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Hulet PAX students for April announced

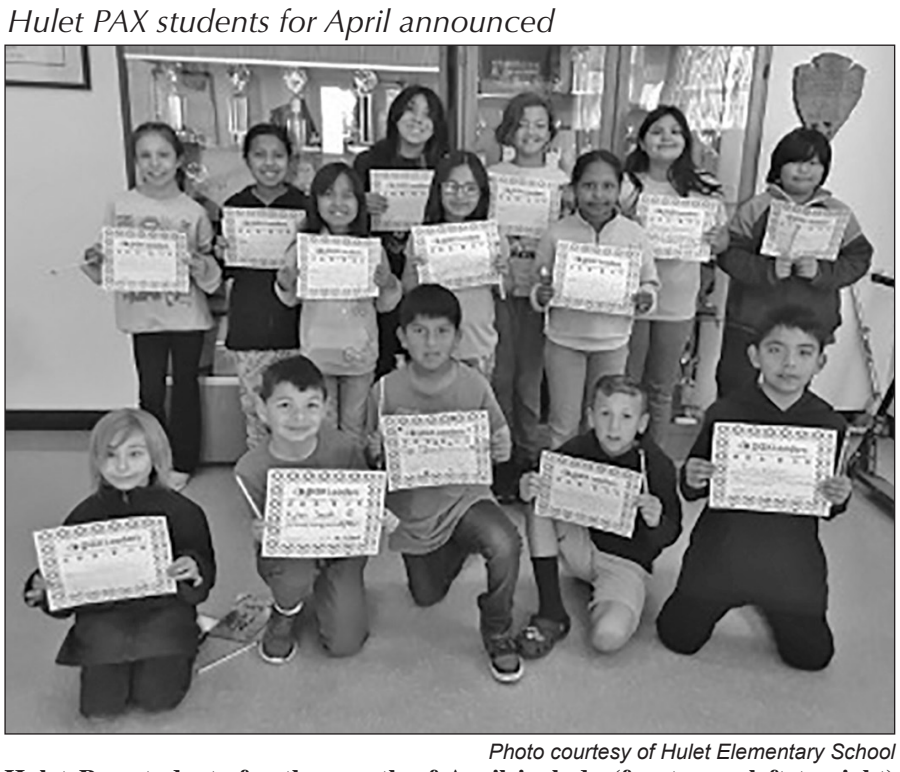

Photo courtesy of Hulet Elementary School

Hulet Pax students for the month of April include (front row, left to right) Anthony Edwards, Ryker Smith, Jaxs Quamahongnewa, Brooks Carbonneau, Tristan Yellowhair, (middle row) Chevelle Begay, Mia Hernandez, Aiyana Turner, (back row) Brooklyn Shelendewa, Maleah Baldwin, Arianna Brown, Coraline Wilson, Azalyia Quintana, Yoshi Sakurai and (not pictured) Jazmin Halona.

Good Morning Winslow talks real estate investing

By Shawn White

At the recent Good Morning Winslow event organized by the Winslow Chamber of Commerce, Laurie Lashomb, associate broker at Ur Home Realty, captivated the audience with her expertise on the current real estate market in Winslow. The monthly networking meeting, known for bringing together local business leaders, focused this time on the promising yet nuanced landscape of real estate investment within the community.

Lashomb shared that 66% of Winslow homes are occupied by their owners, while the rest are rental properties. She noted, "Rental prices have gone up from an average of $850 in 2022 to over $1,300 in 2024, that's a significant increase so it makes real estate investing a really great idea right now because you can pull rents that are much higher than your mortgage would be."

Lashomb said that the vast majority of properties her company manages are owned by outside investors and she would like to see more locals investing in their community. The advantages of having more local landlords were also discussed.

Lashomb pointed out that local owners are more likely to maintain and improve their properties, benefiting the overall quality of neighborhoods in Winslow. This approach contrasts with the impact of absentee landlords and suggests a community-focused strategy for real estate development.

Addressing the broader challenges, the presentation acknowledged the housing supply shortage as a critical issue. This problem has led to increased rent prices and is a concern at local, state and national levels, indicating the complexity of the housing market and the need for concerted efforts to address affordability and availability. However, if investors were to take homes that are not able to be lived in and restored then flipped them that would be a possible short-term solution to relieve pressure on the market.

Julian Cheroske from Clarity Home Mortgage also spoke to the chamber about the process of getting and qualifying for a loan. He said, "With most of 401ks and IRAs you can actually get a loan off it." And he furthered the idea by saying, "and from the lender side I love it too because it's collateralized against your own money, we don't even count that monthly payment against you so it doesn't affect your borrowing power." He explained that this could allow people to take out loans they otherwise would not be qualified for and also jeopardize their retirements if they could not pay their mortgage.

The Good Morning Winslow event continues to be a vital platform for discussing economic opportunities and challenges facing the Winslow community. By focusing on real estate investment, the latest meeting not only highlighted potential growth areas but also encouraged a collective approach to community development and prosperity.

DEMA grant to support MCAT and K-9 efforts

In October 2023, the Department of Emergency and Military Affairs (DEMA) awarded the Navajo County Sheriff's Office (NCSO) over $7.1 million in grant funding to help combat border-related criminal activity. This funding will be dispersed into three major areas, communications, enforcement, and detention.

NCSO manages the Navajo County Major Crimes Apprehension Team (MCAT), which is a High Intensity Drug Trafficking Areas (HIDTA) Initiative Task Force. MCAT is partially funded annually by the Byrne/Jag grant that is managed through the Arizona Criminal Justice Commission (ACJC), Navajo County Anti-Racketeering Fund and HIDTA. All three of these funding sources only cover partial costs of salary for the six sworn personnel and one administrative assistant.

Of that funding, DEMA approved over $1 million to assist the task force with much-needed overtime, equipment, and training solely for the MCAT and K-9 members. The DEMA grant supports the MCAT mission by allowing detectives to attend training that focuses on the ever-changing laws and stay up to date with the current trafficking trends. Along with training, the task force will be able to purchase specialized equipment such as narcotic detection and identification machinery, as well as personal protective equipment (PPE) for detectives. The PPE will be utilized during search warrants and critical incidents that stem from border-related crimes.

The mission of MCAT and the NCSO K9 Unit is to reduce, dismantle, and disrupt the consumption sales, purchase, manufacture and transportation of illicit drugs and narcotics including the abuse of prescription pharmaceuticals and related crimes within Navajo County and the State of Arizona.

The mission of MCAT and the K-9 Unit is accomplished through education, prevention, and vigorous enforcement. Ultimately, the cooperation, unity, and partnerships that we have developed with federal, state, local, and tribal partners have played a big role in our success.

Navajo County continues to see a dramatic increase in fentanyl, methamphetamine, heroin, and cocaine through Navajo County. The task force has partnered with Homeland Security Investigations (HSI) to identify and dismantle drug trafficking organizations throughout the county and the interstate that passes through.

MCAT and NCSO K-9 Unit have implemented an aggressive street-level narcotic investigation program targeting local drug trafficking organizations, which has proven to be successful. In 2021, there were 24 overdose deaths in Navajo County, 16 of those deaths were confirmed fentanyl overdose cases.

A main priority for the Navajo County Sheriff's Office is to provide safety and security for the citizens and visitors of Navajo County. The current drug epidemic has hit the community, and law enforcement is working hard to combat this issue stemming from the border.

Sheriff Clouse stated, "Our southern border being unsecured has had a dramatic impact on our nation, our state, and right here in Navajo County. The influx of drugs coming across our southern border is in uncontrollable massive amounts. These drugs coming into and through our state are impacting every county and every community in the country. The MCAT detectives work relentlessly around the clock combating the epidemic of the drugs flowing and increased crime. I am very proud of the MCAT detectives and grateful for the funding opportunity from the State of Arizona that will assist me in trying to keep these dangerous drugs suppressed in Navajo County."

Funding for urgent home repairs available

The City of Holbrook has received a reservation of funds from the Arizona Department of Housing to start the Owner-Occupied Emergency Housing Rehabilitation Program. The city will receive $225,000 for repairs and $25,000 for administration to operate the program. The city anticipates starting up the program in June.

If you are a resident of the City of Holbrook and have urgent health and safety repairs needed to your home, please stop by City Hall and pick up an application or go online to www.holbrookaz.gov, Building Department, City Documents, and click on Housing Rehabilitation Application.

Big opening day at Barrow Field

Holbrook Little League is hosting a big opening day beginning at 11 a.m. on April 13, at John Barrow Field. The City of Holbrook has graciously donated lights for the field and this will be the first season with lights. John Barrow's son Leonard Barrow will be on hand to throw out the first pitch. The city will also be making proclamation of that day as "John Barrow Day".

To celebrate the day, there will be food trucks, music and more. Anyone who has played, coached, volunteered or just loves baseball to come. Thousands of kids have benefited from this league since it started in 1952, let's make this a big day!

Correction

In the April 3, edition of The Tribune, it was reported in the Holbrook City Council story "Council Passes Resolutions on Expenditure Limitations" that 12 city manager candidates were recommended by the Arizona League of Cities and Towns. These candidates were in fact recommended by Susan Thorpe, retired senior advisor for Arizona City/County Management Association, who was recommended by the Arizona League of Cities and Towns at no cost to the city. We apologize for any problems this may have caused.

Winslow gospel jam set for Saturday

Skylight Ministries of Birdsprings presents the annual gospel jam from 2 to 10 p.m. this Saturday, April 13. All church bands and singers will perform in the Winslow High School's Performing Arts Center, located at 600 E. Cherry Ave. Leupp Presbyterian Church's youth group, Hope Resurrected, and Nu Creation will serve a light meal.

Weekly SUDOKU

by Linda Thistle

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Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

DIFFICULTY THIS WEEK: ◆

◆ Moderate ◆◆ Challenging ◆◆◆ HOO BOY!

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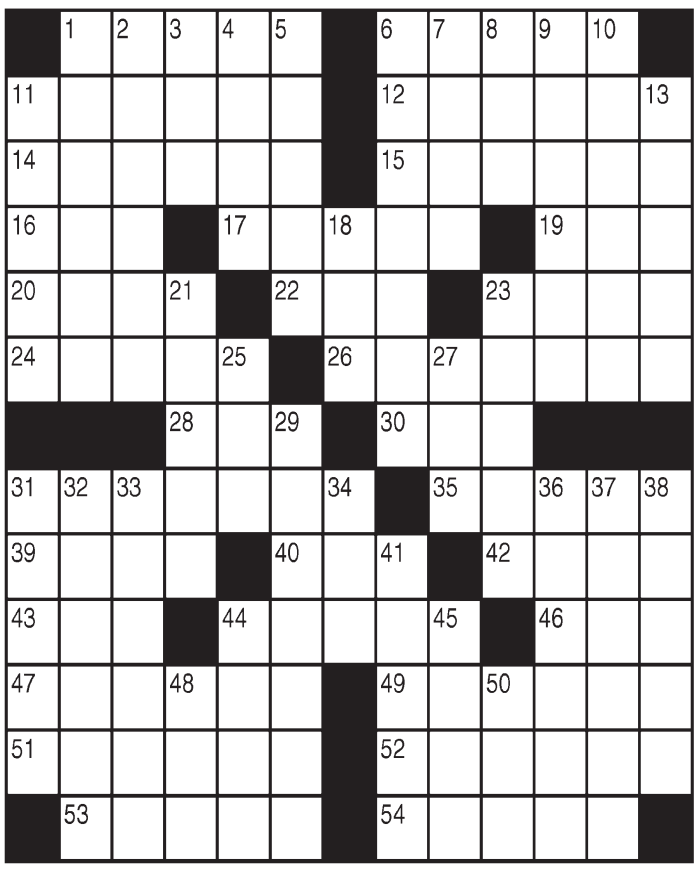
King Crossword



ACROSS

1 Weighing device
6 Sitar tunes
11 Fearful
12 Using the Internet
14 Eagles' homes
15 Julianne and Demi
16 Away from SSW
17 Auto style
19 Wager
20 Food regimen
22 Cariou of Broadway
23 Visibility hindrance
24 Cancel
26 Journeys
28 Head of st.
30 Animal doc
31 "Lolita" author
35 Summary
39 Plow pullers
40 Felon's flight
42 Sitarist Shankar
43 Soccer's Hamm
44 Prom duds
46 Heavy weight
47 E-business
49 Boring type
51 New citizen, perhaps
52 Is anxious about
53 Messy places
54 Leaks slowly

DOWN

1 Picturesque
2 Life's work
3 Onassis nickname
4 Cask sediment
5 '50s Ford
6 Peter the Great, e.g.
7 Shortly
8 Day- — paint
9 Car safety feature
10 Allergy season sound
11 Hourglass fillers
13 "Melrose Place" actor Rob
18 "Lion" star Patel
21 Yank at
23 Misanthrope
25 — choy
27 " — outta here!"
29 Library array
31 — plume
32 Wise sayings
33 "Scram!"
34 Preventive shot, in slang
36 40 winks
37 Sidesteps
38 Lipstick shades
41 Repairs
44 Rent
45 Foolproof
48 Hollywood trickery (Abbr.)
50 Ruby or Sandra

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King Crossword — Answers

Solution time: 21 mins.

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Weekly SUDOKU — Answer

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