
NEWS & UPDATES

What is a Premises Liability Claim?



Property owners in the state of Colorado have an obligation to keep properties safe and secure. The laws require owners to promptly address any hazards, or, when a hazard cannot be promptly addressed, there must be an adequate warning regarding the hazards. In short, premises liability holds property owners liable for accidents or injuries which occur on the property. The property condition will be taken into consideration during a premises liability lawsuit as will the legal status of the injured person. The typical use of the property, the reasonableness of the owner's efforts to repair a hazard or warn of a hazard, and the likelihood of an accident or injury such as the one you suffered will all be considered in a premise liability claim.

In fact, almost any danger that exists on a property that could lead to an accident and resulting injury could be subject to a premise liability lawsuit. A valid premise liability claim must show the property contained a dangerous condition, that the property owner was aware of the dangerous condition (or should reasonably have been aware of the dangerous condition), that the property owner failed to address the dangerous condition or warn of its existence, and that the dangerous condition resulted in injury to a visitor.

Premises liability accidents can lead to serious injuries. If someone else's carelessness results in an injury, that person or entity should be held accountable. If you or a loved one suffered a premise liability accident with resulting injuries, the Law Offices of Dianne Sawaya can help. Contact our offices today for a free evaluation of your premise liability case.



For the best chance of seeing fall foliage at its peak, plan your trip in late September to early October. Peak viewing times can vary depending on where you are in the state. Here's just a sampling of places to see beautiful fall foliage.

The leaves first change in the higher elevations in the mountains and forests. Areas like the San Juan Mountains and Rocky Mountain National Park see the earliest color changes. Typically, fall colors begin to appear in mid-September and reach their peak in early to mid-October. After the peak, the leaves start to change color and eventually fall off the trees, lasting until the end of October or early November.

The best places to see fall colors near Denver are Rocky Mountain National Park, Golden Gate Canyon State Park, Guanella Pass, Mount Evans, San Juan Mountains, Trail Ridge Road, and Kebler Pass. You will experience beautiful views of the changing leaves in autumn. The best fall hikes in Colorado are Maroon Bells, Hanging Lake, Kenosha Pass, Bear Peak, and Indian Peaks Wilderness.

Aspen is another beautiful area offering a range of fall colors. The best time for fall colors in Aspen is from late September to early October, with the peak typically occurring in the last week of September.

Some of the best places to see fall colors in Aspen include the Maroon Bells Scenic Area, Independence Pass, and Castle Creek Road.

Colorado Springs offers beautiful fall foliage colors, especially in the nearby mountains like Pikes Peak and Garden of the Gods. From there you can drive to Buena Vista, Cañon City, or Crested Butte. These areas offer a wide range of colors in the fall as you travel to these mountain towns.

Another great trip is the Silverton Narrow Gauge Railroad. It is considered one of the best places to visit in Colorado in the fall. The train ride offers stunning views of the fall foliage in the San Juan Mountains, which is particularly beautiful in the fall when the aspen trees turn a brilliant shade of yellow, orange, and red.

**Congratulations to Oscar Contreras-Islas, Winner of our
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If you've been injured in a car accident, have suffered a slip and fall, or are the victim of a vicious dog bite, you may have a personal injury claim. Or, perhaps a loved one has died in an accident due to the negligence of another, or you or a family member are suffering from the side effects of a dangerous drug or defective medical device.

If you are in the Denver, Colorado area, and you are looking for help after an accident with injuries or other type of personal injury, the Law Offices of Dianne Sawaya can help. Our Denver personal injury attorneys have represented thousands of clients over the years, supported by our highly professional and efficient staff. We understand this is a very emotional time—after all, your injuries were not your fault, but rather were due to the negligent actions of another person or entity. The Law Offices of Dianne Sawaya are 100 percent committed to families seeking compensation due to injury or wrongful death. We help those throughout the entire state of Colorado, including Denver, Aurora, Arvada, Loveland, Thornton, Greeley, Lakewood, Colorado Springs, Westminster, and more – contact our injury lawyers now for a free consultation.

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Boursin Cheese Pasta with Broccoli

Ingredients

- 1/2 lb malfadine pasta (8 oz) or noodles of your choice
- 2 tbsp olive oil
- 1 medium onion finely diced
- 1 pinch red pepper flakes
- 4 cups shaved broccoli about 1 head
- 1 tbsp salted butter
- 2 5.2 oz packages Boursin garlic & herb cheese
- 1/2 lemon juiced
- kosher salt and pepper



Directions

1. Boil salty water and prepare pasta al dente according to the directions on the bag -- making sure to reserve at least 1 cup of pasta water.
2. In a large pan over medium-high heat, sauté 1 diced onion in olive oil with a pinch of salt and a pinch of red pepper flakes.
3. Let this mixture cook for a few minutes until the onions begin to get translucent and soft.
4. Add the shaved broccoli. Cook the broccoli down for 2 minutes, then add some salty butter to it and stir.
5. Once the broccoli has softened, add the 2 Boursin cheeses and about $\frac{3}{4}$ cup of pasta water.
6. Stir everything so that the Boursin melts into the pasta water. If the mixture looks too thick, add $\frac{1}{4}$ cup more pasta water to loosen it.
7. Now add your al dente pasta to the saucepan – using tongs take it straight from the pot so that the excess pasta water on the noodles gets in there!
8. Let the noodles finish cooking in the sauce over low heat for 1-2 minutes.

9. Finish with a squeeze of lemon juice and some red pepper flakes and enjoy!

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