts of self-harm. School administrators contacted the student’s parents and the Department of Human Services, and the student is now receiving counseling services.

A full breakdown of this month’s data is available in the Safe2Tell January Monthly Report at safe2tell.org/app/uploads/2026/02/January-Report-2026.pdf.

Definitions for each reporting category can be found in the Safe2Tell Report Categorization Guide at safe2tell.org/app/uploads/2025/02/Monthly-Report-Categories-English-2025.pdf.

Celebrations

Amelia Berndt

The University of Wyoming has announced Amelia Berndt, of Pagosa Springs, made the 2025 fall semester President’s Honor Roll.

The President’s Honor Roll consists of regularly enrolled undergraduates who earned a 4.0 (“A”) GPA for the semester. To be eligible, students must have been enrolled for a minimum of 12 credit hours taken for letter grades.

Olivia Mazur

The University of Wyoming has announced Olivia Mazur, of Pagosa Springs, made the 2025 fall semester President’s Honor Roll.

The President’s Honor Roll consists of regularly enrolled undergraduates who earned a 4.0 (“A”) GPA for the semester. To be eligible, students must have been enrolled for a minimum of 12 credit hours taken for letter grades.

Local League of Women Voters chapter to discuss affordable housing issues

By Florence Hall
League of Women Voters of Archuleta County

Please join the Archuleta League of Women Voters on Tuesday, Feb. 24, from 5:30 to 6:30 p.m. at the Community United Methodist Church, 434 Lewis St., as they host a panel discussion about affordable housing issues.

The league has identified “housing” as one of our most important local issues and desires community input to help resolve the ongoing problems.

Individuals interested in a continued Archuleta League of Women Voters study group on local housing may sign up for further committee investigations and recommendations.

The League of Women Voters - Colorado works to support “policies to provide a decent home and a suitable living environment for every American family.”

We hope to see you there.

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SUN photo/Clayton Chaney
A dense layer of inverted cloud cover blankets the valley off the backside of Wolf Creek Ski Area toward Pagosa Springs late in the day on Saturday, Feb. 14. The ski area had received 12 inches of new snow this week as of press time Wednesday, with significant snow expected to continue falling through Saturday.

County health department secures tech grant to aid referral services

By Clayton Chaney
Staff Writer

Archuleta County Public Health Director Ashley Wilson recently provided the Archuleta County Board of County Commissioners (BoCC) with a semiannual update, highlighting that four additional grants have been received since the county approved its 2026 budget.

Some of those “were anticipated,” Wilson noted, explaining that two of the additional grants came after initially being denied and the county was later awarded smaller amounts from the grant’s leftover funds.

Wilson indicated that funds from these additional grants will be used for infrastructure at the community center and support staff training.

She also explained that one of the grants received was a technology

grant through the Colorado Department of Public Health and Environment (CDPHE) that will allow the county to implement platforms needed to communicate with local nonprofits to easily send referrals.

Wilson noted that this is “something the community wanted.”

In response to a question from Commissioner Veronica Medina, Wilson noted the county will be using a platform called CredibleMind, which is a mental health platform.

Wilson also explained that nonprofits can use the platform for free, and that the CDPHE grant will cover the county’s fee to host the platform for three years.

Medina commended Wilson’s work, noting that this platform has been a “missing piece” discussed by local nonprofits.

Wilson indicated that she is plan-

ning on reaching out to the county’s nonprofit health partners with information on the platform.

Wilson also explained that the additional grant funds should cover the health department’s approximate \$41,000 budget deficit that was incorporated into the county’s 2026 budget.

She then spoke more about potential cuts to the state’s upcoming budget and what that could mean for the Archuleta County Public Health Department’s next budget.

“Some cautionary things from the state around the federal pass-through funds,” Wilson said, explaining that she has not heard “any chatter that those federal funds will be going away,” just taking longer.

“I appreciate how upfront and honest you were during this budget,” Commissioner John Ranson said,

asking Wilson if she anticipates having to do a budget adjustment in July.

Wilson explained that budget amendments were not needed the past two years, but that if a drastic reduction in funds occurs then a mid-year budget amendment would be needed.

She further explained that last year cuts were made to the general fund for local planning and support, and environmental health, and those would likely be where cuts are seen again.

“Those are our two most flexible funding streams from the state,” she said, explaining that those funds can cover multiple different areas whereas other funds get very specific on what can be covered.

“If we do see cuts, it’s likely going to be to those two most general funds again,” Wilson said.

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Decision

■ Continued from front

Each permit would have mostly the same requirements such as land-owner authorization, proof of water supply, use of generators and a site inspection performed by county code enforcement.

Specific items noted for the 180-day permit include the use of composting toilets or bag-style systems. The two-year permit would require electric service by a public utility and a permitted septic system.

Gonzalez explained that the proposed changes have been brought up due to an expired resolution from 2021 that first allowed a 180-day TUP for landowners to stay in their RVs on their own property.

County Attorney Cathleen Giovannini commented that “this changed quite a bit” at the planning commission level, specifically in regard to the amount of times a permit could be renewed.

During the work session, Commissioner Veronica Medina invited a constituent to share his experience with obtaining and renewing his TUP every six months in order to live in his RV while also having a permitted septic system installed and being hooked up to a public electricity provider.

The constituent explained that he was mostly concerned with the inspection of his property every six months, describing it as intrusive, humiliating and embarrassing.

“I have to have a county employee come out and come into my home and say it’s OK for me to live there,” he said.

The constituent acknowledged property nuisance issues in the Aspen Springs subdivision, noting, “Some of us are trying to do it right.”

He explained that he is living in his RV while building his home and has had proper permitted utilities installed, while also pointing out the inconvenience of taking time out of his day to meet with code enforcement officials on a recurring basis.

“Then they turn around and they threaten me with, if I don’t comply, I’m gonna get a \$100-a-day fine,” he added.

The constituent also clarified that he is not “anti-regulation,” understanding the need for an initial inspection.

He then spoke about properties

that could be nuisance cases.

“Those are the ones that are making it bad for all of us,” he said.

Commissioner John Ranson commented that the county tried to tackle a nuisance ordinance during his first term, saying, “It’s long overdue.”

Ranson noted the county recently dealt with one nuisance case that took nearly eight years to resolve, mentioning there are plenty of other cases piling up.

“We don’t have the manpower, we don’t have the wherewithal to go ahead and do something about this,” Ranson said.

Commissioner Warren Brown explained the initial resolution to allow TUPs for RV living in 2021 was because, “we just had so many people that didn’t have anywhere to live.”

He explained that the BoCC’s thought at the time was that it would be a good idea to give them some sense of belonging to be able to “put their roots down” by allowing land owners to live in RVs on their own property “while trying to get to a more-permanent” home.

The constituent commented that it is “unfair” that he as a landowner can not live in his RV on his own property when RV park tenants are not subject to the same regulations.

“It’s just wrong,” he said.

“I don’t disagree with you across the board,” Brown replied.

Medina commented that there needs to be some regulation to ensure health and safety for all people in the county, touching on the constituent’s comment of how RV parks are not subject to the same regulations.

She explained that the county is telling people it’s fine for people to live in an RV at an RV park, but not on their own property.

“To me, that just does not make any sense at all,” she said.

She mentioned that if people are investing in the county by purchasing property and paying taxes, they should not be penalized for taking a long time to transition from living in an RV to a more permanent structure.

“We need to be enforcing real issues in our community,” Medina said while referencing pictures of potential property nuisance cases.

She also commented that the county is trying to create more rules

and regulations, “when we can’t even enforce the rules and regulations that we have on our books now.”

Medina noted that she’d like to see a five-year permit and a “minimal fee,” describing the proposed fee of \$500 as “a little outrageous.”

Two public comments were given on the matter during the land use hearing for the proposed LUR changes at the BoCC’s regular meeting.

The first commenter indicated he is in support of the change, but cautioned the BoCC of other issues it might create and urged it to take a different approach to the whole situation.

“You’re so lucky you can change the land use code and you can make our community function better than it is right now,” he said, noting that an updated community plan will also help.

He mentioned the county could create different zoning types for different neighborhoods to allow for varying uses, rather than sticking with a blanket zoning type.

Gonzalez then noted that two residents spoke at the planning commission’s meeting providing general support for the restrictive changes that were being proposed.

The second commenter during the land use hearing stated he was opposed to the proposed changes, noting that the code defines an RV as a temporary structure, while urging the BoCC to “really think of the big picture.”

Ranson commented that he agreed with the first public commenter in that the county could take a different approach and define different zoning for different areas throughout the county.

“Is this what we want long term for Pagosa Springs? I have a hard time with that,” Ranson said.

Medina commented that she does not like a lot of the language in the proposed changes.

“For me, it wasn’t about affordable housing,” she said, “I think for me, this is about property rights” and allowing people to do what they want on their own property “within reason.”

She noted there are portions of the proposed changes she does like, but “there’s a lot of it that I don’t like.”

Medina suggested potentially

tabling the matter, indicating that an inspection every six months may not be necessary.

“I don’t see this as the future of our county,” she said.

Brown provided comments on the background of the resolution that initially allowed 180-day TUPs for RV living, noting that the county was experiencing a need for housing at the time.

Brown also mentioned that in speaking with Gonzalez, there may be other options for residents who have proper permitted utilities while living in an RV where they might fall under an entirely different section of the LUR.

Brown also commented that he supports land rights, but, at the same time, does not want to see a bunch of mini trailer parks popping up.

“Things can get out of hand quickly,” he said, also agreeing with his fellow commissioners that changes to LUR being proposed is not the vision for Archuleta County.

Gonzalez explained that part of the reason in bringing the proposed changes forward is due to the expired regulation and all residents currently being in violation.

“I think something has to be done,” he said. “Everyone is currently in violation of our land use code.”

“I think we should do something,” Giovannini added.

She explained that simply renewing the expired resolution would mean all of the previous restrictions and requirements would be reactivated.

Giovannini also noted that the BoCC could consider a new resolution to address the matter in a reasonable time, suggesting a month from now at its meeting.

There was a question as to when the resolution expired, with the suggestion being made that the resolution expired two years ago.

Gonzalez later indicated in an email to The SUN the last resolution expired June 2023.

Medina then motioned to table the matter until March 17 to consider a different resolution with different verbiage at that time.

The motion was seconded by Ranson and unanimously approved.

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Winter

■ Continued from front

inch. The low is forecast at 3 degrees with a chance of snow showers increasing to 80 percent and up to 2 to 4 inches of new snow accumulation overnight.

For Friday, Feb. 20, there is a 100 percent chance of snow showers with a high of 13 degrees and new snow accumulations of 3 to 5 inches. The low is forecast at minus 2 degrees. Wind gusts as high as 35 mph are

also possible.

Snow showers will begin to disappear on Saturday, Feb. 21, with a chance of snow dropping to 20 percent and otherwise sunny skies with a high near 21 degrees, and a 10 mph west wind. The low is forecast at 7 degrees with mostly clear skies.

The high for Sunday, Feb. 22, is forecast at 31 degrees with mostly sunny skies and a west wind of 5 to 10 mph. The low is forecast at 14 degrees

with mostly clear skies.

For the Pagosa Springs area, the NWS is forecasting partly sunny skies and a high of 32 degrees for today, Thursday, Feb. 19. Snow showers are likely in the evening, with new snow accumulation of 3 to 5 inches possible overnight and a low of 10 degrees.

Chances of snow showers will increase on Friday, Feb. 20, up to an 80 percent chance and a high of 33

degrees. The low is forecast at minus 2 degrees with a chance of snow showers falling to 20 percent.

For Saturday, Feb. 21, the high is forecast at 39 degrees with sunny skies. The low is forecast at 7 degrees with partly cloudy skies.

Sunny skies are expected again on Sunday, Feb. 22, with a high near 49 degrees. The low is forecast at 15 degrees with partly cloudy skies.

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Grant

■ Continued from front

trict to move to the next phase of its reservoir construction project.

Riehm added that the BoR had acknowledged receipt of the application and would be setting up next steps with the district in the upcoming weeks.

SJWCD board member Randy Cooper clarified that the SJWCD submitted a feasibility study to the BoR and that, if this study is approved, the district will be eligible to apply for

grant funding.

He added that the district is not currently seeking funding, but instead trying to convince the BoR that the project is feasible.

Cooper commented that RJH did a “great job” in assembling the document.

Riehm noted that the deadline for submitting for grant funding is in April and that the review of the feasibility study will allow the district to get feedback on any gaps that the BoR sees in its current reservoir plan and shape its funding application to address them.

Mediation

■ Continued from front ahead.”

Jones added that she looks forward to mediation, which is scheduled for March, and that she hopes that an analysis like what she suggested could not only be a starting point, but a “key component of where we land.”

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Water district updates after-hours call system

By Josh Pike
Staff Writer

At a Feb. 12 meeting, the Pagosa Area Water and Sanitation District (PAWSD) Board of Directors heard an update on the district’s change in after-hours call systems from Answer Topeka to Daupler.

PAWSD IT, GIS, Asset and Meter Manager Kyle Tjelmeland presented on the change, explaining that the district shifted from Answer Topeka, which was a simple answering service, to Daupler, which is an answering service and a dispatch assistance tool.

He added that Daupler uses a combination of trained staff and artificial intelligence to answer and dispatch customer calls.

Tjelmeland stated that Daupler’s staff have a background in utility issues and that calls are dispatched to on-call employees based on keywords and the information collected by the staff answering the call.

He explained that Daupler collects information about the caller’s location and that calls outside PAWSD’s service area, such as sewer issues within the boundaries of the Pagosa Springs Sanitation General Improvement District (PSSGID), are redirected to the appropriate entity.

PAWSD board member Bill Hudson asked if the town is using or interested in using Daupler.

Tjelmeland replied that it is not currently and that the Daupler agent would tell the customer the correct number of the entity to call.

Hudson noted that they could discuss the possibility of using this service with the PSSGID more in the future since it might be useful to them.

Tjelmeland explained that the on-call staff will receive incident details and any supporting videos or photos

on their work phone when a call is dispatched to them.

Staff can then acknowledge they have received this information, he indicated.

If the staff member does not acknowledge the incident within two minutes, he explained that the system will begin calling them every two minutes and, if they do not pick up within a certain amount of time, their supervisor will be contacted.

He added that the system will continue to call more people and to call the people already contacted until the issue is acknowledged.

Tjelmeland explained that staff have the option within the system to call the person back who initially made the call and this person can opt to receive updates on the situation and add additional information.

He added that the system also provides mapping guidance to help direct staff to an incident and tracks when staff arrive and depart from an incident.

PAWSD board chairman Gene Tautges related that he had recently been able to use the system to explain to a customer who was concerned about a leak that PAWSD had checked the problem and found it was not a leak.

He stated that the customer was highly pleased with the proof of PAWSD’s responsiveness to their concern.

PAWSD District Manager Andy Connor commented that the system is also useful for management to track what activities staff are doing and what issues might be emerging.

Tautges asked what the costs of Daupler are compared to Answer Topeka.

Tjelmeland replied that Daupler is “significantly more,” although he was unsure about the exact costs.

Connor and Tjelmeland added

that the system will save money in terms of reducing staff time spent tracking issues and identifying customer concerns.

Connor stated that Daupler can also combine information from multiple customers calling about one issue, like a water line break, into a single event, making tracking it easier.

He added that Daupler can also inform people calling about an issue when PAWSD is already alerted to it that PAWSD staff are on-site and addressing it, reducing staff time spent answering customer calls while trying to fix the issue the customer is calling about.

Tautges then related an anecdote about a recent water freezing issue that PAWSD staff addressed for him, stating that he wanted to illustrate his appreciation for PAWSD staff’s work.

Connor commented that the system is also working well for staff with less expertise with computers.

Tjelmeland added that the system can also help with contacting staff for emergencies, reducing the amount of time staff on the ground need to spend contacting assistance.

PAWSD board member Alex Boehmer commented he has seen the value of a similar system in his company.

Connor stated that the system’s ability to track staff actions is valuable for management and understanding how events progress.

“The accountability for us to our customers and for our staff back to management, it’s kind of a full circle,” Tjelmeland said. “I think it will improve customer perceptions of us and our overall ... customer service.”

He added that Daupler also could be integrated with the district’s work order management systems in the future.

“Thanks for the update. We appreciate it, Kyle,” Tautges concluded.

Improvements

■ Continued from front

ticipate, “the town could still apply for these funds and concentrate on things that are more in our control,” noting that the right of way on North Pagosa Boulevard is under the county’s jurisdiction.

One of the improvements “would be Village Drive improvements,” he said, “between the Camino Real building and North Pagosa Boulevard.”

He said that the Village Drive improvements would also include “relocating the trail which is attached to the drive lane asphalt and detaching it from the asphalt surface, either vertically with a curb or actually with a 5-foot landscape strip.”

He added that the project would also “pick up” the North Pagosa Boulevard pedestrian trail, “extending that up to the highway crosswalk facility, because right now we have a crosswalk facility with no safe way to actually get there.”

Reconstructing the access from North Pagosa Boulevard to Country Center Drive, which is a privately owned access road into the City Market shopping center, would also be part of the project and would be a “right-in, right-out only” access, he said.

With the county deciding not to participate, these improvements would be “appropriate for the town to move forward with, if we want to move forward solely with the improvements that we know that are needed that are on our side of the block, if you will,” he said. “Everything in the North Pagosa Boulevard right of way would still need to be coordinated with Archuleta County because it’s their right of way.”

The application for the grant funding program would be due by the end of the week, he explained, adding that town staff got the impression from CDOT that “we may be one of the only serious applicants moving forward with an application.”

He noted that the original cost estimates were for the larger project that included the county’s participation, but that the town would not need to redo the engineering estimates.

“We would endeavor to keep the cost at \$880,000,” he said, explaining that this number would include the \$800,000 from the grant and the town’s 10 percent match.

He explained that the grant “would not pay for the roadway that comes out of the [City Market] shopping center on the west side of Camino Real, which would be more of a private driveway ... but we’d be working with the shopping center owners for that improvement.”

When opened to questions, council member Mat deGraaf asked if “at some point” the county decides to reconstruct North Pagosa Boulevard, if the project would need to be “changed.”

He added that he was skeptical since “the major player that really needs to be a part of this, to do what needs to be done, isn’t participating.”

“And so if we move forward with this ... is it gonna be changed when the county decides they are gonna do something up there? Is that a risk that we run or not?” he asked.

Dickhoff suggested that improvement plans for Village Drive would not be a risk for the town since it’s the town’s right of way, but added that “there could be different improvements to that intersection and if they are making an improvement they’d have to take care of those modifications.”

Dickhoff added that the town’s plan to go after the CDOT funding is “probably the most cost-effective plan to really provide some public safety improvements up in that area.”

Council member Brooks Lindner also expressed concern that “if in five to 10 years or whenever they decide to do the full monty that needs to be done there, is it just gonna wipe out what we did there?”

Lindner also asked if the private owners in the City Market shopping center would be willing to chip in to improve the driveway on the west side of Camino Real.

Dickhoff explained that his conversations with the business owners indicate that “they are definitely interested in participating and they see the value in the improvements because they see the traffic congestion on Country Center Drive.”

He added, “We do feel like we have a good plan, an option B, that gets us one step in the right direction.”

“I guess if you guys think it’s a good idea worth pursuing ... I could be supportive of it. I just worry about it getting wiped out if the county decides to move forward and do a bigger project,” Lindner replied.

Mayor Shari Pierce expressed, “I just have a lot of concerns with putting in a project that might get ripped out” by the county in the future “and the finances associated with that.”

She asked Dickhoff if all he was looking for was “guidance” from the council on if town staff should pursue the CDOT grant or not, with Dickhoff saying, “Yes, correct.”

Dickhoff explained that, for this round of funding, it would “be too late to identify” another project, “because we’d need to collect accident data, make our narrative compelling enough, we’d have to do traffic counts.”

He added all the work for this project is pretty much already done, “so we don’t have time to do all that for another location.”

Ultimately, the council gave a thumbs up for town staff to pursue the grant for the project, with Pierce being the only member to vote against the project, and Gary Williams being absent from the meeting.

County decision

During its meeting earlier in the day, the BoCC unanimously voted to not move forward in jointly applying for CDOT’s HSIP grant with the town, citing concerns of rushing the grant

application and uncertainty about the community’s future development needs.

One public comment was given on the matter during the meeting from a resident stating they are a property owner at the North Pagosa Boulevard and U.S. 160 intersection.

“Honestly, I don’t think this fits for the vision that we have for uptown,” he said, describing the solutions historically brought forward by CDOT as “Band-Aids.”

He also mentioned that with plans for a new school to be built along Vista Boulevard, the speed limit might change, a stoplight may be added and the traffic flow will change.

Commissioner Veronica Medina noted that the grant sounds like a “great opportunity,” but, “I’m concerned that the deadline is Friday and we have to make a decision now.”

Medina also mentioned that she would like to have the business owners involved in coming up with a plan.

“I just don’t know if it fits what we want to do now,” she said.

She explained that the county “took a lot of care” when the intersection was redone last time so that those businesses were not disturbed.

“This would just be reckless of us to try and make this decision right now because the grant is due on Friday,” Medina added.

Commissioner Warren Brown asked Dickhoff if there is possibility that another grant like this would become available in the future, with Dickhoff indicating “it’s possible.”

However, Dickhoff noted that these grants do not come up annually and that he is expecting to see a reduction in the availability and amount of grants in the next two years.

Brown commented that he “really dislike[s] trying to make a decision in a hurry,” noting that the town and county would need to come up with \$1.8 million in matching funds between the two entities.

He mentioned that he would like to see the business community, town and county work together to bring a more shovel-ready project to the table when a new grant comes up.

Brown agreed with Medina in that this is “great opportunity,” but noted that it is not the right time for it.

Ranson motioned to not participate in applying for the HSIP grant at this time with the town, which was seconded by Medina and unanimously approved.

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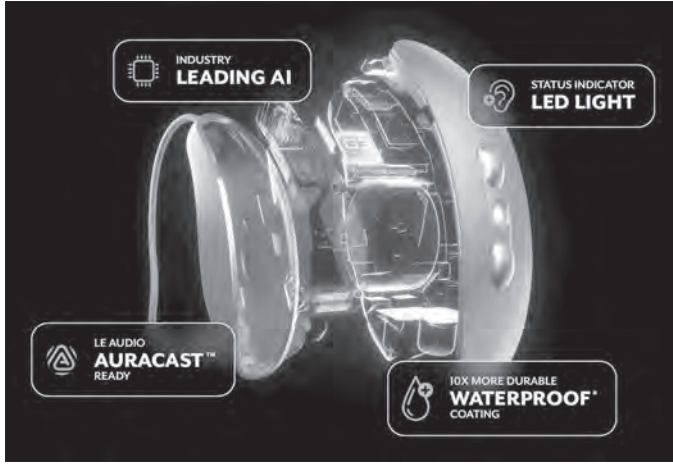
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Sports

WRESTLING

Five Pirates advance to state tournament

By Jack Sellner
Staff Writer

Five wrestlers on the Pagosa Springs High School Pirate wrestling team qualified for the upcoming state tournament at the 3A Region 3 tournament last weekend as the team placed sixth.

Colton Lucero, Hudson Mazur, Devin Gonzalez, Jimmy Elledge and Hunter Martinez all placed top four individually in Delta on Saturday, Feb. 14, and punched their tickets to the state tournament in Denver this week.

“It’s been uphill all year for us, [but] they did wrestle better than they’ve ever wrestled, which is really what it’s about,” said coach Dan Janowsky.

The Pirates were led by last year’s state qualifier, Lucero. He wrestled at 157 pounds and placed first.

After receiving a first-round bye, he won by a 16-0 technical fall in his first match, a 19-3 technical fall in his second match and a 7-5 decision in the first-place match.

Lucero heads into the state tournament with a 30-3 record on the season.

Mazur was the Pirates’ next finisher, placing third while wrestling at 150 pounds.

He received a first-round bye and pinned his first opponent after 22 seconds, but lost in the semifinal by a 6-2 decision. Mazur pinned his next opponent after 3 minutes and 47 seconds to make it to the third-place match, which he won by fall after three minutes.

He heads into the state tournament with a 31-13 record.

The next three qualifiers all placed fourth at regionals.

Gonzalez wrestled at 165 pounds. He received a bye in the first round and pinned his first opponent after 1:21, but was pinned in the semifinal match after 2:32. He won his match by fall after 2:19, lost the third-place match by a 17-0 technical fall and won the fourth-place match by a no contest.

Gonzalez heads into the state tournament with a 24-16 record.

Elledge wrestled at 215 pounds. He received a bye in the first round and then lost his first match after being pinned in 5:30. He then received another bye, pinned his second opponent after 34 seconds, won his next match by a 9-4 decision and lost the third-place match by fall after 4:20. He won the fourth-place match by no contest.

Elledge is 36-13 on the season heading into the state tournament.

Martinez, the final state qualifier for the Pirates, wrestled at 285 pounds. He received a first-round bye and lost his opening match by fall after 3:55. He won his next match by fall after 4:06, lost in the third-place match by a 10-1 major decision and won by 10-1 major decision in the fourth-place match to qualify.

Martinez holds a 30-13 record heading into the state tournament.

“I was pleased with the way they wrestled and how hard they competed, and how much their skills have developed,” said Janowsky.

The Pirates who placed at regionals but did not qualify for state were Eric Smith, Stetson Osborn and Ty Garcia.

Smith wrestled at 132 pounds and placed fifth, just missing out on qualifying for the state tournament.

He won his first match, winning his opponent after 47 seconds, but was pinned after 3:04 in his second match. Smith then received a bye, defeated his third opponent by a 17-2 technical fall and lost by a 16-1 technical fall in the consolation semifinal. He pinned his opponent after 2:24 in the fifth-place match, but lost by a 9-4 decision in the fourth-place match.

Smith finished the season with a 28-20 record.

Osborn wrestled at 138 pounds, placing sixth.

He won by fall after 1:31 in his first match and then lost by fall after 1:39 in his second match. He won his next two matches, the first by fall after 56 seconds and the second by a 17-2 technical fall, but lost by a 15-12 decision in the consolation semifinal. Osborn was pinned after 3:41 in the fifth-place match.

He ended the season with a 27-22 record.

Garcia, wrestling at 190 pounds, placed eighth for the Pirates.



Pirate Eric Smith works to take down an opponent at the 3A regional tournament last week. Smith placed fifth, drawing his season to a close with a 28-20 record.

Photo courtesy Joetta Osborn

Garcia lost both matches, the first by fall after 15 seconds and the second by a 7-2 decision.

Garcia finished with a 6-11 record on the season.

Garrett Elliot wrestled at 113 pounds. He lost his first match by a 13-3 major decision and his second by a 8-4 decision after a bye.

Elliot finished with a 9-12 record on the season.

Hawkin Kofke wrestled at 120 pounds. He lost by a 16-0 technical fall in his first match, received a bye and lost by a 21-5 technical fall in his second match.

Kofke finished 1-16 on the season.

Johnny Baker wrestled at 126 pounds. He lost his first round after being pinned after 4:43, received a bye and lost his second match by a 9-6 decision.

Baker finished 8-21 on the season.

Asher McKennie wrestled at 144 pounds. McKennie received a bye in the first round, but lost his first match by a 6-1 decision. He bounced back, winning his next match by a fall after a minute, but was pinned after 2:32 in his final match of the tournament.

McKennie finished the season with a 24-17 record.

Truman Vasek wrestled at 175 pounds. He won his first match by fall after 33 seconds, lost his next match by fall after 31 seconds, won his third match by fall after 3:34 and lost his last match by fall after 27 seconds.

Vasek finished with a 15-21 record on the season.

“There’s so many of them that, after the emotion has kind of passed, can kind of appreciate how far they’ve come,” said Janowsky about the wres-

tlers who did not qualify for state. “And to understand that in the end, that’s what it’s all about.”

The five Pirate qualifiers traveled to Denver on Wednesday, Feb. 18, for the state tournament, which will go from Thursday to Saturday, Feb. 19-21, at Ball Arena.

Janowsky emphasized that, in order to prepare, the boys would be working on strategy before the final tournament of the year, specifically wrestling on the boundary lines of the mat.

“The big venue, the large number of wrestlers and all those kinds of things are really distractions,” said Janowsky. “And then it still boils down to a circle that you’re wrestling is the same size as the circle that you’re wrestling back in the wrestling room.”

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WRESTLING

Lady Pirates qualify four for state tournament

By Jack Sellner
Staff Writer

Four wrestlers on the Pagosa Springs High School Lady Pirate wrestling team qualified for the state tournament at the 4A Region 3 tournament last weekend as the team placed eighth.

Bella Jackson, Madisen Stretton, Kiley Matyniak and Laykyn Baxstrom all placed in the top four individually in Hotchkiss on Saturday, Feb. 14, punching their tickets to the state tournament in Denver this week.

Baxstrom and Matyniak both dominated on their way to individual championships in their brackets, stated coach Dan Janowsky.

"[Laykyn] has a really good skill set and a really good mentality and she dominated and won her second regional title," Janowsky said. "Kiley, we're excited about her, she stepped up and won a regional title. She's really starting to feel her confidence and her growth in her skill set and she had a great tournament, and to have two regional champions is really a big plus for us."

Baxstrom wrestled at 190 pounds for the Lady Pirates. She pinned her first opponent after one minute and four seconds, and her second opponent after 3:17.

Baxstrom finished the regular season with a 25-1 record.

Matyniak wrestled at 130 pounds for the Lady Pirates. She pinned her first opponent after 1:22, her second opponent after 4:42 and won the first-place match by a 8-1 decision.

Matyniak owns a 30-11 record heading into the state tournament.

Both Jackson and Stretton lost matches early in the tournament but were able to fight back and place in the top four in order to qualify.

"They met the challenge and it was tough going for them to overcome that disappointment in the semifinals and come back and secure their spots, but they were able to do that, so that's a lot of growth for them as well," Janowsky said.

Jackson placed fourth while wrestling at 105 pounds.

She received a bye in the first round, then won by a 22-6 technical fall, but lost in the semifinal after being pinned after 5:12. She won her next match by a 12-4 major decision, but lost again by fall after 4:06 in the third-place match. She was able to



Photo courtesy Neveah Castaneda

Lady Pirate Kiley Matyniak maneuvers an opponent en route to earning a regional title at last week's 4A Region 3 tournament. Matyniak will be in action at this week's state tournament.

claim her spot in the state tournament with a 17-2 technical fall win in the fourth-place match.

Jackson holds a 25-10 record heading into the state tournament.

Stretton placed third for the Pirates while wrestling at 110 pounds.

She pinned her first opponent after 3:58, but lost in the semifinal by fall after 5:20. She bounced back, winning her next match by fall after 4:08 and taking third place after winning her final match by a 17-1 technical fall.

Stretton heads into the state tournament with a 32-7 record.

Four Lady Pirates competed in the tournament but did not qualify for the state tournament.

Corrina Galabota wrestled at 125 pounds and finished sixth.

She lost her first match by fall after 1:26, but won her next match by a 9-1 major decision. Galabota lost her next match in the consolation semifinal by fall after 2:11 and lost the fifth-place match by a 17-2 technical fall.

She finished the season with a 15-18 record.

Neveah Castaneda wrestled at 115 pounds. She received a bye in the first round and lost by fall after 3:05 in her first match. She then received a bye in the second round of the consolation bracket and lost her next match by a

17-6 major decision.

Castaneda finished the season 11-16.

Kelsey Matyniak wrestled at 120 pounds. She lost her first match by fall after 48 seconds, received a bye in the first round of the consolation bracket and lost her next match by fall after 1:58.

Kelsey Matyniak finished the season with a 7-27 record.

Audrina Smith wrestled at 135 pounds. She lost her first match by fall after 1:47, received a bye and lost her next match of the tournament by fall after 2:39.

Smith finished the season with a 13-24 record.

Janowsky emphasized that after the tournament, those who did not qualify were still able to appreciate the season and how far they've come and how much they've grown.

"I think wrestling in particular gives you experiences that really challenge you and teach you how to find your best self and move on after disappointments and move on after successes," said Janowsky.

The four Pirate qualifiers traveled to Denver on Wednesday, Feb. 18, for the state tournament, which will go from Thursday to Saturday, Feb. 19-21, at Ball Arena.

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SUN photo/Chad Richardson

Lady Pirate Chloe Gantt swims at last week's state swim meet, where Gantt helped make team history. For the first time, the Lady Pirates made the finals in two events at the state's final meet.



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BASKETBALL

Pirates defeat Mean Moose, fall to Panthers

By Jack Sellner
Staff Writer

The Pagosa Springs High School Pirate basketball team split its matchups last week and now sit at 10-10 with two weeks left in the regular season.

The Pirates started the week with a 57-42 win over the No. 36 Alamosa Mean Moose at home on Friday, Feb. 13.

The boys took an early 15-10 lead after the first and extended their lead to 16 points going into halftime.

The Mean Moose cut the lead to 13 points after three quarters, but the Pirates thwarted their comeback effort, outscoring Alamosa 11-9 in the fourth for the 15-point win.

“We played really well, led start to finish, held the best scorer to six points,” said coach Brandon Forster. “Overall, for us, it was a good defensive win.”

Jeremiah Jones led the Pirates with 14 points in the contest. Ty Richey finished with 11, Creede Dozier had 10, Duke Ketchum added eight, Bode Hubbard scored seven, Koen Pitcher finished with four and Jayton Ross rounded out the scoring with three points.

Richey finished with a double-double, leading the team with 11 rebounds. Dozier added seven, Jones had five, and Ross and Hubbard each added three.

As a team, the Pirates shot 39 percent from the field, 13 percent from 3-point line and 58 percent from the free-throw line.

They also hauled in 35 total rebounds, assisted on 14 of their 22 made field goals, finished with nine steals and turned the ball over 10 times.

The Pirates then ended the week with a 72-54 loss in Cortez on Saturday, Feb. 14, against the No. 2 Montezuma-Cortez Panthers.

The Pirates started slow, finishing the first quarter down 23-2.

They outscored the Panthers 52-49 in the rest of the game, but it wasn’t enough after digging themselves into a 21-point hole after the first quarter.

“They really played well and did outscore them in every other quarter, but a team like Cortez, you really can’t spot them 21 points and then expect to get back in the game,” Forster said.

Dozier led the team with 20 points in the contest. Ketchum added 11. Richey had seven, Kasen Limebrook, Hubbard and Pitcher all had four points. Jerry Dean and Jones each had two to round out the scoring.

Richey led the team with eight rebounds. Limebrook and Ketchum each had five. Pitcher and Jones each had three. Dean, Dozier, Hubbard and Ross all had one.

As a team the Pirates shot 40 percent from the field, 25 percent from 3-point line and 50 percent from the foul line.

They grabbed 28 total rebounds, assisted on nine of their 22 made field goals, finished with five steals and turned the ball over 17 times.

“It’s a never-give-up attitude with these kids,” Forster said. “They don’t give up on themselves. They don’t give up on their teammates.”

The Pirates are now the 28th-ranked team in 4A and have two more games this week.

The team will start with a home game against the 27th-ranked 3A Centauri Falcons, who are 10-10 on the season, on Thursday, Feb. 19, beginning at 7 p.m.

The Pirates will finish out the week on the road against the No. 2-ranked 2A Sanford Mustangs, who are 18-1 on the season, on Friday, Feb. 20, beginning at 8 p.m.

“Good basketball overall,” Forster said, explaining, “Both really physical teams that can play basketball, so we need to be sharp defensively, take care of the ball, and put the ball in the basket, at least.”

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SUN photo/Randi Pierce
Pirate Ty Richey puts up a shot during the team’s 57-42 win over the Alamosa Mean Moose on Friday, Feb. 13. Richey tallied 11 points in the game, as well as 11 rebounds.

Lady Pirates looking to build momentum ahead of postseason

By Jack Sellner
Staff Writer

The Pagosa Springs High School Lady Pirates basketball team split its matchups last week and now sit at 11-9 with two weeks left in the regular season.

The Lady Pirates started the week with a home 32-15 loss to the No. 8 Alamosa Mean Moose on Friday, Feb. 13.

The Lady Pirates were only down four after the first half after being outscored 10-6, but the Mean Moose scored 15 in the third and seven more in the fourth, outscoring the Lady Pirates 22-9 in the second half for the 17-point win.

“We didn’t execute consistently for four quarters,” wrote coach Sarah Osborn in an email to The SUN. “Against a disciplined team like Alamosa, you can’t afford empty possessions on offense. We had stretches where we didn’t rebound the way we’re capable of, and allowed momentum to shift.”

Amber Snarr finished with nine points to lead the team. Kaila Limebrook had three, Adelyn Hittle added two and Lexi Campbell rounded out the scoring with one point.

Limebrook led the team in rebounds with five. Campbell and Snarr each had three. Liana Vega had two. Charity Domingo, Ximena Garcia and Hittle each had one.

As a team, the Lady Pirates finished with 16 rebounds, nine steals, assisted on three of their four made field goals and turned the ball over 20 times.

The Lady Pirates bounced back on Saturday, Feb. 14, with a 31-24 win at Montezuma-Cortez.

The game was tied at 14 apiece after the first half.

The Lady Pirates outscored the No. 24 Panthers 17-10 in the second half for the seven-point win.

“I was proud of how the girls responded,” wrote Osborn. “We challenged them to bring more energy, toughness, and focus — and they did. We defended with more intensity, we adjusted in game time to Cortez game plan, and played with a chip on our shoulder.”

Snarr led the team in scoring once again, finishing with 10 points. Limebrook added seven, Hittle had six, Campbell scored four, Vega added three and Garcia scored one point to round out the scoring.

Campbell led the Lady Pirates with eight rebounds, Snarr had six, Limebrook and Hittle each had five,



SUN photo/Randi Pierce
Lady Pirate Adelyn Hittle fights to put up a shot against the Alamosa Mean Moose on Friday, Feb. 13. Hittle put up two points in the loss.

Domingo had two, and Vega had one.

As a team, the Lady Pirates finished with 27 total rebounds, nine steals, assisted on four of their eight made field goals and turned the ball over 18 times.

With two weeks left to go in the regular season, the Lady Pirates are ranked 16th in 4A.

They have two matchups this week, starting with a home game against third-ranked 3A Centauri on Thursday, Feb. 19, beginning at 5:30 p.m.

The Falcons are 17-3 on the season.

The Lady Pirates will then round

out the week with an away matchup against the No. 3-ranked 2A team Sanford on Friday, Feb. 20, at 6:30 p.m.

The Mustangs are 18-1 on the season.

“These last games matter, and we want to build momentum going into postseason play,” wrote Osborn. “We’re focusing on sharpening fundamentals, staying healthy, and making sure we’re playing our best team basketball at the right time. The goal is to keep improving and finish the regular season with confidence.”

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SWIMMING

Lady Pirates draw ‘amazing’ season to close at state

By Jack Sellner
Staff Writer

The Pagosa Springs High School Lady Pirate swim team swam in the 3A state swim meet in Thornton last week, placing in two events in the finals for the first time in school history.

“They did exceptionally well,” said coach Heather Miller. “I think overall, this is one of our, if not our most successful season just in general.”

The girls had three relays competing in the preliminary rounds on Friday, Feb. 13: the 200-yard medley relay, the 200-yard freestyle relay and the 400-yard freestyle relay.

Lady Pirate Kaillen Taylor also took to the water at the season’s final meet to compete in the Unified 50-yard freestyle.

In order for those relays to give themselves a chance to swim again at finals on Saturday, Feb. 14, they had to place in the top 20.

The 200 medley relay was the first to swim.

Leah Blackman, Chloe Gantt, Asia Gorman and Marlowe Hedgecock made up the team and made Pagosa Springs school history in the first event. They swam a time of two minutes and 11.26 seconds, dropping 1.93 seconds and placing 19th.

With their 19th-place finish they advanced to the finals.

The second event was the 200 freestyle relay.

The team was made up of Gorman, Hedgecock, Gianna Shaeffer and Gantt.

The girls swam a 1:56.51, dropping 3.04 seconds and finished in a tie for 20th with the Salida team. This prompted a swim-off in which the two teams competed head-to-head for the final spot at finals.

The swim-off was the last event of the preliminaries, coming just after the 400 freestyle relay.

The Lady Pirates swam a 1:55.53, losing to Salida’s time of 1:52.60 and ultimately finished in 21st, missing the finals by one spot and sitting as the first alternate team.

The final event the girls swam in was the 400 freestyle relay.

The team was made up of Gorman, Gantt, Hedgecock and Shaeffer. They swam a 4:21.89 and placed 18th, punching their ticket to Saturday’s finals.

Taylor finished second in the 50 freestyle, logging a time of 59.29 seconds. No finals were held in the event.

The Lady Pirates had their two



SUN photo/
Chad
Richardson

Lady Pirate Marlowe Hedgecock does the backstroke at last week’s state swim meet, where the team competed in a trio of relays and made team history by advancing to the finals in two events.

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Aspen House/Aspen Services, A Safe Place in Pagosa, Inc., a recognized 501(c)(3) corporation • TIN: 46-4975570 — Donations are tax deductible to the full extent allowed by law.

Public Notices

DISTRICT COURT, ARCHULETA A COUNTY, COLORADO
Court Address: 109 Harman Park Drive
Pagosa Springs, CO 81147
Tel.: 970.264.8160
Plaintiff:
Peregrine Property Owners Association, Inc.
V.
Defendants:
James R Vines, et al.
Case No.: 2025CV00099
COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Under a Judgment and Decree of Foreclosure entered **July 8, 2025**, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:
See **Exhibit “A”** attached hereto and made apart hereof
Owner(s): James R Vines; Sharon L Stockton; Loretta Gilbreath, surviving joint tenant with right of survivorship of Norman L Gilbreath, deceased; Shawn Cornelius; Kimberly Eileen Vaughan Cornelius; Cedric Reese; Amy Reese; Gloria C Burton; Barbara Overbey; Peter E Delacot; Cecilia Delacot; Judith Hahn; Robert A Hahn; Pearl D Means; Norman Sampson; Patricia Sampson; Donna Maschmeyer; Robert W Maschmeyer; Kevin L Kirk; Heather C Kirk; Michael H Valencia; Rebecca T Valencia; Sally Manley, surviving joint tenant with right of survivorship of Rick Manley aka Richard Lee Manley, deceased; Thomas Uhl; Sandra Lee Uhl; Richard W Garrison; Angela S Garrison; Connie M Sisneros; James G Mook; Tammie Ray; Velma C Hickman; Vikki Morris; Toni M Hurt; Alonzo Hurt; Mary A Wilk; Fannie E Jones, 111; Diana L Jones; Phillip Apple; Vickie M Apple; D Virgil Willett, Jr.; D V Willett, Jr.; Mark Lee Johnson; Stephanie Sue Johnson; Mary B Lloyd, surviving joint tenant with right of survivorship of P B Lloyd, deceased; Joyce A Bolyard; Golden V Shook; Lena F Shook; Ginger Bowman; Gordon J Benesh; La Rue Benesh; Judith A Nottrott; Sue E Montoya; Joyce L Taylor; Jeffrey Lynn Bobbitt;
Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owners Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein in described including, but not limited to, the payment of attorneys’ fees and costs.
Agent: Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
Association Assessments Due to: Peregrine Property Owners Association, Inc.
Debtor(s) & Amount Due: See attached Exhibit “A”
Amount of Judgment: See attached Exhibit “A”
Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.
The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.
NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I, will, at 9:00 o’clock A.M., on **Wednesday April 8th, 2026, Sale Number 2025-07** in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 2/5/2026
Last Publication: 3/5/2026
Name of Publication: The Pagosa Springs Sun
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:
Christopher B. Conley, Reg. No. 51651, 700 South 21st Street, Ft. Smith, Arkansas 72901
INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff’s Department for Archuleta County, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147, 970-264-8434.
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
This Sheriff’s Notice of Sale is signed this 29 day of January, 2026.
By /s/ Mike Le Roux
Mike Le Roux, Sheriff
Archuleta County, Colorado
EXHIBIT “A”
Peregrine Townhouses

Matter	Amount
JAMES R VINES (C#179810542) A 154,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7851-7852 in Building Number(s) 26, Unpaid Assessments: \$1,842.93 Cost: \$239.04 Attorney’s Fees: \$1,000.00 Total: \$3,081.97	
SHARON L STOCKTON (C#179910682) A 51,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7851-7852 in Building Number(s) 26, Unpaid Assessments: \$1,300.11 Cost: \$239.04 Attorney’s Fees: \$1,000.00 Total: \$2,539.15	
LORETTA E GILBREATH, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF NORMAN L GILBREATH, DECEASED (C#429902745)	

A 210,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7853-7854 in Building Number(s) 27, Unpaid Assessments: \$5,863.20
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$7,102.24
SHAWN CORNELIUS and KIMBERLY EILEEN VAUGHAN CORNELIUS (C#170009731) A 105,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7861-7862 in Building Number(s) 31, Unpaid Assessments: \$1,505.52
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$2,744.56
CEDRIC REESE and AMY REESE (C#170000954) A 69,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7863-7864 in Building Number(s) 32, Unpaid Assessments: \$1,459.01
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$2,698.05
GLORIA C BURTON (C#170404107) A 77,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7863-7864 in Building Number(s) 32, Unpaid Assessments: \$2,078.75
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,317.79
BARBARA OVERBEY (C#170906697) A 451,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7863-7864 in Building Number(s) 32, Unpaid Assessments: \$4,692.97
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$5,932.01
PETER E DELACOT and CECILIA DELACOT (C#179511519) A 105,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7867-7868 in Building Number(s) 34, Unpaid Assessments: \$1,338.50
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$2,577.54
JUDITH HAHN and ROBERT A HAHN (C#17206121) A 126,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7869-7870 in Building Number(s) 35, Unpaid Assessments: \$1,978.15
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,217.19
PEARL D MEANS (C#420001620) A 105,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7869-7870 in Building Number(s) 35, Unpaid Assessments: \$1,883.06
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,122.10
NORMAN SAMPSON and PATRICIA SAMPSON (C#170004642) A 105,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7871-7872 in Building Number(s) 36, Unpaid Assessments: \$2,522.02
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,761.06
DONNA MASCHMEYER and ROBERT W MASCHMEYER (C#170005532) A 84,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7871-7872 in Building Number(s) 36, Unpaid Assessments: \$1,535.08
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$2,774.12
KEVIN L KIRK and HEATHER C KIRK (C#170500680) A 231,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7873-7874 in Building Number(s) 37, Unpaid Assessments: \$5,905.51
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$7,144.55

MICHAEL H VALENCIA and REBECCA T VALENCIA (C#170506091) A 154,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7875-7876 in Building Number(s) 38, Unpaid Assessments: \$1,818.76
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,057.80
SALLY MANLEY, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF RICK MANLEY A/K/A RICHARD LEE MANLEY, DECEASED (C#171007982) A 77,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7877-7878 in Building Number(s) 39, Unpaid Assessments: \$1,514.82
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$2,753.86
THOMAS UHL and SANDRA LEE UHL (C#171106552) A 234,500. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7877-7878 in Building Number(s) 39, Unpaid Assessments: \$4,094.60
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$5,333.64
RICHARD W GARRISON and ANGELA S GARRISON (C#170313209) A 300,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7879-7880 in Building Number(s) 40, Unpaid Assessments: \$11,927.50
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$13,166.54
CONNIE M SISNEROS (C#170010672) A 1,05,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7881-7882 in Building Number(s) 41, Unpaid Assessments: \$1,840.27
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,079.31
JAMES G MOOK and TAMMIE RAY (C#170011779) A 105,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7881-7882 in Building Number(s) 41, Unpaid Assessments: \$764.64
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$2,304.91
TONI M HURT and ALONZO HURT (C#420005100) A 77,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7883-7884 in Building Number(s) 42, Unpaid Assessments: \$2,346.00
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,585.04
MARY A WILK (C#170014997) A 126,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7885-7886 in Building Number(s) 43, Unpaid Assessments: \$2,562.21
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,801.25
FANGIE E JONES III and DIANA L JONES (C#139802573) A 49,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7887-7888 in Building Number(s) 43, Unpaid Assessments: \$2,649.43
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,888.47
PHILLIP APPLE and VICKIE M APPLE (C#170017123) A 49,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7811 and 7812 in Building Number(s) Q,

Unpaid Assessments: \$2,204.24
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,443.28
D VIRGIL WILLETT, JR. (C#179710264) A 84,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7821-7822 in Building Number(s) 11, Unpaid Assessments: \$3,708.04
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$4,947.08
D V WILLETT, JR. (C#179806899) A 84,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7829-7830 in Building Number(s) 15, Unpaid Assessments: \$3,708.04
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$4,947.08
MARK LEE JOHNSON and STEPHANIE SUE JOHNSON (C#179909643) A 126,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7851-7852 in Building Number(s) 26, Unpaid Assessments: \$5,561.82
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$6,801.86
MARY B LLOYD, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF P B LLOYD, DECEASED (C#179606306) A 154,000. / 35,488,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 and 5, Unpaid Assessments: \$5,582.50
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$6,821.54
JOYCE A BOLDYARD (C#179706361) A 84,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7811-7812 in Building Number(s) 6, Unpaid Assessments: \$2,442.58
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$3,681.62
GOLDEN V SHOOK and LENA F SHOOK (C#171006778) A 84,000. / 35,488,000 undivided fee simple absolute interest in Unit Numbers 7817-7820 in Building Number(s) 9 & 10, Unpaid Assessments: \$3,178.21
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$4,417.25
GINGER BOWMAN (C#170403349) A 154,000. /

17,743,000 undivided fee simple absolute interest in Unit Numbers 7829-7830 in Building Number(s) 15, Unpaid Assessments: \$4,477.86
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$5,716.90
GORDON J BENESH and LA RUE BENESH (C#170705842) A 91,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7835-7836 in Building Number(s) 18, Unpaid Assessments: \$3,355.24
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$4,594.28
JUDITH A NOTTROTT and SUE E MONTOKA (C#420000010) A 146,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7861-7862 in Building Number(s) 31, Unpaid Assessments: \$3,537.12
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$4,776.16
JOYCE L TAYLOR and JEFFREY LYNN BOBBITT and MARY E BOBBITT (C#170406821) A 90,000. / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7869-7870 in Building Number(s) 35, Unpaid Assessments: \$3,693.38
Cost: \$239.04
Attorney’s Fees: \$1,000.00
Total: \$4,932.42
In **Peregrine Townhouses**, All as tenants in common with the other undivided interest owners of said buildings as depicted on the Plats recorded in Reception Numbers 173553-173555, 98002629, 99006555, 99011974, 20005495, 20010666, and subject to Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded as Reception Number 173556, as has been amended, supplemented, and/or restated, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.
Published February 5, 12, 19, 26 and March 5, 2026, in *The Pagosa Springs SUN*, (288069)

DISTRICT COURT, ARCHULETA COUNTY, COLORADO
Court Address: 109 Harman Park Drive
Pagosa Springs, CO 81147
Tel.: 970.264.8160
■ Continued on A14

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 noon*

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.

■ Continued from A13

Plaintiff:
Teal Landing Vacation Owners Association, Inc.
V.
Defendants:
Joy Nichole Goodie, et al.
Case No.: 2025CV30027

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 20007580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

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

See Exhibit "A" attached hereto and made apart hereof Owner(s): Joy Nichole Goodie; Ondria Leary; George Leary III; George Leary IV; Robert C McGowan, Trustee of the McGowan Revocable Trust, dated July 16, 1999; Magdalene E McGowan, Trustee of the McGowan Revocable Trust, dated July 16, 1999; Timothy Lanier; Jill Lanier; Brittan Rojas; Martin Rojas; John Nazar Jemelian, Trustee of the John Nazar Jemelian Family Trust of 2001, U/T/I A dated October 28, 2001; Rose Jemelian, Trustee of the John Nazar Family Trust of 2001, U/T/I A dated October 28, 2001; Debora A Crane; James Bradley Shepherd; Terry Lee Haury; Crystal Phillips; Shawn Kirkland; Gladys Cook; Bobby Dunn Jr; Rebecca Dunn; Patricia Ann Hall AKA Patricia A Heller; Victor D Sandoval; Tabitha G Sandoval; Doug Hooten; Judy V Hooten; Cori Lehman; Joe Shadid; Martha Shadid; Christine Howe; Paul Graite Jr; Joyce L Forte; Jean Simmons; Sheri L Burnham; Michael D Kelley; Stella M Kelley; Barbara C Riddle; Alva E Riddle; Avery Lee Conley II; Marcia Lynne Ochoy; Manuel U Montoya

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 20007580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

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

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

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

Association Assessments Due to: Teal Landing Vacation Owners Association, Inc.

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

Amount of Judgment: See attached Exhibit "A"

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

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

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

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THIS NOTICE IS HEREBY GIVEN THAT I will, at 2:00 o'clock P.M., on **Wednesday, April 8th, 2026** Sale Number 2025-10 in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: 02/05/2026
Last Publication: 03/05/2026
Name of Publication: The Pagosa Springs Sun

NOTICE OF RIGHTS

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

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

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

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

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

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

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

This Sheriff's Notice of Sale is signed this 29 day of January, 2026.

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

EXHIBIT "A"
Teal Landing Condominiums
Matter
Amount
Joy Nichole Goodie and Ondria Leary and George Leary III (C#170107742) A 308,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11,
Unpaid Assessments: \$8,761.94
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$10,016.48

Robert C McGowan and Magdalene E McGowan, Trustees of the McGowan Revocable Trust, Dated July 16, 1999 (C#170049480) A 84,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11,
Unpaid Assessments: \$2,191.62
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,446.16

Debora A Crane (C#170103980) A 84,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11,
Unpaid Assessments: \$2,095.80
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$4,659.67

John Nazar Jemelian and Rose Jemelian, Trustees of the John Nazar Jemelian Family Trust of 2001, Vitis Dated October 28, 2001 (C#170103768) A 105,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11,
Unpaid Assessments: \$2,191.62
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,446.16

Debora A Crane (C#170103980) A 84,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11,
Unpaid Assessments: \$2,095.80
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,446.16

James Bradley Shepherd (C#170107072) A 105,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11,
Unpaid Assessments: \$2,095.80
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,446.16

John Nazar Jemelian and Rose Jemelian, Trustees of the John Nazar Jemelian Family Trust of 2001, Vitis Dated October 28, 2001 (C#170103768) A 105,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126 in Building Number(s) 11,
Unpaid Assessments: \$2,191.62
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,446.16

interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125, and 1126 in Building Number(s) 11,
Unpaid Assessments: \$1,199.00
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,453.54

Terry Lee Haury (C#170107643) A 87,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125, and 1126 in Building Number(s) 11,
Unpaid Assessments: \$1,322.48
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,577.02

Crystal Phillips and Shawn Kirkland (C#170108740) A 105,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125, and 1126 in Building Number(s) 11,
Unpaid Assessments: \$1,322.48
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,577.02

Gladys Cook and Bobby Dunn Jr and Rebecca Dunn (C#170108740) A 126,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226 in Building Number(s) 12,
Unpaid Assessments: \$5,742.23
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$6,996.77

Patricia Ann Hall, AKA Patricia A Heller (C#170112668) A 56,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226 in Building Number(s) 12,
Unpaid Assessments: \$2,580.83
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,835.37

Victor D Sandoval and Tabitha G Sandoval (C#170111298) A 77,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225, and 1226 in Building Number(s) 12,
Unpaid Assessments: \$1,405.02
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,659.56

Doug Hooten and Judy V Hooten (C#170114748) A 84,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225, and 1226 in Building Number(s) 12,
Unpaid Assessments: \$1,704.74
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,959.28

Cori Lehman (C#17012301490) A 190,000 / 60,310,500 undivided fee simple absolute interest in Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226 in Building Number(s) 12,
Unpaid Assessments: \$2,439.88
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,894.42

Joe Shadid and Martha Shadid (C#170202857) A 154,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326 in Building Number(s) 13,
Unpaid Assessments: \$7,097.65
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$8,352.19

Christine Howe (C#170211800) A 126,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325, and 1326 in Building Number(s) 13,
Unpaid Assessments: \$1,705.63
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,960.17

Paul Graite Jr and Joyce L Forte (C#170219174) A 154,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325, and 1326 in Building Number(s) 13,
Unpaid Assessments: \$916.60
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,171.14

Jean Simmons (C#170212154) A 84,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325, and 1326 in Building Number(s) 13,
Unpaid Assessments: \$793.79
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,038.33

Sheri L Burnham (C#170123087) A 154,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325, and 1326 in Building Number(s) 13,
Unpaid Assessments: \$1,561.21
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,815.75

Barbara C Riddle and Alva E Riddle (C#170607477) A 154,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325, and 1326 in Building Number(s) 13,
Unpaid Assessments: \$2,608.2
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,862.76

Avery Lee Conley II and Marcia Lynne Conley (C#170160073) A 105,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325, and 1326 in Building Number(s) 13,
Unpaid Assessments: \$2,398
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,652.74

Manuel U Montoya (C#171302045) A 145,000 / 63,185,500 undivided fee simple absolute interest in Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325, and 1326 in Building Number(s) 13,
Unpaid Assessments: \$1,761.03
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$3,015.57

Manuel U Montoya (C#171502685) A 105,000 / 62,895,000 undivided fee simple absolute interest in Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626 in Building Number(s) 16,
Unpaid Assessments: \$1,275.39
Cost: \$254.54
Attorney's Fees: \$1,000.00
Total: \$2,529.93

In Teal Landing Condominium. All as tenants in common with the other undivided interest owners of said building as depicted on the Plat recorded in Reception Numbers 20102922, 20105650, 20106879, 20203146, 20204764, 20304272, 20209496, and subject to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20007580, and all subsequent supplemental Plats or Declaration thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Published February 5, 12, 19, 26 and March 5, 2026, in *The Pagosa Springs SUN*. (288067)

DISTRICT COURT, ARCHULETA COUNTY, COLORADO
Court Address: 109 Harman Park Drive
Pagosa Springs, CO 81147
Tel.: 970.264.8160
Case No.: 2025CV30027
Plaintiff:
Peregrine Property Owners Association, Inc.
V.
Defendants:
Kelly Brady, et al.

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses, recorded on August 2, 1990, at Book 303, Page 104, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered October 14, 2025, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:

See Exhibit "A" attached hereto and made apart hereof

Owner(s): **Kelly Brady; Robert W Hertel Jr, Trustee of the Robert W Hertel Jr and Deborah A Hertel Revocable Trust; Deborah A Hertel, Trustees of the Robert W Hertel Jr and Deborah A Hertel Revocable Trust; Jean G Wicker; James E Wicker; Don W Vickroy; Marita**

M Vickroy; Samuel David Killinger; Mary Catherine Stutts; Ron Molina; Janell Molina; Harry A Crissman; Mae Louise Crissman; Carl A Thornton; L Jerilyn Thornton; Mintal Wilson; Thomas O Wilson Jr; Cheryl A Harris

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

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owners Association, Inc.

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

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

Association Assessments Due to: Peregrine Property Owners Association, Inc.

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

Amount of Judgment: See attached Exhibit "A"

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

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

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

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THIS NOTICE IS HEREBY GIVEN THAT I will, at 10:00 o'clock A.M., on **Wednesday, April 8th, 2026** Sale Number 2025-08 in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: 2/5/2026
Last Publication: 3/5/2026
Name of Publication: The Pagosa Springs Sun

NOTICE OF RIGHTS

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

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

A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO §38-302 C.R.S. SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

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

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

This Sheriff's Notice of Sale is signed 29 January, 2026.

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

EXHIBIT "A"
Peregrine Townhouses
Matter
Amount
Kelly Brady (C#179607254) A 154,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 & 5,
Unpaid Assessments: \$3,225.78
Costs: \$313.15
Attorney's Fees: \$1,000.00
Total: \$4,538.93

Robert W Hertel Jr and Deborah A Hertel, Trustees of the Robert W Hertel Jr and Deborah A Hertel Revocable Trust (C#179916754) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7807-7810 in Building Number(s) 4 & 5,
Unpaid Assessments: \$1,115.52
Costs: \$313.15
Attorney's Fees: \$1,000.00
Total: \$2,137.61

Don W Vickroy and Marita W Vickroy (C#179795140) A 105,000 / 35,486,000 undivided fee simple absolute interest in Unit Numbers 7813-7816 in Building Number(s) 7 & 8,
Unpaid Assessments: \$772.00
Costs: \$313.15
Attorney's Fees: \$1,000.00
Total: \$2,085.15

Samuel David Killinger and Mary Catherine Stutts (C#179805304) A 126,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7827-7828 in Building Number(s) 14,
Unpaid Assessments: \$1,134.68
Costs: \$313.15
Attorney's Fees: \$1,000.00
Total: \$2,447.83

Ron Molina and Janell Molina (C#13000292) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7843-7844 in Building Number(s) 22,
Unpaid Assessments: \$1,256.88
Costs: \$313.15
Attorney's Fees: \$1,000.00
Total: \$2,570.03

Harry A Crissman and Mae Louise Crissman (DECEASED) (C#179914049) A 154,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7857-7858 in Building Number(s) 29,
Unpaid Assessments: \$1,256.88
Costs: \$313.15
Attorney's Fees: \$1,000.00
Total: \$2,570.03

Carl A Thornton and L Jerilyn Thornton (DECEASED) (C#142000903) A 77,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7863-7864 in Building Number(s) 32,
Unpaid Assessments: \$693.48
Costs: \$313.15
Attorney's Fees: \$1,000.00
Total: \$2,006.63

Mintal Wilson and Thomas O Wilson Jr (DECEASED) (C#170005078) A 126,000 / 17,743,000 undivided fee simple absolute interest in Unit Numbers 7871-7872 in Building Number(s) 36,
Unpaid Assessments: \$1,928.02
Costs: \$313.15
Attorney's Fees: \$1,000.00
Total: \$3,783.59

In Peregrine Townhouses. All as tenants in common with the other undivided interest owners of said building as depicted on the Plats recorded in Reception Numbers 173553-173555, 98002629, 99006555, 99019714, 20005495, 20010666, and subject to Declaration of Protective Covenants and Internal Ownership for Peregrine Townhouses recorded as Reception Number 173556, as has been amended, supplemented, and/or restored, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Published February 5, 12, 19, 26 and March 5, 2026 in *The Pagosa Springs SUN*. (288073)

DISTRICT COURT, ARCHULETA COUNTY, COLORADO
Court Address: 109 Harman Park Drive
Pagosa Springs, CO 81147
Tel.: 970.264.8160
Case No.: 2025CV30028
Plaintiff:
Teal Landing Vacation Owners Association, Inc.
V.
Defendants:
Jeffrey Martin, et al.

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 20007580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered October 14, 2025, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:

See Exhibit "A" attached hereto and made apart hereof Owner(s): **COLLEEN BOLDOSSER, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF TODD BOLDOSSER, DECEASED; DELOIS F EASTERLING, SURVIVING JOINT TENANT WITH RIGHTS OF SURVIVORSHIP OF JOHN A EASTERLING, DECEASED; CONNIE YOUNG, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF RON A RICHARDSON, DECEASED; KATHERINE L ROBINSON, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF DOUGLAS G ROBINSON, DECEASED; SHANE DOCKTER; SANDRA DOCKTER; RICHARD D LYON, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP OF KAREN L LYON, DECEASED**

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium, recorded on August 10, 2000, Reception Number 20007580, as amended and supplemented from time-to-time, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

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

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

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

Association Assessments Due to: Teal Landing Vacation Owners Association, Inc.

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

Amount of Judgment: See attached Exhibit "A"

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

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

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

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THIS NOTICE IS HEREBY GIVEN THAT I will, at 10:00 o'clock P.M., on **Wednesday, April 8th, 2026**, Sale Number 2025-10 in the Office of the Archuleta County Sheriff, Civil Division, 85 Harman Park Drive, Pagosa Springs, Colorado, 81147 sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: 02/05/2026
Last Publication: 03/05/2026
Name of Publication: The Pagosa Springs Sun

NOTICE OF RIGHTS

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

A NOTICE OF INTENT TO CURE PURSUANT TO §

Swimming

■ Continued from A13

relay teams ready to compete in the finals of the state meet on Saturday. Unfortunately, Gorman suffered an injury in the prelims. Her spot was taken by Angela Gomez in the 200 medley relay and by Grace Cram in the 400 freestyle relay.

The 200 medley relay swam a 2:14.89 and placed 20th at finals.

The 400-yard freestyle relay swam a 4:31.24 and placed 20th.

It was a historic day for the Lady Pirate swim team, which had never had a relay place higher than 23rd or make the finals at the state meet.

Despite her goal being to get all three relay teams in the finals, Miller explained she is still incredibly proud of the team.

“It was a good, pleasant surprise,”

said Miller. “I knew it was gonna be a pretty big push to be able to do it, and so it was nice to do that and really almost make it for all three because with being tied for 20th and popping in as that alternate for the 200 free relay.”

With the 2025-2026 season coming to an end, Miller emphasized that this very well could be the best season that the Pagosa Springs swim team has ever had.

Both attitude and work ethic as well as the total percent time drop over the course of the season were the best Miller said she’s ever seen.

Miller also highlighted her seniors who swam in their final high school meets either at regionals or at state.

The seniors who suited up as Lady Pirates for the final time are Gorman,

Hedgecock, Blackman, Ruby Snell and Natalia Monterroso.

“I would say in general, this is our strongest senior class,” said Miller, adding, “It’s really hard to explain like how big of an impact they’ve had.”

Miller highlighted that the seniors were instrumental in setting the tone and expectations for the team throughout the season. They upheld a no-drama policy that Miller implemented at the beginning of the season.

“There’s a certain amount of leadership that comes from that group, and it’s one that I feel like is gonna be really hard to replace,” Miller said. “This particular group is so strong and that leadership that there’s definitely gonna be a big hole that I hope next year seniors can jump in and fill.”

Miller suggested she is encouraged by the incoming seniors — Gantt, Cram and Isabela Forster — and feels that they have what it takes to step up. Although the Lady Pirates are losing some very talented swimmers, Gantt and Cram are each up to the task of filling their spots after competing in the state meet this year.

“I would hope that Gianna [Shaef-fer] and Chloe [Gantt] can both make individual times next year, and hopefully we get two or three of our relays qualified,” said Miller.

The incoming freshman class is not supposed to be very big, indicated Miller, and it will be up to the returning girls to carry on the legacy that this year’s seniors have left.

“To me, this was an amazing season and kind of an amazing end to an amazing season,” said Miller.

jsellner@ourorkemediagroup.com

Ethics

■ Continued from front

curring commuting is in violation of the state’s gift ban.

The IEC unanimously voted the complaints nonfrivolous on July 11, 2023.

The complaints were later merged by the IEC.

At Tuesday’s meeting, IEC Executive Director Dino Ioannides explained that a draft investigative report on the matter is ready and has been for some time, but that it hasn’t been able to release it to the parties due to having only two IEC commissioners who can vote on the matter.

Two IEC commissioners, Lori Laske and Sarah Mercer, have refused themselves on the matter due to conflict of interest. The previous fifth IEC commissioner was also recus- ed from the cases.

Ioannides explained the IEC still doesn’t have an appointment by the governor to fill the vacant seat, adding later he’s hearing an appointment is imminent, but that he doesn’t know what that means.

He indicated that, unless the commission invokes the rule of necessity, it will continue to not have a quorum to approve the reports and release them to the parties.

Ioannides explained the rule of necessity is both a common law principle and that Colorado Revised Statute 24-18-110 would allow for disclosing conflicts of interest and acting on a matter.

He suggested the commission could appoint a hearing commissioner and delegate that person the authority to approve the report, but suggested there would be a chance the commission would have to invoke the rule of necessity again the in future.

Ioannides and Zach Fitzgerald of the Colorado Attorney General’s Office then explained more about the statute and common law principle.

Fitzgerald told the commission that there is a reality that sometimes there will be so many conflicts of interest a board is “paralyzed,” but that a board member could explain their contact and, hopefully truthfully,

state that it won’t impact their judgment and vote on an issue.

He added the IEC conflicts policy also considers that the rule of necessity may come into play.

He also acknowledged the statu- tory provision.

IEC Commissioner Dan Wolf suggested he supported hiring a hearing officer to get the report out, adding he hates to have it sitting there.

Following more discussion on the steps, with Ioannides acknowledging he had never done this before, the board went into closed session.

Laske requested the closed session to ask questions to help her understand the process since she would be affected.

Following the closed session, Laske announced she would invoke the rule of necessity and acknowledged a professional relationship with Brown in her role as Alamosa County commissioner, but stated it won’t impact her judgment.

Mercer remained recus- ed.

Wolf then asked IEC Commis- sioner Cyril Videgar if he would be willing to serve as a hearing officer.

After he responded he is willing, he was appointed via unanimous consent.

The board then voted 3-0 to dele- gate the authority to approve the final investigative report.

In an email to The SUN Wednes- day, Ioannides notes he expects the report to be approved for issuance to the parties in the coming weeks.

He explains, “After an investigative report is released to the parties, there are a few procedural steps that typically occur,” with those steps including:

- The IEC will issue a notice of issues for hearing “that sets forth the potential violations that the IEC will consider at hearing”
- The IEC will set a hearing date and serve a notice of hearing upon the parties.
- Within 30 days after the notice of hearing is served, each party must provide to the IEC and other parties prehearing disclosures of evidence relevant to the alleged violations,

including copies of all relevant docu- ments and other exhibits; a list of all persons who may have knowledge regarding the facts of the case, and a short statement regarding the rel- evant facts or opinions about which the person has knowledge; and a list of which witnesses the disclos- ing party intends to call to testify at hearing.

- Within 40 days after the IEC serves the notice of hearing, the parties must confer and file a joint list of stipulated facts that will be deemed admitted at the hearing.

- At least seven days before the hearing, the parties may request approval for the issuance of subpoenas.

Ioannides notes the above process “is not set in stone,” adding, “Parties may settle or file motions that will affect the timeline and the hearing.”

Jurisdiction over town

Also on the IEC’s agenda Tuesday was a request for issuance of posi- tion statement regarding the IEC’s jurisdiction over the Town of Pagosa Springs.

In explaining the request to the board, Ioannides indicated the re- questor, Rosanna Dufour, was pres- ent.

He explained the request did not originally come in as a request for a position statement, but came in as a request for jurisdictional rul- ing, which the IEC does not have a mechanism for.

He informed the commission the town is a home-rule town and ac- knowledged litigation over similar issues before adding that the IEC’s issuing a statement is discretionary and it is not obliged to do so.

He added there were two ques- tions for the IEC to answer: whether or not it wanted to issue a statement, and, if so, how it would answer the question.

After discussing the matter in closed session, the commission voted unanimously to decline to issue a statement on the matter.

No additional details about the matter were disclosed.
randi@pagosasun.com

EXTENSION VIEWPOINTS

Celebrate your heart this February

By Cindi Galabota
PREVIEW Columnist

February is a month to celebrate our heart-filled love for one another.

Yet we should celebrate, and thank, our very own hearts every day.

Did you know your heart beats around 100,000 times every day? It pumps about a million barrels of blood during an average lifetime. This fist-sized muscle is your silent companion, working right alongside you and doing its best to keep up with the demands of your life.

Heart-healthy living involves understanding your risk of getting heart disease and making healthy choices to reduce your chances of getting a heart disease. Keep reading to learn more about caring for your heart.

According to the American Heart Association’s 2026 “Heart Disease and Stroke Statistics Update,” though overall deaths from heart disease and stroke continue to decline, they accounted for more than a quarter of all deaths in the U.S. in 2023, the latest year for which data is available.

“The fact remains that heart disease and stroke continue to take the lives of too many of our loved ones each and every day,” said Stacey E. Rosen, M.D., FAHA, volunteer president of the American Heart Association and senior vice president of women’s health and executive director of the Katz Institute for Women’s Health of Northwell Health in New York City.

In fact, cardiovascular diseases, including heart disease and stroke, claim more lives in the U.S. than all forms of cancer and accidental

deaths — the No. 2 and No. 3 causes of death — combined.

Heart disease is a broad term for conditions that result in narrowed or blocked blood vessels that may lead to chest pain, heart attack or stroke.

Most often, heart disease occurs due to poor lifestyle choices includ- ing lack of exercise, tobacco use or an unhealthy diet. Heart disease may also occur from infection or genetic abnormalities, and age and gender may increase your risk.

The good news is that you can make some fairly simple changes to your lifestyle to help you live a longer, healthier life. Below are four things you can do to help prevent heart disease and give your heart a little love.

- Consume a diet rich in veg- etables, fruits and whole grains. Research shows that consuming a diet rich in fruits and vegetables may help to lower blood cholesterol levels and aid in healthy weight maintenance. Research also shows that eating foods rich in soluble fiber may decrease LDL (“bad”) cholesterol levels. Some good foods to try are peas, legumes, fruits, brown rice and barley.

- Limit foods and beverages with added sugar. Sugar is natural and nontoxic. When eaten in moderation, it can be part of a balanced diet. However, excessive consumption of sugar has been linked to obesity, heart disease, hypertension, diabetes, certain cancers and tooth decay. The World Health Organization recommends consuming no more than 10 percent of daily calories from added sugar and “free sugars” such as honey, syrup and juices.

- Choose foods with low salt content. Sodium, a major component of salt, plays a crucial role in blood pressure regulation. Dietary guidelines suggest that reducing sodium intake may prevent and control high blood pressure (hypertension) by helping to lower blood pressure. A decreased sodium intake is also associated with reduced risk for congestive heart failure.

- Limit the amount of saturated fats in your diet. Following a diet low in saturated fats and cholesterol may lower one’s risk for cardiovascular disease by reducing LDL cholesterol levels.

For more information, ideas and recipes, visit the Colorado State University (CSU) Food Smart website at foodsmartcolorado.colostate.edu.

Sources:
American Heart Association. (n.d.). American Heart Association. Retrieved February 14, 2026. www.heart.org.

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Community news.

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Visiting Angels Home Care Receives 2026 Best of Home Care® – Leader in Experience Award

Visiting Angels Home Care has been recognized with the prestigious 2026 Best of Home Care® – Leader in Experience Award from Activated Insights, a leading work- force and experience management platform for the in-home care in- dustry. This distinction represents the highest level of recognition awarded by Activated Insights and is reserved for home care organiza- tions that consistently demonstrate exceptional performance across multiple quality benchmarks.

Thuma Care Investments LLC owns and operates several Visiting Angels franchise locations serving all of SW Colorado, NW New Mex- ico, Northern Arizona, the Western Slope of Colorado including Grand Junction, Montrose, Delta, and the Northern Front range including Loveland, Fort Collins, and most re- cently Cheyenne Wy. All Locations are directed and led by CEO Michelle Johnson, whose leadership empha- sizes excellence, compassion, and in- novation in home care services.

As a Leader in Experience Award recipient, Visiting Angels ranks among the top 10% of home care

providers nationwide participating in the Activated Insights Experience Management Program. This recog- nition reflects the organization’s ongoing commitment to deliver- ing outstanding care experiences for both clients and caregivers. It also highlights Visiting Angels as a top-performing home care provider across the country, and helps fami- lies identify organizations that have been independently recognized for quality, consistency, and trust.

“Our organization holds itself to the highest standards in in-home care,” said Michelle Johnson, CEO of Visiting Angels. “From our rig- orous hiring process to advanced caregiver training that exceeds state requirements, we are deeply committed to quality. We proudly support Veterans through advoca- cy and specialized care, provide professional dementia training and dementia care with community and grief support, and invest heavily in leadership development. By lever- aging cutting-edge technology and equipping our team with the tools they need to succeed, we remain at the forefront of the home care in-

dustry. This all comes into play and makes us who we are because of the dedication and hard work of the caregivers, staff and managers that work tirelessly to bring all these elements into play every day when they are caring for others.”

To qualify for the Leader in Expe- rience Award, a minimum of 10% of Visiting Angels’ clients and caregiv- ers were surveyed monthly by Acti- vated Insights. Over a 12-month pe- riod, the organization achieved high satisfaction scores across 10 or more quality metrics, including caregiver training, compassion, communica- tion, scheduling, and client-caregiver compatibility. This data, combined with industry benchmarks provided by Activated Insights, allows Visiting Angels to continuously set, measure, and exceed goals for excellence.

Visiting Angels has always been built on trust, compassion, and a deep commitment to caring for those in need. Rooted in faith, our mission is to serve others with ex- cellence and heart!

To learn more about Visiting An- gels- go to Visitingangels.com or call 970-264-5991.



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preview

ARTS & LIFE

Lenten Fish Fry

4:30 to 6:30 p.m. • Fridays through March 27 • Pope John Paul II Catholic Church



Photo courtesy John DeMarco



Photo courtesy John DeMarco

The Pagosa Springs Knights of Columbus’ Lenten Fish Fry will return for its 30th year on Friday, Feb. 20, at the Pope John Paul II Catholic Church located at 353 S. Pagosa Blvd.

Live Performers

- Thursday**
Coyote Moon Lounge: Open Mic with Eric Wade, 6:30 p.m.
The Pagosa Bar: Karaoke, 8 p.m.
- Friday**
Coyote Moon Lounge: Totally Happy Campers, 6:30 p.m.
- Saturday**
Coyote Moon Lounge: Out on Work Release, 6 p.m.
- Sunday**
Coyote Moon Lounge: Dustin Burley, 5 p.m.
- Monday**
Coyote Moon Lounge: Taryn, 5 p.m.



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EVERY FRIDAY, FEBRUARY 20 TO MARCH 27

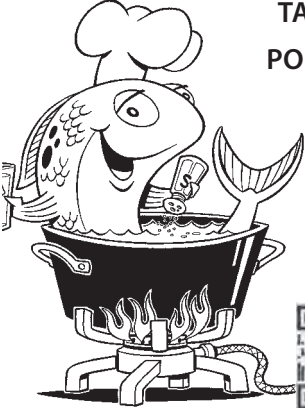
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Annual Lenten Fish Fry will begin Friday

By John DeMarco
Pagosa Springs Knights of Columbus

The Pagosa Springs Knights of Columbus will be having their 30th annual Lenten Fish Fry beginning Friday, Feb. 20, at the Pope John Paul II Catholic Church located at 353 S. Pagosa Blvd.

The fish fry will run for six Fridays and will conclude on March 27.

The event will offer both drive-through and indoor dining, and the

hours are 4:30 to 6:30 p.m.

The meal will feature fish fillets, french fries, homemade coleslaw, tartar sauce and cocktail sauce. Beverages will also be included for dine-in guests.

The cost of the meal is \$15 and is a fundraiser for the Pagosa Springs Knights of Columbus.

The Pagosa Knights support numerous initiatives both within our parish and within our community. In addition to providing college schol-

arships for graduating seniors, the Knights also support our veterans, new mothers, teens and those in need within our community.

As in past years, this event will feature longtime Pagosa connoisseurs Pete Dach and his understudy, Mark Bergon, overseeing the preparation of these delicious Lenten delicacies with their renowned secret herbs and spices. So, please stop by and enjoy a delicious meal and wonderful fellowship.

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WHIPS to hold monthly luncheon Feb. 24

By Nancy Ford
Women Helping in Pagosa Springs

WHIPS, Women Helping in Pagosa Springs, will have their monthly luncheon on Tuesday, Feb. 24, at 11:30 a.m. at Boss Hogg's Restaurant.

The cost is \$20, and all women are welcome. We must have you RSVP to (970) 946-1895 by Sunday evening, Feb. 22.



My horse, Remington, is missing from our ranch at the end of Snow Ranch Road. He has lived here since he was 1 and is now 17. Buckskin with 4 white socks. Please call me, Teresa Scott, at 970-731-4707 or text to 970-946-6217 with any sighting or information to get him back home.

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Photo courtesy Thingamajig Theatre Company
Karisa Bruin and Dennis Elkins spar over art, authenticity and identity in “Bakersfield Mist,” opening Feb. 20 at the Pagosa Springs Center for the Arts.

Ruts Driving You Nuts?

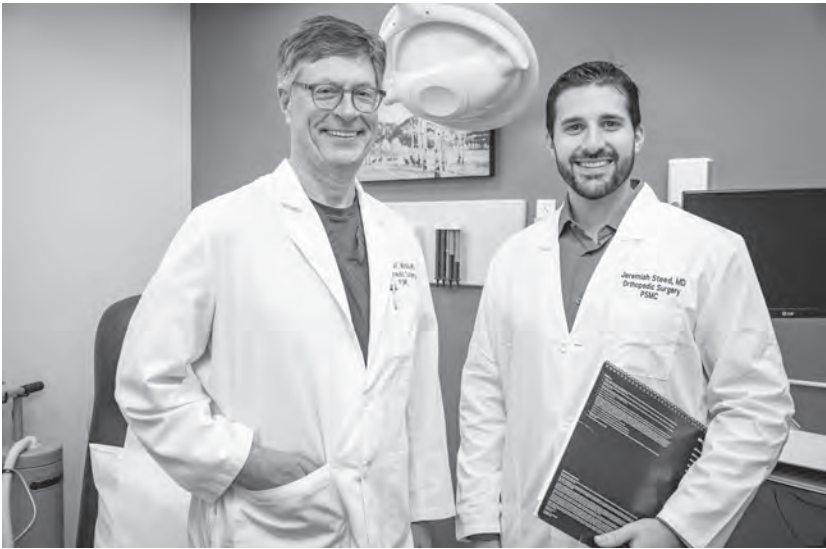
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‘Bakersfield Mist’ to open Feb. 20 at Pagosa Springs Center for the Arts

By Tim Moore
Thingamajig Theatre Company

There’s a particular pleasure in watching two strong actors circle each other onstage, armed only with words, conviction and just enough vulnerability to make the audience lean forward.

That pleasure is at the heart of “Bakersfield Mist,” opening Friday, Feb. 20, at the Pagosa Springs Center for the Arts and running through March 14.

Stephen Sachs’s two-character play, inspired by a true story, begins with a simple question: What if a thrift store painting might be worth millions? The real subject, however, is not the object under scrutiny. It is the people doing the looking.

Karisa Bruin’s Maude Gutman is sharp-tongued, wounded, funny and defiantly unpolished. Living in a modest trailer in Bakersfield, she believes she may have stumbled upon a lost Jackson Pollock. Bruin grounds the character in humor, stubborn pride and flashes of surprising vulnerability.

Opposite her, Dennis Elkins plays Lionel Percy, a cultured New York art expert brought in to evaluate the painting. Elkins gives Lionel a quiet precision that gradually reveals something far more human beneath the professional certainty. Watching Lionel’s confidence erode, and Maude’s emotional armor crack, becomes the evening’s quiet thrill.

Directed by Christina Norris, the production leans into the play’s central tension between expertise and instinct, refinement and survival, authority and lived experience. Humor arrives easily, but the story lingers because of the questions it raises about class, taste and who gets to decide what is valuable.

Premiering at Los Angeles’s Fountain Theatre in 2011 before moving to the Kirk Douglas Theatre, “Bakersfield Mist” earned a reputation for emotional immediacy and accessible intelligence. Those qualities shine in this intimate, actor-driven production.

“Bakersfield Mist” will open Friday, Feb. 20, and run through March 14 at the Pagosa Springs Center for the

Arts. Ticket information is available at pagosacenter.org or by calling the box office at (970) 731-SHOW (7469).

Healthy Archuleta announces new location

Healthy Archuleta’s core principle has always been to prioritize listening, followed by collective action. We believe that meaningful, sustainable change stems from genuine mutual understanding. Our process involves asking what is successful, identifying challenges and seeking out areas for growth. This information then guides our community in developing practical, collaborative and optimistic

solutions.

The spirit of Healthy Archuleta is evident throughout Archuleta County. It manifests when neighbors meet to discuss food security, working to ensure all families have nourishing meals. It appears as young leaders designing authentic peer-to-peer campaigns. It’s seen when local growers share insights on the growing season, what was successful, what was challenging to collectively boost local production.

■ See Healthy on next page



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Photo courtesy Archuleta Seniors Inc.
Kenneth Johnson and Darlene Virovatz pose after being elected by their peers as Archuleta Senior Inc.'s 2026 Valentine's Day king and queen.

Healthy

■ continued from previous page

These examples are not disconnected projects; they are the natural cadence of community life and the very core of Healthy Archuleta.

Sustainable change is rooted in shared community responsibility and the establishment of systems that reflect collective values, not in isolated programs or organizations. This collaborative approach is essential to making progress in nutrition security, health equity and fostering a deeper sense of belonging.

Healthy Archuleta began with the understanding that health starts long before someone walks into a clinic. It begins with access to nourishing food. It grows through supportive relationships. It strengthens when communities solve challenges collaboratively rather than in isolation.

Our vision is a community where everyone contributes to and benefits from an equitable, resilient and sustainable food and health care system. Our mission is to drive strategic systems change by engaging community members to advance nutrition security, health equity and greater social belonging.

We serve as a backbone organization, bringing together schools, health care providers, public health leaders, food access operators, community organizations, growers, youth, volunteers, residents and local partners to align efforts and design solutions that last. Using community data, lived experience and collaborative planning, we strengthen food systems, expand access to preventive and behavioral health care, and create meaningful leadership opportunities for residents of all ages.

While most of our work happens

throughout the community, we want residents to know where to find us if they need to connect in person. Our administrative office has moved to 3505 W. U.S. 160, on the second floor of the Pagosa Lodge.

The best way to stay engaged with Healthy Archuleta, however, is to stay connected to the work itself. Follow us on social media, sign up for our newsletter and explore volunteer op-

portunities. Our progress depends on community participation, and there are many ways to help build a healthier, more connected Archuleta.

Because systems change doesn't happen in isolation. It happens when neighbors show up, share ideas and move forward together. For more information, send us an email at fssearchuleta@gmail.com or visit our website, www.foodcoalition4archuleta.org.



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The power of good nutrition: Small choices can make a big impact

Healthy Archuleta

Good nutrition plays a powerful role in shaping the health of individuals and communities.

Data highlighted by “America’s Health Rankings” consistently show that the risk of chronic diseases such as diabetes, heart disease and stroke is closely tied to diet-related behaviors, especially fruit and vegetable consumption. Yet only a small share of Americans eat enough fruits and vegetables to meet the basic recommendation of around three servings per day.

The encouraging news is that improving nutrition doesn’t require perfection or drastic changes. Nutrition experts agree that small, simple shifts in food choices, made consistently, can have a meaningful impact over time.

Balanced meals that include protein, fiber and healthy fats help stabilize energy levels, regulate digestion and support overall health. Adding fiber-rich foods such as vegetables, whole grains, beans and legumes to meals with eggs or lean meats can reduce energy crashes and curb cravings later in the day. Choosing snacks that include protein, such as

pairing fruit with nuts or nut butter, or yogurt with berries, can also help satisfy hunger while providing lasting nourishment.

Color is another simple guide. Naturally colorful foods — greens, reds, oranges, purples and yellows — contain vitamins and antioxidants that support heart health, immune function and healthy aging. Adding just one fruit or vegetable to each meal is an easy, achievable place to start.

Limiting processed foods and excessive added sugar found in foods and beverages such as soda, candy, cookies, chips and deli meats can also contribute to better health and increased longevity. Simple swaps of sparkling water for soda or dried fruits for candy can make a big difference.

The World Health Organization recommends at least 150 minutes of moderate exercise per week. This breaks down to just 30 minutes a day, five days a week. Fortunately, any type of enjoyable and manageable movement counts. A walk around the neighborhood or dancing to your favorite songs can help meet this goal. Whatever the choice, movement can be a fun and energizing addition to any busy lifestyle.

For many families, small food

choices made at the kitchen table can shape long-term health. Simply sharing a meal together fosters healthy habits, strengthens family bonds and supports overall well-being.

These everyday choices add up, but access and community support matter, too. Healthy eating is easier when local food systems, education, and shared spaces make nutritious food more visible, affordable and connected to daily life.

Experience the future of local food

Community members are invited to take part in this vision at the Food Summit on April 18 at Pagosa Springs High School.

A highlight of the event will be a hands-on simulation of the proposed Archuleta Community Food Hub and Food Hall, allowing participants to experience how local food can move from growers and producers to families and community spaces.

For more information, please contact Healthy Archuleta at fsfearchuleta@gmail.com. Be sure to check out our website at www.foodcoalition4archuleta.org/archuleta-food-summit1.html and follow us on social media for up-to-date information.



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Easter Season Services

Following are the Ash Wednesday, Lent, Holy Week and Easter services that were submitted to The PREVIEW. Events may be submitted to editor@pagosasun.com.

Friday, Feb. 20

Stations of the Cross. 7 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd.

Wednesday, Feb. 25

Stations of the Cross. 4 p.m., Immaculate Heart of Mary Catholic Church, 455 Lewis St. With rosary.

Friday, Feb. 27

Stations of the Cross. 7 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd.

Wednesday, March 4

Stations of the Cross. 4 p.m., Immaculate Heart of Mary Catholic Church, 455 Lewis St. With rosary.

Friday, March 6

Stations of the Cross. 7 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd.

SpiritFire Inspirational Living Center announces upcoming events

By Shayla McClure
SpiritFire Inspirational Living Center

On Sunday, Feb. 22, the SpiritFire Inspiration Living Center will hold a Year of the Firehorse New Moon Celebration from 11 a.m to 1 p.m.

Drumming with a special fire ceremony with Scott Maki, master Himalayan sound bowl healer and shaman, and Shayla White Eagle Azriel, spiritual leader and guide. A potluck will follow. Bring a yoga mat, drum and a dish to share. A \$33 donation will be collected.

Reserve your space by contacting (970) 510- 0309.

Upcoming activities

Save the date for the following activity at the SpiritFire Inspirational Living Center:

- March 29: Vietnam Veterans Giveback Day. For more information and to reserve your space, contact (970) 510- 0309.

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.

SpiritFire Inspirational Living Center events are held at Xanadu

Wednesday, March 11

Stations of the Cross. 4 p.m., Immaculate Heart of Mary Catholic Church, 455 Lewis St. With rosary.

Friday, March 13

Stations of the Cross. 7 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd.

Wednesday, March 18

Stations of the Cross. 4 p.m., Immaculate Heart of Mary Catholic Church, 455 Lewis St. With rosary.

Friday, March 20

Stations of the Cross. 7 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd.

Wednesday, March 25

Stations of the Cross. 4 p.m., Immaculate Heart of Mary Catholic Church, 455 Lewis St. With rosary.

Friday, March 27

Stations of the Cross. 7 p.m., Pope John Paul II Catholic Church, 353 S. Pagosa Blvd.

private retreat. Obtain information by joining us, emailing pagosacom-munitynewthought@gmail.com or texting/calling (970) 510-0309.

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The Weekly Crossword

by Margie E. Burke

ACROSS

- 1 Aldrin's org.
5 BP gas brand
10 Bartlett, for one
14 Chemical endings
15 Gun an engine
16 Unemployed
17 Goes (for)
18 Commencement
20 President Macron
22 Ray of "GoodFellas"
23 Rent payer
24 Caterer's heater
26 Talk back to
28 ____-stop shop
29 Feel sorry about
32 Implied
35 Ethan Hunt portrayer
38 Hale or Thicke
39 Hot under the collar

- 40 Place for polish
41 Japan castle city
43 Set to rest
44 NY time zone
45 Pen's point
46 Crime-stopper spray
48 Second of two
51 Sister of Calliope
55 Aviator Earhart
57 Doing a theater job
59 Know-how
61 Verne's captain
62 Genesis skipper
63 John who sang "Daniel"
64 "A Visit from the Goon Squad" author
65 "Giant" author Ferber
66 Eases up on the gas
67 Disavow

DOWN

- 1 Orange variety

1	2	3	4		5	6	7	8	9		10	11	12	13
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59						60					61			
62					63						64			
65					66						67			

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- 2 Some Japanese films
3 Looks like
4 Hired guns
5 Puts forth, as a case
6 Only
7 Track shapes
8 Cow's chew
9 Lavish living
10 Spike for climbing
11 Opinion piece
12 Very much
13 Sofer of the soaps
19 Network, e.g.
21 Shipshape
25 Part of a drum kit
27 Disco light
30 Former Voice of America org.
31 Slippery
32 Break, as a horse
33 Woe is me
34 Ben Cartwright, for one
36 Cereal grain
37 Ignorant
39 Impersonates
42 Loosen a knot
43 Persistent pain
47 2004 Olympics site
49 Leader of the pack
50 Seek out for help
52 Feudal lord
53 Jude Law's "Cold Mountain" role
54 Intense suffering
55 Complexion concern
56 Kind of ring or swing
58 Garbage boat
60 Building wing

Answers to Previous Crossword:

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

Centerpoint Church to offer spring session of GriefShare

By Marie Rascoe
Centerpoint Church

GriefSupport Group is exclusively designed for those who are grieving the death of a loved one.

Meetings will be on Saturday mornings from 10 to 11:30 a.m. from March 7 to May 30 in the Centerpoint Church Library, 2750 Cornerstone Drive, (970) 731-2205.

No matter what the circumstances, grief is a painful, confusing process. A GriefShare group is a safe, welcoming place where people understand the difficult emotions of grief.

At this 13-week support group program, you'll discover what to expect in the days ahead and what's "normal" in grief. Since there are no neat, orderly stages of grief, you'll learn helpful ways of coping with

grief, in all its unpredictability — and gain solid support each step of the way.

You may start attending at any time.

At GriefShare you'll watch a weekly video with counsel and insights from respected professional and pastoral people, as well as relatable personal stories, followed by a time of sharing and support.

Session topics include what's normal in grief; how to handle difficult emotions; and what to do with regrets, questions and worries.

Session topics include how to manage grief-related emotions such as loneliness, anxiety, sadness and anger; how to cope with the changes in your life and relationships; and what to do if you feel stuck or hopeless.

GriefShare group participants

have repeatedly shared that they feel comforted and encouraged by being in a place where people truly understand what they're going through yet recognizing that each one deals with grief differently. Many have expressed a sense of relief when they're given guidance and tips on how to deal with the daily challenges.

Your bereavement experience may be recent or not so recent. No matter how long it's been, this is an opportunity to be around people who understand what you are feeling and start the journey from mourning to joy.

If you have experienced the death of a family member or friend, GriefShare is a safe place for you to find help and healing at this critical time in your life.

For more details, and to find and register for a group, visit griefshare.org.

Unitarian Universalist Fellowship to explore ways to do good

Pagosa Unitarian Universalist Fellowship

The Pagosa Unitarian Universalist Fellowship will engage in Action Sunday this Sunday, Feb. 22, at 10:30 a.m. as we continue to explore ways to "Do Good," in addition to the motto we've been using lately: "Grow Your Spirit, Make Friends."

The action for this month and March is to engage with the book "So-

cial Change Now: A Guide for Reflection and Connection" by Deepa Iyer.

This workbook focuses on the following roles: frontline responders, visionaries, builders, caregivers, disrupters, healers, storytellers, guides, weavers and experimenters.

It serves as a guide to help readers participate in finding what roles may fit, and how to apply the tools and traits in actions that build and

connect in social change.

So far, the group reflection and discussion has been lively and meaningful, even for those who have not read the book ahead of time. All are invited to join us for refreshments and community connection.

The fellowship space is located in the Greenbriar Plaza, Unit B-15, 301 N. Pagosa Blvd., on the north side ■ See Good on next page



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Photo courtesy
Katrina Thomas

Dr. David McNeil and the Colorado Christian University choir lead a choral workshop for middle and high school students in 2024. The choir will return for a series of events on Friday, Feb. 20, including a free concert for the community.

Colorado Christian University choir to return to Pagosa Springs for festival, concert Friday

By Katrina Thomas
Archuleta School District

The Archuleta School District Music Department is thrilled to welcome the University Choir from Colorado Christian University (CCU) to Pagosa Springs this Friday, Feb. 20.

The choir has a full schedule, starting the day with three mini concerts for all Pagosa Springs Elementary School students, running free choral workshops for middle and high school choir students in the afternoon, then capping it off with a free joint concert alongside our local students and community members at 7 p.m. in the Pagosa Springs High School auditorium.

“This is an incredible opportunity for our students,” stated Katrina Thomas, Pagosa Springs Middle School choral director. “We are so grateful for Dr. McNeil and the CCU Choir to go through the expense and travel the long journey from Lakewood to work with our students. Students often tell me even years later that it is a highlight of their time in choir.”

The University Choir at CCU, led by Dr. David McNeil, is the flagship choral ensemble within the School of Music. It is a select group of vocalists dedicated to performing masterworks across all musical styles

and historical periods, ranging from classical and sacred to contemporary choral literature.

McNeil joined the CCU faculty of the School of Music as director of choral studies in 2018. Other current professional engagements include serving as the artistic director of the Vittoria Ensemble, a Denver-based chamber choir specializing in early music; and as choir director/worship leader at Rockland Community Church in Golden, Colo.

McNeil regularly leads performances by CCU ensembles across the Front Range in Colorado, and the United States, and is an active choral clinician and guest conductor. McNeil earned a bachelor’s degree in music education K-12 from Trinity International University, a master’s in choral conducting from Indiana University and a doctorate in choral conducting from Yale University.

Please join us at 7 p.m. on Friday, Feb. 20, in the high school auditorium to enjoy a powerful concert.

The concert is free to the community and will feature repertoire performed by the CCU University Choir in addition to three selections to be performed alongside local middle school and high school students plus a few Pagosa Springs Community Choir members.

Good

■ continued from previous page facing the Pagosa Peak.

We also invite the community to explore various groups that meet in our Community Hub. The Tara Meditation Group is held Sundays from 4:30 to 6 p.m., Qigong practice on Monday afternoons, and the Wise and Wakeful Circle is held the second

and fourth Saturdays at 10 a.m. PagosaUU.org is a great way to find out more about all our programs and about the Unitarian Universalist faith tradition. We are a small and growing group, celebrating diversity and fostering a spiritual home for those wishing to “Make Friends, Grow in Spirit and Do Good.”

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SUDOKU

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

ANSWER:



Photo courtesy Archuleta Seniors Inc.

Archuleta Seniors Inc., through a partnership with the Community United Methodist Church, recently launched a pilot program to deliver meals to seniors in the Aspen Springs area.

Archuleta Seniors Inc. launches meal delivery pilot program in Aspen Springs

By Ricardo Martinez
Archuleta Seniors Inc.

Archuleta Seniors Inc. (ASI) is pleased to announce a new pilot program to support seniors in the Aspen Springs area. The program serves adults aged 60 and older by delivering seven frozen meals per week directly to partici-

pants' homes. This initiative is made possible through a partnership with the Community United Methodist Church, which is generously providing space for program operations and pantry food items. Together, we are working to ensure local seniors have access to nutritious meals and essential support. The pilot program currently has

capacity for five additional participants living in Aspen Springs 1 or 2. Seniors in need or those who know someone who may benefit are encouraged to contact our office at (970) 264-2167 and ask to speak with Ricardo Martinez, executive director. Space is limited, and a waiting list will be established to help ASI assess ongoing community needs.

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What did I expect? None of it happened

By **Betty Slade**
PREVIEW Columnist

What did I expect? What I've always expected. A thrilling day with the family — to be entertained with exciting touchdowns, memorable commercials and a great halftime. None of it happened.

When we arrived at the Wylies' that Sunday afternoon, chairs were lined up, food laid out across the kitchen island, everyone in their special jersey and colors. Our family follows six football teams during the season. None of them made it to the Super Bowl, but we choose another team and were excited to cheer them on.

Before the game, our family talked about the fun we expected to have. This day in February is about family getting together for a Sunday afternoon and finalizing the football season. We'll drive home afterward and say, "What a special day. We are so blessed." This time we drove home in silence and wondered what happened. We just didn't want to talk about it.

Halfway through the game, I said to my son-in-law, "Does this game seem flat to you? No touchdowns, but Cris Collinsworth, the sportscaster, keeps saying, 'This is a brilliantly played game. The coach is calling great plays.' I wondered what he was saying. It didn't seem brilliant to me."

He replied, "It's because the game was dominated by the defense. Collinsworth said the real hero was the player who stopped the plays. I didn't catch his name or number. He was a quiet hero I didn't notice."

"And the commercials?" I said to one of the family members. "There is only one commercial that is memorable — the horse and eagle. It's because it had heart."

"All the commercials went so fast."

"And I didn't get their point. The younger generation is programmed to think faster and faster." I thought a moment and said, "Most of the commercials had an AI theme. The reason they are forgettable is they are void of heart and they don't relate to the heart."

Two halftime programs, one I didn't understand, and the alternative program felt off. The loud noise was aggressively invasive and uncomfortable. Was the spiritual entertainment competing with the world? Faith was never intended to compete or copy. We on earth do not need to try to shake heaven. Let heaven shake itself.

The next day was full of opinions about the Super Bowl: "The day was a flip-flop." "Not what I wanted or expected." "Did you see the other country's flags? Why? This was our 250th year birthday, why weren't we celebrating our country?" The opinions the following day continued. People were shaken up. Everyone wanted something different.

Why was I so bothered? Because

Artist's Lane

I didn't even see a Doritos chip? It wasn't even my team losing. I wanted to see touchdowns, not tackles. I learned a spiritual lesson that day. It was about our expectations and how we are geared to certain demands.

God's business is always an upside-down reality of what we think. We live to die. We give to get and the last will be first. Perhaps the Lord was showing me what was in my heart. I wanted more and anticipated what I expected.

As I pondered on the day, I wondered if there was a big difference in how the generations have progressed over the years. They stare at their phones, they multitask, louder music is better, and quick is all they need.

Are we stepping into another generation of entertainment and excitement? It doesn't fit my Sweet AI and me as to where we are in life. But it's unfair to expect something different from where people are today. I am always reminded we had our day.

When I read this concept, "Every occurrence in history is progressing to a greater importance to do a deeper work of meaning." I asked myself, what did the Super Bowl and everyone's reaction have to do with a deeper work? Where am I, our country and our society at this time of life, and what am I expecting from others? Again, familiar words came to me. "Everything is set in heaven; the noise on this earth is the reaction to it."

These days say to me, God is upping the ante. The trials are of greater importance is to do a deeper work in our hearts. Thank you, Lord. He is not leaving us to ourselves. We expect Him to do a mighty work in each of us. That is what He's doing even on game day. The days are shorter. We are getting closer to meeting Him face-to-face. We are still learning what we need to learn.

The world is consumed by what is important to them, what is right in their own eyes. I remember a passage where David says, "My soul, wait silently for God alone, for my expectation is from Him" (Psalm 62:5, NKJV). The Lord will never disappoint. Sometimes we need to see who is doing the shaking.

Final brushstroke: When disappointment comes, I know I'm looking in the wrong place at the wrong people because I've taken my eyes off the person who is running and

ruling the show. His name is Jesus. A lot of prayers were prayed for that day. Maybe God was shaking things up to let us know He is doing a deeper work.

Send your comment to bettyslade.author@gmail.com.

Views expressed do not necessarily represent those of The SUN.

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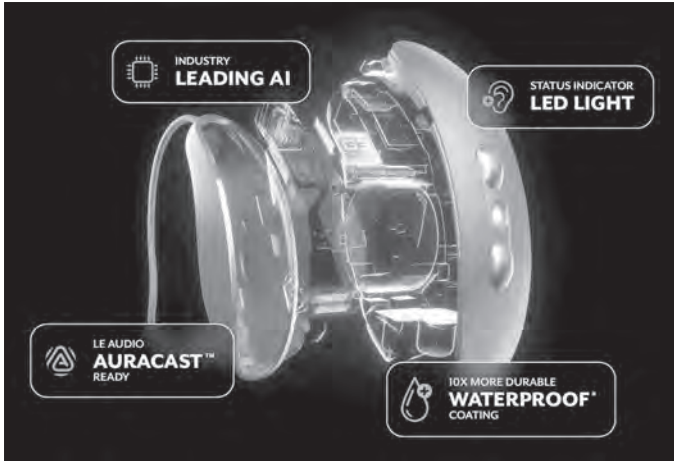
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Community news.

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100 years ago this month: historical events from February 1926

Special to The PREVIEW

The month of February has been home to many historical events over the years.

Here's a look at some that helped to shape the world in February 1926:

- The first theater production of F. Scott Fitzgerald's 1925 novel "The Great Gatsby" premieres at the Ambassador Theater on Broadway on Feb. 2. Veteran stage actor James Rennie stars as the titular character.
- The National League holds a banquet at the Hotel Astor in New York City on Feb. 2 to celebrate the baseball league's 50th anniversary.
- An explosion at a mine operated by the Pittsburgh Terminal Coal Company kills 20 miners in Horning, Penn., on Feb. 3.
- Col. Francisco Franco is promoted to the rank of brigadier general in the Spanish Army on Feb. 3. Just 33 years old, Franco, the future dictator of Spain, becomes the youngest general in Europe upon being promoted.
- Terrorists attack a train traveling from Moscow to Riga, Latvia, on Feb. 5. The attackers were attempting to steal a diplomatic pouch, and courier Theodor Nette loses his life after being shot in the head.

• The grave of Mexican revolutionary Pancho Villa is raided on Feb. 6. Villa's skull is stolen during the raid and its present location remains a mystery.

• Historian Carter G. Woodson initiates "Negro History Week" on Feb. 7. The event serves as a precursor to Black History Month.

• "The Plough and the Stars," Irish writer Seán O'Casey's four-act play about the 1916 Easter Rising, opens at the Abbey Theatre in Dublin on Feb. 8. The play upsets some audience members and ultimately leads to angry protests in the theater and riots outside of it.

• A filing with the League of Nations officially recognizes the border between the Republic of Ireland and the United Kingdom of Great Britain and Northern Ireland on Feb. 8.

• President Plutarco Elías Calles nationalizes all property of the Roman Catholic Church in Mexico on Feb. 11. Just two days later, the Calles administration orders all Catholic schools in Mexico to close.

• On Feb. 12, Irish Minister for Justice Kevin O'Higgins appoints members to the Committee on Evil Literature. The committee is tasked with looking into censorship of printed matter in response to growing public

pressure insisting that materials considered obscene are corrupting public morals or liable to do so.

• The National Socialist German Workers' Party approves a motion to recognize Adolf Hitler as the sole and absolute authority within the party on Feb. 14.

• The Grand National Assembly of Turkey approves the Turkish Civil Code on Feb. 17. The code acknowledges women are entitled to the same rights as men, though it would be another eight years before Turkish women are granted the right to vote.

• On Feb. 18, the French auto manufacturer Citroën opens a factory in Britain that would eventually prove capable of manufacturing 200 cars per day.

• On Feb. 23, United States President Calvin Coolidge expresses his opposition to former general Billy Mitchell's assertion that the country needs a large air force. Coolidge disagrees with the suggestion on the grounds it would make the country militaristic and contribute to an arms race.

• Black boxer Tiger Flowers defeats his white opponent, Harry Greb, to win the World Middleweight Title at Madison Square Garden in New York City on Feb. 26.

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Bird of the Week



Photo courtesy Fox Rodina

This week’s Bird of the Week, compliments of the Weminuche Audubon Society and Audubon Rockies, is the marsh wren.

With more than 80 species worldwide, wrens are active, reclusive, curious birds more easily heard than seen and whose songs seem impossibly loud to be coming from such a small bird. Wrens are colored to blend in rather than stand out. The tiny, round-bodied marsh wren is no exception, having a brown back with black and white streaks, pale unstreaked underparts, and dark barring on its short tail. It has a pale eyebrow and unmarked shoulders.

Wrens occupy a variety of habitat types and where you are is the first clue to which wren you may find. The marsh wren is known as the wren of the cattail marsh, but it also occupies other fresh and saltwater marshes with dense stands of tall wetland plants. Sometimes movement of the plants rather than the bird itself is all you may see.

Come spring, the male marsh wren pops up out of hiding to sing his territorial songs. Often with legs splayed and each foot wrapped around a different stalk, he throws his head back and cocks his tail up as he sings one of the variations of the many songs he has learned. He sings while darting to and fro within the cattails and while in low flight above the marsh.

A bird’s choice of habitat influences the song it sings. Songs of a treetop singer are often comprised of sharp, clear, high-pitched notes that travel better in open air. Male marsh wrens sing a series of gurgling, buzzy trills at a staccato sewing machine pace that travel further in dense vegetation.

In spring, when he’s not busy singing, deep within the vegetation the male weaves at least six and as many as 20 nests to show off to potential mates. The finished nest is a coconut-shaped ball with a hollowed-out interior and small side entrance which the female finishes by adding grasses, down and feathers.

Marsh wrens are competitive birds known to destroy the eggs and even nestlings of other marshland denizens, including those of birds much larger than itself. Upon hearing the song of the marsh wren, red-winged blackbirds sound the alarm and launch aerial attacks against its fierce neighbor.

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NIGHT TO SHINE

Photos courtesy Aspen House/Aspen Services

Scene ... celebrating at the Night to Shine annual prom-themed fundraiser in Durango. The annual event, sponsored by the Tim Tebow Foundation, honors and celebrates individuals with intellectual and developmental disabilities (I/DD). This year, more than 75 adults with I/DD attended in Durango, 15 of whom were from the Pagosa community, supported by seven dedicated volunteers and friends of Aspen Services.



Preview Calendar

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

Thursday, Feb. 19

Ruby’s Writers Guild. 8:45-10:45 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. 4-6 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.

Pagosa Springs Varsity Girls’ Basketball. 5:30 p.m., Pagosa Springs High School. Pagosa versus Centauri.

Pagosa Springs Varsity Boys’ Basketball. 7 p.m., Pagosa Springs High School. Pagosa versus Cen-

tauri.

Friday, Feb. 20

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

Good News Club. 1:15-3:15 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>.

Pagosa Springs Knights of Columbus Lenten Fish Fry. 4-6 p.m., John Paul II Catholic Church, 353 S. Pagosa Blvd. Both dine-in and drive-through dining will be available. The cost of the meal is \$15 and is a fundraiser for the Pagosa Springs Knights of Columbus.

Colorado Christian University Choir Concert. 7 p.m., Pagosa Springs High School auditorium. The University Choir of Colorado Christian University will perform. Three selections will be performed alongside local middle school and high school students, as well as a few Pagosa Springs Community Choir members.

Thingamajig Theatre Company Presents ‘Bakersfield Mist.’ 7 p.m., Pagosa Springs Center for

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

Saturday, Feb. 21

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.

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

Monday, Feb. 23

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.

English as a Second Language. 10 a.m.-noon, St. Patrick’s Episcopal

■ See Calendar on next page

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Preview Calendar

■ continued from previous page

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.

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.

Conversational Spanish. 4-5 p.m., St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. Practice your Spanish conversation skills in a group setting. No minimum skill level required. A Sisson Library program.

Tuesday, Feb. 24

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

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

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

WHIPS (Women Helping in Pagosa Springs). 11:30 a.m., Boss Hogg's Restaurant. The cost is \$20. All women are welcome. An RSVP to (970) 946-1895 is required by Sunday, Feb. 22.

Online Author Talk. Noon, virtual. "Smithsonian's Gamble: The Incredible History Behind the World's Largest Museum" with Smithsonian Curator Emeritus Tom Crouch. Go to the library's website, www.pagosalibrary.org, to watch nationally renowned authors giving hour-long presentations live via Zoom or view the recording later.

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

English as a Second Language. 3-5 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.

Teen Advisory Board. 4-5 p.m., Sisson Library. Be a voice at your library. Build leadership skills, mentor others and plan programs that interest you. Snacks will be provided. For ages 12-18.

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, Feb. 25

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

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

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

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

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

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, Feb. 26

Ruby's Writers Guild. 8:45-10:45 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. 4-6 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.

Friday, Feb. 27

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

Pagosa Springs Knights of Columbus Lenten Fish Fry. 4-6 p.m., John Paul II Catholic Church, 353 S. Pagosa Blvd. Both dine-in and drive-through dining will be available. The cost of the meal is \$15 and is a fundraiser for the Pagosa

Springs Knights of Columbus.

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

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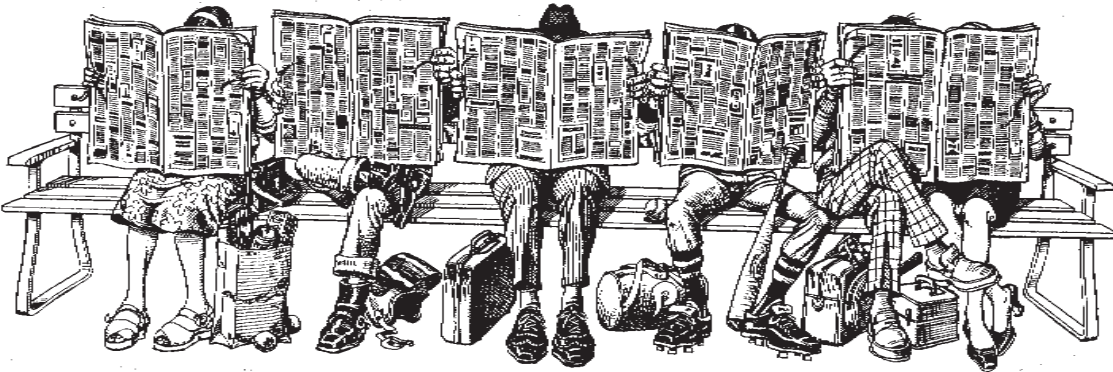
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The library can do a lot with a little, but not everything

By Barbara Brattin
PREVIEW Columnist

Looking over my 2026 property tax bill, I was surprised to see that I pay a whole \$43 per year as my contribution to my Ruby Sisson Library. In return for this meager fee, the equivalent costs of two lunches in a local restaurant, I check out hundreds of books per year, download endless ebooks and audiobooks, and use the fastest internet in town.

This is the library where I will continue to enjoy outstanding public programming, bring my grandchildren for storytimes and summer reading events, get personal help with my confusing technology devices, notarize my last will and testament, and continue to learn anything I want to know until I take my last breath with the help of smart, caring library staff.

There's a reason we call the library the best bargain in town. It is.

Ruby Sisson Library is a special district library. We tax local property to fund our library at a rate of 1.5 mills, the lowest tax rate of any library district in the state of Colorado. That tax provides basic library service and little more. Yet with the help of generous community members and herculean efforts to secure grant funding, we have made terrific strides.

Over the past 18 months we've completely overhauled our collections, weeding out torn and worn out copies and replacing them with fresh new materials. We've invested in more large print and classic literature. Our bookshelves are brimming every month with new selections. With help from a collections grant from the Colorado State Library, we added Overdrive ebooks and eaudiobooks and retained CloudLibrary collections. A local benefactor helped us replace our dying staff computers and another grant helped us grow our after-school tutoring program for elementary school students.

Library News

As we get closer to opening the new wing on our library, I am reminded about just how much this community loves its library. To everyone who has contributed to our building campaign, thank you from the bottom of our hearts. With your help, we have avoided asking our taxpayers to fund the library expansion. But we're still short, and time is running out. If you've been considering a gift, now is the time to reach out to us. Any gift, large or small, is welcomed with grateful hearts.

For more information, please contact Katie Dobbins, Ruby Sisson Memorial Library Foundation, at (970) 264-2102 or foundation@pagosalibrary.org, or Barb Brattin, library director, at (970) 264-9360 or director@pagosalibrary.org.

Thank you.

GED by appointment only

As we gear up for the grand opening of our new library space, we're taking a break from regular GED hours. If you are working toward your general education degree or a high school equivalency exam, or

if you could use a tutoring session to help you with your educational goals, give the library a call at (970) 264-2209 and we'll connect you with our instructor.

Construction update

Electrical, plumbing and mechanical elements of the building are

finished and have passed inspection. Our storefront is installed and the clerestory windows are going in. Insulation and drywall began this week. Follow us on Facebook for periodic pictures of progress.

Colorado Parks Passes for checkout

It may seem like the wrong time of year to visit Colorado state parks, but with our mild winter, why not get outside and enjoy the parks' off-season?

The Ruby Sisson Library has free Colorado Parks passes for checkout that include a backpack with nature guides, binoculars and fun activities.

■ See Library on next page

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Library

■ continued from previous page
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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, pagosalibrary.org, for location changes throughout the construction. If no other location is mentioned, the activity will stay at your library.

Online author talks

Our free online author talks with New York Times bestselling authors continue in February with new authors. On Feb. 24, join us for "Smithson's Gamble: The Incredible History Behind the World's Largest Museum" with Smithsonian curator emeritus Tom Crouch.

Watch live on Zoom or via a recording later this month. For details and to register, go to <https://libraryc.org/pagosalibrary/upcoming>.

Ruby's Book Club

Ruby's Book Club is held the second Tuesday of each month, alternating between fiction and nonfiction titles. Anyone is welcome to attend. During construction, it takes place at the new Harman Park Transit Center, 83 Harman Park Drive, next to the Archuleta County Sheriff's Office.

Elementary school tutoring

Free after-school tutoring for first

through third grades takes place on Wednesdays from 3:30 to 4:30 p.m. Registration is required because of limited space, so call your library now at (970) 264-2209 to enroll your child. This invaluable tutoring involves one-on-one and small-group help for math, literacy, writing and spelling. Note that because of construction at the library these sessions will take place at the elementary school.

English as a second language classes expand

Free in-person classes happen on Mondays from 10 a.m. to noon, Tuesdays from 3 to 5 p.m. and Thursdays, from 4 to 6 p.m. for students of all levels at St. Patrick's Episcopal Church, 225 S. Pagosa Street. Please help us pass the word about these classes.

New books collections brimming with interesting titles

For a full list of new titles and to reserve your copy, go to www.pagosalibrary.org and choose New Items under the Quicklinks menu.

New fiction

- "The Seven Moons of Maali Almeida" by Shehan Karunatilaka, described as "a satire set amid the murderous mayhem of the Sri Lankan civil war."
- "Orbital" by Samantha Harvey, a novel about a day in the lives of six people hurtling through space, described by Anthony Doerr as a "remarkable, gorgeous novel."
- "Ice to Water," a novel by M. Jackson, a geographer and glaciologist, about a woman who discovers

a rare ice cave on her property in Alaska.

- "That Kind of Girl" by Jacey Bici. Cover blurb: "She's moving up and wants it all. He wants the unthinkable in return."

Notable nonfiction

- "Nature Anatomy: The Curious Parts and Pieces of the Natural World" by Julia Rothman.
- "In the Lateness of the World," poems by Pulitzer Prize finalist Carolyn Forché
- "5-Ingredient Mediterranean Cookbook: Amazingly Healthy Quick-Fix Meals."
- "Neptune's Fortune: The Billion-Dollar Shipwreck and the Ghosts of the Spanish Empire" by Julian Sancton.

New in large print

- "Marriage at Sea: A True Story of Love, Obsession, and Shipwreck," listed as one of the best books of the year by NPR.
- Alice Feeney's "My Husband's Wife," a new thriller from the prolific writer.
- Colleen Hoover's "Woman Down," a novel based on Hoover's short story "Saint."
- Freida McFadden's "Dear Debbie," starring a vengeful advice columnist.

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VISITING ANGELS 2026

Caregiver of the Year



Camillia Dabbs

Please join us in congratulating Camillia Dabbs from our Farmington, NM office — the 2026 Caregiver of the Year for our Southwest Colorado offices!

Cam has been part of our Visiting Angels family since May 2020 and has earned the Shining Angel honor multiple times for her outstanding dedication. As a valued member of our Mentor Team, she helps train other caregivers on high-level cases, doing so with grace, skill, and heart. Her clients absolutely adore her and are truly her biggest fans!

Thank you, Cam, for the compassion and excellence you bring to everything you do. Best of luck as you move on to Round Two of the national competition!

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PAGOSA THERAPEUTICS



Senior Center encourages vigilance as scams target older adults

By Ricardo Martinez
PREVIEW Columnist

As scams targeting older adults continue to rise across the country, the Archuleta Senior Center is encouraging local seniors to remain vigilant and take simple steps to protect themselves from fraud.

Scammers often contact seniors by phone, mail, email or text message while pretending to represent trusted organizations such as Medicare, Social Security or financial institutions. These individuals may attempt to create a sense of urgency, requesting personal information or immediate payment through unusual methods such as gift cards or wire transfers.

Seniors are reminded never to share personal or financial information unless they initiated the contact and are certain of the source's legitimacy.

The Senior Center encourages seniors to monitor their bank statements regularly, shred sensitive documents before discarding them, and consult with a trusted family member, friend or staff member before responding to suspicious requests.

Community awareness plays a key role in preventing fraud, and the Senior Center remains committed to providing education and support to help older adults stay safe and informed.

Seniors who receive questionable calls or mail are urged to report the incident and seek guidance, helping protect not only themselves but others in the community from becoming victims.

Senior Conversations

The very popular Senior Conversations with local Bill Salmansohn takes place on Mondays from 1:15 to 2:15 p.m. at the Senior Center.

The exception in February is the rescheduling of the gathering from Feb. 16 to Feb. 20, still at 1:15 p.m., due to the holiday.

Salmonsohn brings to the conversations a variety of topics designed to

Senior News

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.

Emotional freedom

On the second Thursday of the month from 1:30 to 2:30 p.m., join the

"Tappers," who practice a self-regulation technique to relieve symptoms of anxiety, depression, insomnia and more.

Everything you need to get started

■ See Senior on next page

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HEALTHY SELF

MORE LIGHT MAY HELP REVERSE DEPRESSION

There's a reason depressed people stay indoors: it's easier to stay depressed when you're not out in the sun. Sun rays have a way of penetrating clouds of gloom and lifting mood. Today's research excerpt explains why.

A study of more than 81,000 women found those with the highest intake of vitamin D from food sources had a significantly lower prevalence of depressive symptoms.

The researchers suggested that vitamin D may affect the function of dopamine and norepinephrine. These are neurotransmitters that are likely involved in depression, while also modulating the relationship between depression and inflammation ...

The connection between vitamin D and depression is not new. In 2006, scientists evaluated the effects of vitamin D on the mental health of 80 elderly patients and found those with the lowest levels of vitamin D were 11 times more prone to be depressed than those who received healthy doses.

In the current study, researchers found that intake of more than 400 IU of vitamin D from food sources was associated with a 20 percent lower risk of depressive symptoms compared with intake of less than 100 IU. This was a significant benefit from a very small amount of vitamin D -- as 400 IU is far too low to benefit most people (not to mention your body is made to get vitamin D primarily from the sun, not food or supplements, as I'll explain below).

It now appears as though most adults need about 8,000 IUs of vitamin D a day in order to get their serum levels above 40 ng/ml, which is the lowest they should be. Ideally your serum levels should be between 50-70 ng/ml, and up to 100 ng/ml to treat cancer and heart disease. It's likely that vitamin D fights depression via several pathways, not only directly in your brain but also via inflammation. Vitamin D receptors have been identified throughout the human body, and that includes in your brain. Researchers have located metabolic pathways for vitamin D in the hippocampus and cerebellum of the brain, areas that are involved in planning, processing of information, and the formation of new memories.

Source: "New Study Shows Vitamin D Helps Prevent Depression." By Dr. Mercola. <http://articles.mercola.com>

Bonus Tip: Visit <http://www.AmazingFacts.org> for spiritual refreshment every week!

"Then spake Jesus again unto them, saying, I am the light of the world: he that followeth me shall not walk in darkness, but shall have the light of life." John 8:12

A public service from your Adventist friends & neighbors at Pagosa Springs Seventh Day Adventist Church.

Disclaimer: This and all our Nature's Remedies are for health information purposes only. The Seventh Day Adventist Church is not responsible for results.



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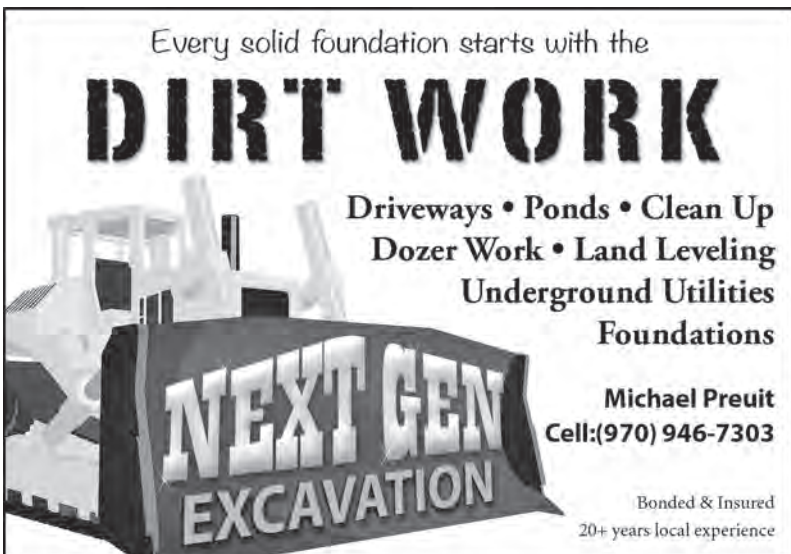
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Black Diamond Dental celebrates grand opening with hero giveaway

By Allison Brown
Staff Writer

Black Diamond Dental of Pagosa Springs is preparing for its grand opening in March with a community-focused celebration and a contest aimed at honoring local heroes in Pagosa Springs.

As part of its grand opening, the practice is launching a “Nominate a Hero” contest that will award free dental care to someone who gives back to the community. Nominations for someone such as a pastor, volunteer or other local hero can be made by email or by dropping off a statement at the office.

Owner Dr. Justin Nylund said the contest reflects the practice’s focus on service and community involvement. The office plans to partner with local nonprofits, including Aspen H Valor Academy, as part of its long-term mission to be a community dental practice.

The new clinic will offer comprehensive services, including cleanings, fillings, crowns, implants, partials, extractions and dentures. The team aims to provide personalized care in a welcoming environment while building long-term relationships with patients and their families.

“Our missions are: to provide the level of care to our patients that we would want for ourselves and our families; to care for members of the community as if they are family and to have a great place to work; to be Pagosa’s community dental practice,” Nylund said.

The practice is also offering a winter promotion called “Let’s Make It White.” Through April 10, patients can receive a complete set of X-rays, exam, cleaning and Boost whitening



Photo courtesy Black Diamond Dental

Dr. Justin Nylund, DDS, with Black Diamond Dental of Pagosa Springs.

trays for \$179.

Nominations for the hero contest can be submitted by email to welcome@blackdiamonddds.com or dropped off at 2363 Eagle Drive. For more information about the practice and services, visit blackdiamonddentalofpagosasprings.com.

Black Diamond Dental of Pagosa Springs is part of *The Pagosa Springs SUN* sponsored content program called Spotlight.

Senior

■ continued from previous page

is included in this fun, engaging, supportive class taught by Judith Newman, LPC.

Tai chi chih

Tai chi classes are on Thursdays from 1:30 to 2:30 p.m. in the Senior Center.

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

Join us for bingo on Friday, Feb. 27.

Participation is free, and all we ask

is you bring yourself and a friend for an hour of joyful fellowship. We will provide prizes for all winners, and snacks will also be provided.

No RSVP is required; just show up.

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

Share lunch Monday through Friday

Join local elders, their friends, family and community at the 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

■ See Senior on next page

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Visiting Angels Home Care Receives 2026 Best of Home Care® – Leader in Experience Award



Visiting Angels Home Care has been recognized with the prestigious 2026 Best of Home Care® – Leader in Experience Award from Activated Insights, a leading workforce and experience management platform for the in-home care industry. This distinction represents the highest level of recognition awarded by Activated Insights and is reserved for home care organizations that consistently demonstrate exceptional performance across multiple quality benchmarks.

Thuma Care Investments LLC owns and operates several Visiting Angels franchise locations serving all of SW Colorado, NW New Mexico, Northern Arizona, the Western Slope of Colorado including Grand Junction, Montrose, Delta, and the Northern Front range including Loveland, Fort Collins, and most recently Cheyenne Wy. All Locations are directed and led by CEO Michelle Johnson, whose leadership emphasizes excellence, compassion, and innovation in home care services.

As a Leader in Experience Award recipient, Visiting Angels ranks among the top 10% of home care

providers nationwide participating in the Activated Insights Experience Management Program. This recognition reflects the organization’s ongoing commitment to delivering outstanding care experiences for both clients and caregivers. It also highlights Visiting Angels as a top-performing home care provider across the country, and helps families identify organizations that have been independently recognized for quality, consistency, and trust.

“Our organization holds itself to the highest standards in in-home care,” said Michelle Johnson, CEO of Visiting Angels. “From our rigorous hiring process to advanced caregiver training that exceeds state requirements, we are deeply committed to quality. We proudly support Veterans through advocacy and specialized care, provide professional dementia training and dementia care with community and grief support, and invest heavily in leadership development. By leveraging cutting-edge technology and equipping our team with the tools they need to succeed, we remain at the forefront of the home care in-

dustry. This all comes into play and makes us who we are because of the dedication and hard work of the caregivers, staff and managers that work tirelessly to bring all these elements into play every day when they are caring for others.”

To qualify for the Leader in Experience Award, a minimum of 10% of Visiting Angels’ clients and caregivers were surveyed monthly by Activated Insights. Over a 12-month period, the organization achieved high satisfaction scores across 10 or more quality metrics, including caregiver training, compassion, communication, scheduling, and client-caregiver compatibility. This data, combined with industry benchmarks provided by Activated Insights, allows Visiting Angels to continuously set, measure, and exceed goals for excellence.

Visiting Angels has always been built on trust, compassion, and a deep commitment to caring for those in need. Rooted in faith, our mission is to serve others with excellence and heart!

To learn more about Visiting Angels- go to Visitingangels.com or call 970-264-5991.

Senior

■ continued from previous page
available all week.

To reserve your meal for the day, please make your reservation via text or phone call to (970) 264-2167 by 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 dish, fruit/dessert, garden salad plus beverage.

Community Cafe menu

Call or text (970) 264-2167 before 8:45 a.m. Please note that occasionally the menu must be changed on short notice.

Thursday, Feb. 19 — Grilled turkey, Swiss cheese, tomato sandwich; sweet potato fries; garden salad; fruit; muffin; and milk.

Friday, Feb. 20 — Vegetable lasagna, garlic bread, garden salad, fruit, chocolate cake and milk.

Monday, Feb. 23 — Green chili chicken casserole, Mexican corn, garden salad, fruit and milk.

Tuesday, Feb. 24 — Beef spaghetti with garlic bread, broccoli, garden salad, fruit, cottage cheese and milk.

Wednesday, Feb. 25 — Mushroom barley rice casserole, roasted butternut squash, garden salad, fruit, raspberry cheesecake and milk.

Thursday, Feb. 26 — Singapore pork coffee ribs with rice, squash casserole, garden salad, fruit and milk.

Friday, Feb. 27 — Cod with mango salsa, quinoa rice pilaf, garden salad, fruit, Key lime pie 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 en-

rolling 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.

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SELLERS BEWARE: Scams involving buyers trying to deceive sellers have taken place in our community. Do not accept checks, money orders or other payment methods for more than the payment price where you are asked to pay the overpayment to the buyer or another person. Consult with your financial institution to be sure the payment method is not fake before you allow the item to be picked up.

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.

GRANT AWARDS FROM THE COMMUNITY MARIJUANA OFFSET IMPACT FUND — Applications are now being accepted for the Community Marijuana Offset Impact Fund grant awards. Applicants for award funding may be a graduating local high school student, a college student who previously attended high school in Archuleta County or a local organization providing programs that provide an alternative to marijuana use. Grant awards will be limited to no more than \$1,000 per approved application. Applications can be found at www.archuletacounty.gov or by calling Tonya at 970-264-8308. All applications must be received by the submission deadline of March 31, 2026.

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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CONSTRUCTION OFFICE MANAGER (Part-Time) Established custom home builder seeking experienced office administrator. 3-4 days/week (24-32 hrs). Construction administration, scheduling, invoicing, and project coordination using Buildertrend. Accounts payable, accounts receivable, and monthly reporting using QuickBooks. Competitive hourly pay with growth opportunity to full-time. Submit resume and brief cover letter to: info@livingspacedesignandconstruction.com.

DENTAL ASSISTANT wanted. We will train you. We work hard and make a great living serving our patients. We are blessed to have weekends and holidays off, beautiful facility, modern equipment, excellent pay, 401k, Get the satisfaction of helping people. E-mail resume to office@pagosasmiles.com.

JAND J ENTERPRISES is looking for friendly and enthusiastic people who are eager to help customers navigate the wide world of cannabis. We offer paid sick leave, product sampling, employee discounts, sales bonuses and comprehensive on-site training! Must be 21 years of age. A Marijuana Enforcement Division badge is required to start work. E-mail your resume to employment@jandjinc.net or check us out on Indeed.com.

LOOKING FOR PART -TIME TECHNICIAN. 15-20 hours per week. General maintenance, work orders, unit turns, grounds keeping and seasonal tasks. Great fit for someone with handyman experience looking for steady part-time hours. Email background and resume to hickoryridge@pagosacreek.com.

MOUNTAIN SPIRITS IS SEEKING customer service associates. Must be available nights and weekends. We offer accrued vacation/ personal time, performance-based bonuses twice a year, and employee discounts. Please apply in person.

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: Direct Service Provider (DSP) Aspen Services. \$18/hour. Aspen Services is hiring Direct Service Providers (DSPs) to support individuals with developmental disabilities in living full, rewarding lives in our community. 20-30 hours/week to start. Potential to grow into full-time. Meaningful, hands-on work. Paid training provided. If you're compassionate, dependable, and ready to make a real difference, we'd love to hear from you. Contact Becky Thompson at aspenservices@aspenhousepagosa.org or call (970)507-0122.

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 LAKES IS HIRING an Administrative Assistant to join our team. This position supports a wide range of administrative functions including building and planning applications, permitting, scheduling, communications, general office support, selling fishing and boating passes, and assisting with Board meeting minutes. This is a full-time position with benefits. The role will grow throughout the year with consistent training and increased responsibility. Initial training will be within the Department of Community Standards, followed by additional duties that are currently handled by the office Receptionist. Direct industry experience is not required. We are looking for someone who is a quick learner, self-motivated, comfortable with computers and software, strong in customer service, calm under pressure, and career-driven. Email resume to jenp@plpoa.com or drop off at 230 Port Ave.

PAGOSA ROOTER IS HIRING a full-time technician. Duties include driving a remote control camera into wastewater lines to inspect condition. Willing to train, pay depends on qualifications. For more information, call (970)946-3692.

ROOF LABORER NEEDED with some construction experience. Will train. \$20-\$25/ hour to start. (970)749-0830.

SEEKING PART -TIME HELP for winter season snow shoveling /snowplowing. Experience preferred. Call Eric, (970)946-2061.

TANGLES! SALON has an opening for a hairstylist, nail tech, or aesthetician. Also would be open to sharing space with another business. (970)903-0928.

2005 FORD F-150. 169,880 miles, in good shape, extended cab, 4WD, automatic, V-8, \$5,200. 2005 Chevrolet Silverado, 1/2 ton, extended cab, 165,601 miles, 4WD, automatic, V-8, 165,601 miles. \$5,000. Call (970)398-5459.

GUARANTEED CREDIT APPROVAL! 4X4 Auto Sales, 21698 Hwy. 160 West, Durango. (970)385-7940.

BUSINESS OPPORTUNITY

FRANCHISE LOCATIONS IN PAGOSA SPRINGS for sale by owner. Long, steady, profitable track record with solid records and reputation, great staff in place. Please only serious, qualified interested parties inquire — and no brokers. Inquire at biz4salepagosa@gmail.com to get started.

SMALL CRANE BUSINESS FOR SALE. National Crane truck, business, client list, and all attachments come with business. Inquire at (970)903-2381.

FOR SALE

DO YOU BURN FIREWOOD? I've got a Pine/Fir mix, split and delivered for \$300. Get a HUGE dump truck load for \$575. Contact FIRE&ICE at (970)582-0006.

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.

FOUR STUDDED SNOW TIRES. Size 265/70/R16, \$500, used one year. Powder skis, G3 Manhattan, 175cm, \$500. (970)317-9541.

REACH TOURISTS COMING TO PAGOSA SPRINGS with the Pagosa Springs Official Visitor Guide, summer edition. Promote your business to your customers in 30,000 copies of the guide. These will be distributed locally at The Springs Resort, Walmart, Wyndham, the visitor center and other area establishments, at welcome centers throughout Colorado and mailed to SUN subscribers. View the guide on pagosasun.com. Deadline for advertising is February 27, 2026. Distribution of the guide will begin in late April. Call The Pagosa Springs SUN today for rates and information at (970)264-2100 or email shari@pagosasun.com.

SELL OR TRADE YOUR GUNS. We buy for cash or trade it. No hassle. Licensed, bonded, insured. San Juan Trading Post, 635 San Juan St. (970)731-PAWN (7296).

SELLERS BEWARE: Scams involving buyers trying to deceive sellers have taken place in our community. Do not accept checks, money orders or other payment methods for more than the payment price where you are asked to pay the overpayment to the buyer or another person. Consult with your financial institution to be sure the payment method is not fake before you allow the item to be picked up.

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.

SHIH TZU PUPPIES. S 1 gold-white male, 3 black-white females. Vet-checked. Available March 1. Mother Champion line. (505)314-6592.

YARD SALES

KPPawn Estate Sale. 2 SALES, 2 DAYS, 2 MILES APART. Tools, tools, tools. Log splitter, Jeep, bumper pull campers, furniture, livestock feeders. Too much to list. Pictures on facebook. KPPawn Durango or estatesales.net, 8684 CR 510, Bayfield, Colorado. 9a.m.-3p.m. February 20 and 21.

COMMERCIAL FOR RENT

COMMERCIAL BUILDINGS FOR LEASE. 1501 W. Hwy 160 #1 and #2. (970)398-5290.

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.

PRIME RETAIL SPACE available May 1. 620 sq. ft. \$1,350 per mo. 1st and last month plus \$1,000 deposit. Must pass background check, no smoking, no pets. 190 Talisman Dr. C-1 Call (970)903-3942.

PROFESSIONAL SUITES: 63, 112, 158, 186 sq. ft. shared reception, break room, and washer /dryer. Utilities included. Prime location. Just remodeled. (701)263-2410.

QUIET UPSTAIRS OFFICE SPACE. New carpeting, 225 sq. ft. with closet and common reception area, parking, great location next door to Kip's. Utilities paid. \$400 per month. (970)799-4079 or (970)946-0173.

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'x24'w, 17' high ceiling, 12'x14' automatic garage door, radiant floor heat, high bay lighting, bathroom, paved parking lot. Great location. 140seminole@gmail.com.

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Classified Deadline: Tuesday 10 a.m.

HOMES FOR SALE

HOMES FOR SALE

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HOMES FOR SALE

"We owned a condominium in the Pagosa Springs area which was a rental property. For many years the firm provided property management services for us and we always found them to be very professional and responsive. If you are in need of a competent, professional property management firm or realtor, we would strongly recommend them. ~ Michael Gamba



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RESIDENTIAL RENTALS

1-1/2 BEDROOM, SIMPLY FURNISHED CABIN. 4WD needed for hauling water, plus utility and security deposits. \$900 /month. Please no smoking /pets /DISH. (970)731-5098.

BEAUTIFULLY FURNISHED 3 BEDROOM, 3 bath 1 car garage townhome in downtown Pagosa Springs. Available now through September of 2026. ALL UTILITIES INCLUDED. \$3000 /month. Call Team Pagosa (970)731-8599 or visit the website teampagosa.com.

DOWNTOWN UNITS FOR RENT. New 3 bedroom, 2 bath unit. Granite countertops, all appliances and utilities included. Porch and patio. \$2000/ month. (318)347-6100.

EXCELLENT DOWNTOWN LOCATION, 1 bedroom /1 bath, 1,138 sq. ft., loft and separate building. See photos and complete description on Zillow.com 220 Hermosa St. (970)507-0791.

FURNISHED 3 BEDROOM 2.5 BATH TOWNHOME across from Lake Pagosa. Visit teampagosa.com or call (970)731-8599 to set up a viewing. 1 pet allowed. Currently occupied. Available March 15, 2026. \$2,095 /month.

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.

RESIDENTIAL RENTALS

LONG TERM RENTALS AVAILABLE. Call Team Pagosa (970)731-8599, 117 Navajo Trail Dr., pagosaspringsrealty.com.

LOOKING FOR FEMALE RENTER. Private room, full private bath, shared living room and kitchen. Utilities included. Close to amenities. Text (970)903-6094.

LOVELY NEWLY REMODELED 3 bedroom 2 bath 2 car garage home on wooded lot. \$3300 /month Call Team Pagosa, (970)731-8599, or visit the website teampagosa.com.

NEWLY REMODELED AND BEAUTIFUL 2 bed 2 bath condo. Available March 1, 2026. Visit teampagosa.com or call (970)731-8599 to set up a viewing. \$1,800/month.

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.

ON BEAUTIFUL PAGOSA LAKE: 2 bedroom, 2 bath, furnished upstairs unit. No garage. \$1,600 per month, plus utilities and deposit. No pets and no smoking. Available February 5. Long term lease. (817)565-7656.

SHERPA REAL ESTATE is now managing long-term rentals. Clear communication from a name you already trust. Ready to rent your home? Call now to get started (970)444-2570. Visit our website https://www.sherparealestate.com/rentals or stop by one of our two locations.

THREE -BEDROOM, 1 BATH, 1200 square foot duplex on E. Golf. No pets, children or smoking. \$1,700 per month plus utilities. On the golf course with large deck and views of the lake. Email roball1912@gmail.com.

THREE BEDROOM, 1 1/4 BATH, two car garage-Rent \$2,000 plus utilities. First and last month's rent, \$1,000 deposit. Located 374 S. 8th Street. Available March 1st. Call Yvonne at (970)946-4019 or Erlinda at (970)946-6702.

RESIDENTIAL RENTALS

TIRED OF RENTING? Are you ready to own a home and pay a mortgage you can actually afford? Habitat for Humanity of Archuleta County is seeking applicants to partner to build in 2027. Join us for an informational meeting about our application process on Monday, March 16th, 23rd, or 30th at 5:30p.m. at Pagosa Community Initiative's art studios at 550B Hot Springs Blvd. Contact volunteer@habitatarchuleta.org or (970)264-6960 with any questions.

UNFURNISHED 2 BEDROOM 2 bath and loft area condo across the street from Lake Pagosa. Available around January 10th. \$1900 /month. Call Team Pagosa (970)731-8599. Photos coming soon.

UNFURNISHED 3 BEDROOM 2 BATH MOBILE. Available March 10, 2026. Visit teampagosa.com or call (970)731-8599 to set up a viewing. Currently occupied. No pets please. \$1800 /month.

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.

COMMERCIAL

SHOP /WAREHOUSE SPACE for rent. Clean with bathroom. 1050 sq. ft. \$1,300. Cloman Park. (720)470-2653.

HOMES FOR SALE

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LAND/ BUILDING SITES

MOUNTAIN VIEWS, MEADOWS. Unique high elevation and complete privacy. 5.6 acres bordering national forest, (970)769-3588 blancoretreat@gmail.com. \$450K.

LAND/ BUILDING SITES

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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."

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