



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

April 2022

It's April!

Spring is teasing us with welcome appearances, only to be pushed aside occasionally by Winter weather. In the last 24 hours, we've had downpours of rain, lovely sunshine, wet slushy snow, winds strong enough to send the chairs skittering across our deck, and I've even noticed some daffodil leaves poking up. Surely the number of Spring days will increase as April progresses. . . although I do remember a couple of whopping snowstorms during this time in years past. It reminds us we shouldn't be too quick to put away the shovels, snowblowers, hats and mittens.

I have a friend who chooses a theme word at the beginning of each year. Words like flourishing, stretching, and learning have given her inspiration and encouragement throughout the year, serving as a reminder to her to be open to new experiences, to strive for more knowledge, and to grow. I haven't made a practice of choosing a specific word, but this year, one word chose me. It has popped into my head more than others when I think of the change we've witnessed in the world: that word is NIMBLE. Its defined as "quick and light in movement, agile." I think we've all had to learn to be nimble in some way.

Our world changes so quickly that we have no choice but to adapt. Whether dealing with Covid, economic security, political and social change, a new neighbor, or the loss of people we love, to me, being nimble means to adapt...to recognize, accept and address things as they arise, taking them in stride, and continuing to move forward.

We can choose to be nimble. We can choose to adapt. And we can choose to be kind.

Margot Patterson

Editor

larkspursentinel@gmail.com



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7915 RED HILL ROAD | HIDDEN FOREST/SAGE PORT | JUST SOLD! | \$1,300,000



8034 BANNOCK DRIVE | PERRY PARK | JUST SOLD! | \$650,000



7532 CISTENA WAY | THE TIMBERS | JUST SOLD! | \$1,310,000



1414 S VINE STREET | WASH PARK | JUST LISTED! | \$1,250,000



4293 MILLWAGON TRAIL | THE MEADOWS | JUST SOLD! | \$700,000



4501 JUNIPER COURT | ECHO VILLAGE | JUST LISTED! | \$470,000

ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 18+ years, Elizabeth and her team, the Elite Group, have been providing **Top-of-the-Line Service with Bottom-Line Results** to both Buyers and Sellers. Elizabeth Owens is a Master Certified Negotiation Expert, Certified Residential Specialist, Certified Luxury Home Marketing Specialist and is a graduate of the Realtor Institute. Elizabeth Owens is a Broker/Owner at RE/MAX Alliance in Castle Pines. View the virtual tours for these homes and all Elizabeth's listings at ElizabethOwens.net



Perry Park Metropolitan District

The Special District For Perry Park Ranch

by Sean King, Secretary, PPMD

Upcoming Board Election - Updated

The Metro District will be holding an election for three open board seats this year. There are four candidates for this election:

- Steven Ostrowski
- Bonnie R. Schwam-Munoz
- Christian M. Warren
- Charles P. Wagner

As for the election itself, there have been a few changes:

- Due to the Perry Park Water and Sanitation election being held the same day, we are forgoing a mail ballot and holding an in-person election on May 3rd. The Metro District and Water and Sanitation District elections will be held at the Perry Park Country Club for the convenience of our residents.
- Absentee ballots must be requested before the close of business on April 26th. Please email info@perrypark.org for the absentee request form.
- The polling place at the Perry Park Country Club will be open from 7am-7pm on May 3rd. Absentee ballots must be received by the Election Officer before May 3rd at 7pm.
- By end of day on May 5th, votes will be counted and tallied. We will send an email blast with the results.
- New Board members will be sworn in at the next board meeting.

- Offices for the board will be determined amongst the new board members after the swearing in.
- Please see official fine print announcement on pg. 13.

More details are likely to be sent as we get closer to the election. If you would like to get that information, please make sure you are signed up here: [PPMD Mail List Sign Up](#)

Next Board Meeting: Thursday, April 14th

6:30pm at Perry Park Country Club

Again, we will also be hosting the meeting on Zoom for those who wish to attend virtually. As usual, details for the meeting will be posted before the meeting through our mail list and on social media. Please go here to sign up for our mail list:

[PPMD Mail List Sign Up](#)

All Perry Park residents are welcome to attend and participate.

The PPMD Board of Directors

- Randy Johnson – President (thru May 2022)
- Craig Van Doorn – Vice Pres. (thru May 2022)
- Bonnie Schwam – Asst Vice Pres.(thru May 2022)
- Joe Brickweg – Treasurer (thru May 2023)
- Sean King – Secretary (thru May 2023)

Music in the Park 2022

Concerts will be held
6:30-8:30 pm
June 10 & 24
July 8 & 22
August 12 & 26



There will be food trucks and we will highlight a local non-profit each night. So if someone wants to be considered let the Larkspur Chamber know at info@larkspurchamberofcommerce.com.

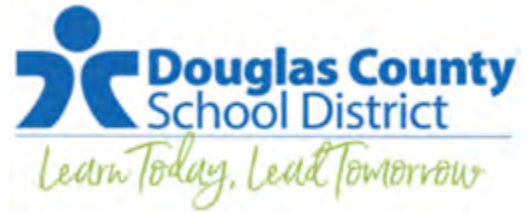


electric

Pete Dunbar

6123 County Road 106
Elbert, Colorado 80106
303-681-3809
Cell 303-638-6762

DCSD Board of Education Selects Superintendent



The Douglas County School District (DCSD) Board of Education voted 4-3 to extend an employment offer to Erin Kane to serve as DCSD's new Superintendent of Schools. Ms. Kane was selected from a group of 23 potential candidates and was one of two finalists who were introduced to the community for consideration. As Superintendent, Ms. Kane will lead the school district's 64,000 students and 8,600 employees.

"The selection of our next superintendent is an important step forward for the Douglas County School District," said DCSD Board President Mike Peterson. "Erin Kane is a strong, committed and courageous leader who has successfully walked the path of superintendent in DCSD. She will strengthen the partnership between parents and teachers with a shared focus on supporting our students. Ms. Kane has the fortitude to lead with expectations, honor and integrity."

Ms. Kane is currently serving as the Executive Director of Schools for American Academy, a charter public school in the Douglas County School District that serves almost 3,000 students across three campuses in preschool through eighth grade. Ms. Kane led the effort to found American Academy back in 2004. Under her leadership, American Academy expanded to include additional campuses and a preschool program. In 2016, she led the Douglas County School District as the Interim Superintendent. Ms. Kane returned to the leadership role at American Academy in the fall of 2018. Under her leadership, the district's academic scores increased, employee morale improved, turnover decreased and the annual spending deficit was eliminated.

Prior to joining American Academy, Ms. Kane spent nearly a decade in the high technology industry in project development, project management, education, consulting and practice management. She holds a Master's degree in Public Administration, along with an engineering degree in Applied Mathematics and Computer Science, from the University of Colorado. Ms. Kane is a Colorado native who has resided in Douglas County with her family for more than two decades.



The superintendent finalists participated in a variety of interviews with community members and parents, students, school leaders, educators and other district staff. The vetting process of the finalists included information provided to the Board following these interviews, a public forum broadcast, community feedback, extensive background and reference checks, and interviews with the Board of Education.

The superintendent announcement took place during the Board's March 22 meeting, which may be viewed on the DCSD YouTube channel. Ms. Kane's official start date will be determined soon.

Larkspur Blanket Brigade

The Larkspur Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. The group was formed in 2015 with 4 ladies and we have grown to 15 dedicated souls. We completed 238 quilts and donated 256 in 2021. If you know anyone needing comfort please contact Terry Wedges at redwages7@gmail.com, Gwen Underwood at gwenspur@icloud.com, or Cindy Hotaling at cjaspsjr@yahoo.com

We meet on the 2nd and 4th Wednesday of every month from 10 to 2 with a lunch break at the Perry Park Country Club, 7047 Perry Park Blvd. Please come and join us! No special sewing skills are needed since we only tie the quilts at the meeting. All you have do is thread a needle. (However, if you like to sew we can definitely put those skills to good use.) Please come join us!

Larkspur BB is a 501 (c)3 and operates with donated material (fabric, batting or yarn).



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NEWS FROM THE WATER DISTRICT

by *Brian Arthurs*

"In an age when man has forgotten his origins and is blind even to his most essential needs for survival, water along with other resources, has become the victim of his indifference."
- Rachel Carson



Water Facts:

- There are no scientific studies that support the recommendation to drink 8 glasses of water per day.
- Drinking too much water can be fatal (known as water intoxication).
- There is more fresh water in the atmosphere than in all the rivers on the planet combined.
- It takes seven and a half years for the average American residence to use the same amount of water that flows over the Niagara Falls in one second (750,000 gallons).

Board Meeting Notes:

The Board met for the regular meeting on March 16, 2022 at 2:00 pm. Minutes of the February Regular Board Meeting were reviewed and approved. Disbursements of \$194,267.56 were reviewed, discussed, and approved by the Board.

The Board reviewed the District's Monthly Staff Report. District Manager Diana Miller provided detailed information to all questions and other inquiries made from the Directors. The Board reviewed the District Systems Report. Information was requested and satisfactorily provided by Will Parker, the President of Semocor, Inc.

Next on the agenda was a presentation of information concerning the 18-acre parcel better known as the original clubhouse, tennis courts, and pool. Robert and Jessica Dinsmore and Steve Dumler, owners of the property, provided the Board with replat updates, their potential residence sites, and potential uses of the remaining lots. Mr. Dinsmore relayed the purpose of his attendance was to keep the District informed of their efforts and ask the Board for the District's help in potentially adjusting any utility and access easements currently in place. The Board strongly suggested preplanning (feasibility study) for any lots without service to address any issues with water and sewer service early in their planning.

The progress of rate adjustments was addressed and will continue to be a topic in future meetings.

There are three open Board positions to be decided by an in-person election at the clubhouse at Perry Park Country Club, May 3, 7 am-7 pm.

Candidates for two of the available vacancies are:

Julia McCusker – Three-year term

Tony Lucas – Three-year term

Jim Matchett – Three-year term

Brian Arthurs also will be on the ballot unopposed for the open one-year term.

For more information, please contact Crystal Schott, cschott@cogovlaw.com, the Designated Election Official. Please contact Crystal if you are interested in being an election judge. Applications for Absentee Ballot are available on www.ppwsd.org.

There being no further board member discussions nor audience participation, the meeting was adjourned. Further information is available on the district website, www.ppwsd.org.

WATER DISTRICT BOARD OF DIRECTORS

Gary Peterson - President

Jim Maras - Secretary

Judy LaCrosse - Director

Tony Lucas - Vice President

Brian Arthurs - Treasurer

LARKSPUR New Neighbors Network

by Chris Warren

My wife, Barbara, and I purchased a home in Perry Park in September 2020 in anticipation of retirement - and after 7-8 months of renovation, moved here from a Chicago suburb last May. We have always been active in our home communities, so we recently created the LARKSPUR New Neighbor Network, which is intended to assist new (and not so new) residents in Larkspur to meet and connect with the community as well as schedule outdoor activities (tours, hikes, etc.) during warmer weather. This group will meet the first Saturday of each month (except January) at the Perry Park Country Club starting April 2nd.

The meetings will be held from 10am-noon with plenty of time for socializing and networking followed by speakers on topics of interest to new residents. Due to room size, we require registration, however all meetings are free with coffee/water provided by PPCC. Sign up link is [HERE](#).

Our current three month schedule is:

April 2, 2022 - Gary Peterson, Chair of the Perry Park Water and Sanitation District, and Jackie Sanderson

Natural Resource Specialist, Douglas County Division of Open Space and Natural Resources. Following this meeting, at 1:30pm, Jackie will lead our first outdoor event: a private tour of the west side of Sandstone Ranch. All Larkspur residents are invited, but registration on our Meetup site is required. Link is [HERE](#)

May 7, 2022 - Douglas County Commissioner George Teal will discuss County services available to Larkspur residents and answer residents' questions.

June 4, 2022 - Douglas County Sheriff's Department Deputy Sheriff Jason Blanchard, will talk about the County Sheriff's department and its services to Larkspur.

We actively solicit residents' feedback regarding topics or concerns of interest on our Meetup site, so that we may keep our speaker list fresh and relevant. We will publish meeting dates and speakers on a quarterly basis via NextDoor and our growing email list. If you have any questions, Chris Warren can be reached at Millenniuman@ameritech.net



It's time to "Crow" a bit...



February 2022

Nancy did a great job selling my late parents' house...She made sure all required steps were completed accurately the first time ... Nancy is definitely the person to hire!

--Ron S



January 2021

Nancy is an excellent realtor! She was very strategic in managing the pricing and timing for selling our home to align closely with the closing of our new home.

--Joy P



January 2022

Nancy handled everything to do with the sale of our home; it all went down smoothly!...My wife and I would give six stars+, if we could. Honesty, integrity, and professionalism are hard to find these days.

--Chad M



January 2022

Great to work with, Nancy kept on top of everything, ensuring that the closing went smoothly.

--PBN

Your five  Realtor



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Larkspur Gardeners

by Marla Leggette

Hello Gardeners!

I hope to bring you information and inspiration throughout the growing season. I have been an Advanced Master Gardener for over 30 years. I currently work at CALF (Colorado Agricultural Leadership Foundation), located off the east Frontage Road about 3 miles south of the Plum Creek exit off I-25. Our mission is to connect all people to agriculture through authentic educational programs, community projects, and leadership opportunities.

We are always looking for volunteers in education, gardens, and livestock help. We're even holding gardening classes this April. And if you need a space to garden, CALF has 12' x 12' garden spots to rent for \$50 for the growing season. If any of this interests you, please email me at marla@thecalf.org.

On to gardening!

If you're anything like me, as soon as we have two to three days of temperatures in the 50°-60° range, you're ready to start gardening. And we all know that winter is still upon us and that March can be the snowiest month of the year. Even so, if you are itching to start gardening, there's an easy way to begin now before it's actually time to plant your garden outside, using a method easier than starting your seeds inside, using common household products.

Winter Sowing was new to me a couple of years ago but now I love it and do it every year. it works well



for vegetables and flowers because you are basically mimicking nature in most cases. Here's what you'll need:



- Plastic gallon water or milk jugs
- Hot glue gun and duct tape
- Scissors or box knife
- Plant labels
- Potting soil and seeds

You'll use the hot glue gun to melt about 10 holes in the

bottom of your jugs. Then cut the jugs almost in half with scissors, leaving it attached about an inch near the handle. Fill the jug with about 4 inches of wet potting soil. Scatter seeds over the potting soil, pushing them in so they're covered. Close the jugs and wrap duct tape tightly around the opening. There shouldn't be any spaces. Then put out jugs outside in a secure spot so they don't blow away. Up against a



fence or side of house (not North) any where they can get a good amount of sun is perfect. Check on them a couple of times a week to make sure they are wet. I always add snow or water with a spray bottle. And that's it!



Near spring you should begin to see sprouts. When the weather stays warm, you can flip the lids on the jugs for a week or so and then transplant into your garden. Perennials, vegetables, herbs, all work well using this method.

See you next month!

Marla

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We don't mow lawns,
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Consider Knothead your personal arborist expert (everyone needs one).

Beware of heavy snow! March and April are our heavy wet snow months. Unfortunately, the heavy snow tends to significantly damage our beautiful trees. If you prune now, we can help mitigate the potential damage or we can help clean up any damage that may occur after a snowstorm.

Call us today at **303-885-3800** for a free estimate on all your tree and lawn needs.

Knothead Tree and Lawn Care is a TCIA member and an ISA certification Arborist.

Find more information about us at knotheadtree.com



FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by Cindy Applegate Secretary-Board of Directors

Yearly Call Review: Between January 1, 2022 and February 28, 2022, we ran a total of 128 calls compared to 132 calls for the same timeframe in 2021: a decrease of 4 calls.

Monthly Call Review: From February 1-28, 2022, we ran a total of 55 calls compared to 66 calls for the same timeframe in 2021: a decrease of 11 calls.

- Fires: Total of 4 calls (2 in-district, 2 mutual-aid)
- EMS: Total of 36 calls
 - Medicals: 18 (16 in-district, 2 mutual-aid)
 - MVA's with Injuries: 18 (18 in-district)

Alarms: Total of 3 calls:

- Fire alarm system malfunction: 3 (3 in-district)

Other: Total of 12 calls (12 in-district)
Please call Fire Marshal Johnson at 303-880-4724 to set up an appointment for a review of your property to assess your wildfire hazard/risk. Recommendations to reduce your risk from wildfire will be given, as well as helping you to prioritize the work that needs to be

Fire Protection District Board Meeting
Thursday, April 14th - 6:00 PM at Station 161

The meetings are open to the public.
This may be a virtual meeting.

Check the website for details. larkspurfire.org

Fundraiser for the LFPD Pancake Breakfast

April 23, 2022

*Spur of the Moment restaurant
in downtown Larkspur
7 AM to 11 AM*

All you can eat!!

Pancakes and French toast with butter and syrup
link sausages
coffee, orange juice and milk.

Adults- \$10.00 Kids 3- 12 years old- \$5.00
Kids under 3 years old- free



Wildfire

Community Preparedness Day
Saturday May 14th 09:00-Noon

**@ Larkspur Fire Station 161
9414 Spruce Mountain Road**

Free & Open to the Public

**Sponsored By:
Larkspur Fire Protection District**



- Fire Season potential
- Wildfire notification and evacuation
- Fire Mitigation – What is & How to

Defining and Tackling Ageism

by *Conor McCarthy, Grants Manager*

Aging in American is changing - it's an undeniable fact that our population is growing older: between now and 2050, the number of Americans over the age of 65 is expected to double and Colorado is no exception. In fact, we have the third-fastest aging population in the nation. By the end of the current decade, the state demographer projects that the percentage of adults aged 65-74 will increase by 19%, those aged 75-84 by 68%, and those 85 and older by 49%. These trends are consistent across all areas of the state, from the Western Slope to the San Luis Valley to the Front Range. Here in Douglas County, the 75-plus population is expected to grow by a whopping 446% percent by 2040 – that's the most significant increase in the state.

This burgeoning generation of older adults is distinct from previous generations in several ways. Most importantly – they're living longer! Since 1950, life expectancy in the U.S. has increased from 68 years to 78.8 years (pre-pandemic). The gender gap in life expectancy is also shrinking, from 7 years in 1990 to 5 years (76.1 years for men versus 81.1 years for women) today. Older adults today are more racially and ethnically diverse than ever before. They're also working longer - by 2026, 26% of men and 18% of women are expected to remain in the labor force beyond the age of 65.

The dramatic increase and diversification of the older adult cohort and the changes in the way they live and work present both challenges and opportunities. "Aging" is really an umbrella term for a complex variety of concerns that affect people differently and touch many different areas of our society. As the Office of State Budgeting and Planning says, "a growing and aging population impacts every department in the State, from Human Resources to Natural Resources."

We have a real chance to structurally change the way we prepare for and address aging questions and issues. As the older adult population grows, we'll need a more robust homecare workforce – we're already seeing shortages in this area affect the folks that we serve. Some of the challenges we have heard from workers in this vital industry are a lack of guaranteed hours and lower than average wages. At present, most of these workers come from agencies that do not offer those kinds of inducements. Aging advocates in the healthcare space also suggest that we may need to transform our healthcare system from one of disease-management to a more preventative approach. In the business community, potential solutions include supporting older adults through the creation of age-friendly workspaces. That's not just a label – age friendly workplaces must demonstrate that they enact policies, practices, and programs supporting people age 50+, and commit to providing meaningful employment, development opportunities, and competitive pay and benefits for older adults. Aging Resources was proud to become one of the first certified age-friendly workplaces in Colorado last year. Another measure employers may consider is the introduction of more flexible hours – this could help businesses keep institutional knowledge in house via intergenerational mentoring.

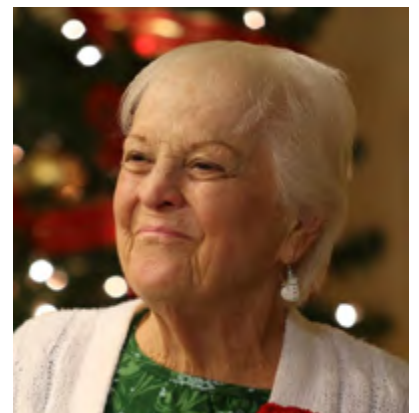
The best solutions will always occur at the level of the community and will come from older adults themselves. That's one reason why, at Aging Resources, we place such a high priority not only on helping older residents but listening to them as well. Our mission is to facilitate their continued engagement in their communities, whether they're continuing their career journey, receiving services, or finding new leadership opportunities. When we come together, we all stand to benefit – now, and in the years to come.

For more information, or to volunteer, please contact ARDC at:

303-814-4300

www.agingresourcesdougco.org

AGING 
RESOURCES
of Douglas County



Get to Know: Bev Carson

By Kat Valentine King

The family that plays together, stays together, right?

But in the case of one Perry Park clan, adding a family business into the mix has become the key to a happy life. Case in point: Bev Carson (79), Perry Park resident of nearly 40 years, and her family.

Bev and her husband Dave, along with their two boys Barry (51) and Kenny (49), spend their time together running the family business, Xybix, which manufactures and supplies ergonomic products for 911 call centers. In their free time, this Colorado family has taken advantage of all that the region has to offer, from waterskiing on Grand Lake, motocross racing in Castle Rock, concerts at Red Rocks, and skiing at Winter Park, where Brian's Run, a double-black diamond run, is named after their other son Brian who passed away from leukemia in 1981.

Bev met her husband on an epic blind date, set up by mutual friends while she was in college at CU Boulder. After a day spent waterskiing in the high country, the pair went to see Ray Charles perform at Red Rocks. "There was definitely electricity," she says. "And after three years of college, I received my M.R.S. degree and became a Mrs."

The pair were introduced to Perry Park when some friends bought a lot on Chippewa. "We came up the road to Perry Park, and that's all it took," says Bev. "There were only about 40 homes when we arrived in 1973," she says. "Perry Park has grown incredibly since those years."

Bev jokes that she was a "mean mom," corralling her three boys – aged 4, 2, and 1 when they arrived in the

neighborhood. "My boys say to me now though, 'Mom, we deserved it!'" Growing up, the boys got involved in motocross racing, and rode their bikes all around the area on various racetracks, including one called "Berserko" that was formerly located in the downtown Castle Rock area. The Carson Family Racing Team could be found all around Douglas County, zipping around on dirt tracks that traveling pro riders would come by to use. "We were on a first-name basis with their doctors," laughs Bev. "Broken collarbones and ankles and such. But fortunately, nothing serious."

The other favorite family sport has always been skiing. Dave and both surviving sons volunteer for the ski patrol at Winter Park, where the family can be found most weekends year-round. "We are there winter and summer," says Bev. "We started with a little condo, and now we have a big house where the extended family can all stay." After her son Brian's battle with leukemia, the naming of "Brian's Run" made Winter Park even more special to the family. "It's a super steep double black run," Bev explains. "There's a rumor among younger kids that Brian is buried up there." (He's not.)

Bev worked for AT&T before running the Perry Park Water and Sanitation District for a decade from the late 70s until 1988. She spent another decade as the District Captain for the Douglas County Republicans. Bev says her greatest lesson from her business career was the art of customer service. "It's been invaluable all of my life," she says. "I've learned to be very nice to people, because that's what gets things done."

"Getting things done" seems to be the family motto for the Carsons these days. Dave started his business 30 years ago, taking an idea for ergonomic products and launching it from a basement project to a successful business with 70+ employees. "Dave's the idea man, and I'm the detail person," she says. Both sons work full time managing the business as well.

Bev's advice for running a family business? "Have a few laughs every day," she says. She also thinks it's important to be adventurous. "Don't look back and say you wished you had tried more things."



Dining Tidbits!

by Mary Ann Fonken

Dos Santos Mexican restaurant is now open on Wilcox St. in Castle Rock in the new Enclave Condo Building. It's a cute, colorful facility with a modern, industrial look and a brick wall creating a bistro vibe. They offer a large variety of margaritas, however, my favorite is the "Coin Marg" made of Cimarron Blanco, fresh lime, Cointreau and agave with a salted rim. They feature a variety of tacos as well as several interesting side dishes such as "Tuna Poke Nachos" and "Tulum Style Shrimp Ceviche" which are light, fresh, and delicious. My hubby loves the "Steak Arranchara" tacos. The taco servings are rather small, so be sure to order at least two. Mondays are Happy Hour ALL day! The rest of the week Happy Hour is 3-6 pm. If you have to wait for an inside table on weekends, they do have an outdoor patio with heat lamps.

Another favorite of ours is the Pei Wei Asian restaurant chain which started as the offspring of the P.F. Chang restaurants years ago and is now an independent chain. There is one in Highlands Ranch and one in Colorado Springs on Academy just north of the Home Depot. Their menu is impressive with a variety of selections such as stir fry dishes, rice dishes or noodle bowls. One of my long-time favorites is the "Dan Dan Noodle Bowl," a huge bowl of ground white chicken meat, garlic, and scallions tossed in a chili soy sauce served over a bed of noodles and topped with steamed bean sprouts and julienned cucumbers. When you pick up your silverware, napkins, and soft drinks, they also have take-out boxes readily available (as I mentioned, the portions are quite large). While I think their mango iced tea is very refreshing, they also have splits of wine and bottled beer which you can purchase at the ordering counter when you pay for your choices. When your order is ready a server will bring it to your table. I hope soon Walt will inform us that a Pei Wei is coming to Castle Rock, perhaps up in the Promenade, that would be great news!

Sentinel Reader's comment: Bev and Dave Carson gave a big High Five to the Marigold Café and Bakery on Centennial Blvd just off Garden of the Gods Road in Colorado Springs. They had a delightful meal along with white, linen napkins!

We encourage all of you to send in comments about some of your favorite restaurants! Contact Mary Ann via larkspursentinel@gmail.com.



PERRY PARK METROPOLITAN DISTRICT NOTICE OF ELECTION POLLING PLACE

TO WHOM IT MAY CONCERN, and particularly, to the electors of the Perry Park Metropolitan District of Douglas County, CO.

NOTICE IS HEREBY GIVEN that an election will be held on the 3rd day of May, 2022 between the hours of 7:00 a.m. and 7:00 p.m. The Board of Directors of the District have designated the following polling place:

Perry Park Country Club, 7047 Perry Park Blvd, Larkspur, CO 80118

At said election, the electors of the District shall vote for three (3) Candidates to serve the following terms of office on the Board of Directors of the District:

The names of persons nominated as Director for a three-year term are:

Steven Ostrowski	Charles P. Wagner
Christian M. Warren	Bonnie R. Schwam-Munoz

NOTICE IS FURTHER GIVEN that applications for absentee voter ballots may be requested from and filed with, and replacement ballots may be received from, Kurt Schlegel, Designated Election Official of the Perry Park Metropolitan District at kurt@specialdistrictsolutions.com until the close of business on Tuesday - April 26, 2022.

By: /s/ Kurt C. Schlegel, Designated Election Official,
Perry Park Metropolitan District

Published in the Douglas County News-Press
One time only on Thursday – March 31, 2022

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719-481-9900

Meet the Candidates for the Perry Park Metro District Board

The Metro District will be holding an election for three open board seats this year. There are four candidates for those three seats. The election details are on the PPMD page in this issue. The Sentinel asked each candidate for a statement. Here are their words:

Steve Ostrowski

I have lived in Perry Park for over 6 years with my wife Katie Ostrowski and three children. I would be honored to serve the Perry Park Metropolitan District (PPMD) to prioritize residents' interests in board matters, financial responsibility, and property values. Specifically, there are 3 major areas where I see improvement opportunities. First, financial review of PPMD contracts - which have not been re-bid or benchmarked in many years - to ensure we are using residents' tax money efficiently. Second, improving our website and social media outreach with formal community surveys as part of informed board decision making. Third, restoring our beautiful and unique parks and recreational areas, so that residents can better utilize the resources we own.



I have has been active in PPMD board meetings involving current topics such as water rights management, fire mitigation, financial contracts, and land maintenance. Therefore, I am ready to contribute immediately as a board member and long-time resident. My professional qualifications include experience as a previous Treasurer of a residential HOA, a technology and business consultant for state & local governments, and Master's degrees of Finance, as well as Business Administration.

Bonnie Schwam

I am currently serving on the Perry Park Metro Board as the Assistant Secretary as well as the Park and Recreation Committee Chair. This year, I am seeking reelection and would like you to consider me and my qualifications for the position. I moved to Perry Park in 2007, became involved with the Larkspur Park and Recreation Board, and served as President during the construction of the Town Park. I started the Larkspur Adopt a Holiday Tree and now there are over 75+ trees adopted and decorated each year. In 2008, I helped form the Larkspur Chamber of Commerce, and I currently serve as Vice President, organizing Music in the Park each summer. I am also a member of the Perry Park Country Club and have served on the Marketing and Communications Committee for several years now. For nearly three years now I have been a part of Leadership Douglas County (through the Castle Rock Chamber) and I'm proud to represent the southernmost end of the county.



Once appointed to the PPMD Board in 2021, I quickly came up to speed on many items facing the Metro District including fire mitigation, slash pick up, entry enhancements, noxious weeds, and the gateway pond. The board tasked me with heading up the holiday decorations at the front of the park, and Craig Van Doorn has also slated me to run the 4th of July festivities in Perry Park.

As you can see, in addition to my profession as a realtor, I have a vast array of management experience, leading groups, planning events and creating community. I love being involved, making meaningful connections and making things happen. I work well with all the current Metro Board members and would like to continue serving in this capacity. I believe to make a difference you must be involved and listen to your neighbors and above all do what is right to the best of your ability. Thank you for your consideration.

Charles “Chuck” Wagner:

Hi PPMD friends and neighbors: My wife Sherri, and our two teenage boys Charlie and Matthew, have called Perry Park home for about 2 ½ years. We previously lived in Castle Rock but found ourselves spending a significant amount of time in PP with many of our friends who already lived here. We fell in love with the natural beauty, the wildlife, the friendly people and the history of this area, so we decided to become a part of it. I am running for a seat on the PPMD Board out of a strong desire to serve our community. I have no personal agendas. My goal is to partner with the community and other board members to not only continue ongoing efforts, but to pursue initiatives that help to ensure the safety of our residents and our properties, and to protect the natural environment of this special place we all call home.



A little about my professional background: I am a retired U.S. Navy Chief, Information Systems Technician. In this position I was responsible for IT, Cybersecurity and Operations while managing teams as small as 10 all the way up to over 100 people. I had responsibility for budgets and equipment values in excess of \$100M. After retiring from the military, I managed cybersecurity efforts here in Colorado for major U.S space programs at one of the largest defense contractors in the country. Currently I serve as the Director for IT Security at one of the largest Alaska native-owned corporations and its family of subsidiaries with operations across the U.S. and internationally. I develop and ensure execution of cybersecurity strategies and operate a yearly cybersecurity budget of \$6M while also advising the Board of Directors and C-Suite on cybersecurity issues related to contracts worth nearly \$1B.

I hope you'll consider me to represent you on the PPMD. I look forward to serving our community.

Christian “Chris” Warren:

Hello Perry Park residents: My wife and I purchased our retirement home in Perry Park in 2020 and moved here from a northern suburb of Chicago. We have always enjoyed being active in the communities we lived in, so I felt my experience on numerous public and private boards as well as my elected commissioner and board president experience with a large suburban park district (GlenviewParks.Org) - with over 800 acres, 23 facilities, and hundreds of public programs - might fit well with the growing needs of the Perry Park Metro Board. I believe it is important that members contribute by enabling the Metro Board to successfully meet the current and future needs of the community. As a member, I would help set the focus and overall goals for the Metro District, connect the District's mission, vision, and guiding principles to specific outcomes, while outlining a path for how these goals can be achieved through cooperative efforts with other governmental bodies and community organizations.



The past thirty years I have owned my own consulting business - assisting entrepreneurs, startup companies and corporations seeking to integrate startups into their operations. I retired at the end of 2021 and have recently created the LARKSPUR New Neighbor's Network, which is intended to assist new (and relatively new) residents in Larkspur to meet and connect with the community. I was also honored to be endorsed this week by outgoing Metro Board Commissioner Craig Van Doorn. My wife and I look forward to living in Perry Park for many years and I hope to help ensure it continues to be a beautiful, healthy, and well-cared for community.

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PENDING
\$1,099,000



2824 Valley Park Drive --- Valley Park

Spacious Ranch-Style Home with Finished Walkout Basement, a 10-Acre Douglas County Paradise with Beautiful Sweeping Views of Colorado Rocky Mountains. In-Home Theatre, RV Parking, 4,989 Sq. Ft. plus 3-Car Garage.

PENDING
\$624,900



8977 Spruce Mountain Road --- Larkspur

Totally Renovated Ranch-Style Home is located on the main street of the Town of Larkspur only 1-mile from I-25. Zoned "Business". Many Commercial Uses Allowed. Live here, Work here or BOTH. Right across the street from the Larkspur Community Park.

FOR SALE
\$649,900



8955 Spruce Mountain Road --- Larkspur

1.2-Acre Lot - Zoned "Business" with many Commercial Uses Allowed. 3 Total Lots being Sold together. Centrally located between Denver and CO Springs. Located right next door to the "Spur of the Moment" bar and grill.

PENDING
\$119,900



6329 Country Club Drive --- Perry Park

1-Acre LOT has Red Rock Formations ON-SITE. Backs to Open Space. No building is allowed until the road is paved to a public road standard and all utilities are extended past the front of the lot.

SOLD
\$950,000



5445 Red Rock Drive --- Perry Park

Southwest Ranch-Style Home WITH ELEVATOR on 5.37-Acres. One-of-a-kind Custom Home with separate entrance to finished basement with wet bar and Full Bath.

FOR SALE
\$99,900



8214 Bannock Dr. --- Perry Park

1-Acre South Facing LOT in Perry Park Backs to Open Space with Spectacular 30-Foot Tall Red-Rock formations! No building is allowed until the road is paved to a public road standard and all utilities are extended past the front of the lot.



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Hidden Mesa Open Space

by Richard Bangs, DLC Board Member

Photos - DLC Staff



One of Douglas County's lesser-known open spaces, but one with a huge variety of terrain and special features, is Hidden Mesa.

Hidden Mesa is a 1,200-acre property between Castle Rock and Cherry Creek and stretches through the riparian environment of the creek to the rocky outcrops of the mesa which is bordered on the northwestern edges by nearby housing developments.

There are trailheads on the west and east edges of the open space. The west trailhead provides access to the top of the mesa while the east trailhead, just off State Highway 83 north of Franktown, begins with a picnic shelter, production orchard, and historic farmstead. That area of the open space is bisected by Cherry Creek and the paved Cherry Creek trail.

The trail system connects the meadow and the mesa. Connector trail "Rocky Pass" is literally a trail within a vein of ever-changing cobblestone, whereas "Pleasant Pass" is a challenging yet pleasant alternative. The Mesa Run loop takes visitors through a meadow and along a rocky outcrop.

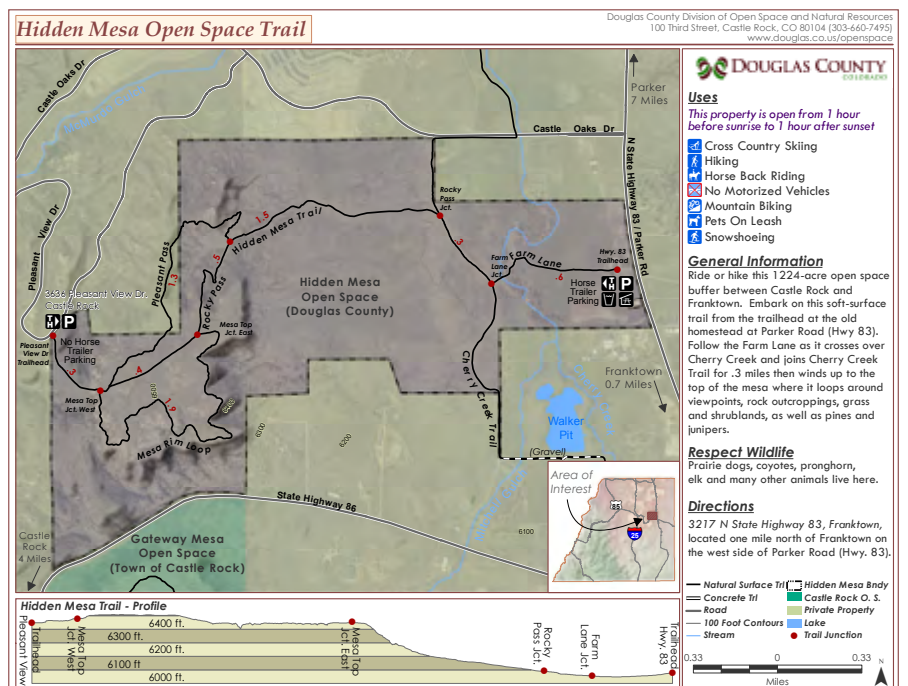
If one were to travel the entirety of the trail, from the orchard, crossing the creek and summiting the mesa and returning to the start, the journey would be about seven miles. The Cherry Creek Trail is paved whereas the other trail segments are natural surface and crusher fines. The trail in the creek valley is rated as moderately easy while the trail to the top of the mesa is rated as moderately difficult. Wildlife likely to be seen include coyote, pronghorn, prairie dogs, elk, mule deer, as well as raptors and other bird species.

The trails are suitable for hiking, mountain biking and horseback riding. Dogs must be on a leash. The open space is open from one hour before sunrise to one hour after sunset. The address for the east trailhead is 3217

North State Highway 83, Franktown. Amenities at that trailhead include a picnic shelter, restroom, handicapped access, interpretive signs, water and parking to accommodate horse trailers.

One unusual aspect of Hidden Mesa is the Douglas County owned and operated Research and Demonstration Orchard. This five-acre orchard site is part of a larger trailhead and historic farmstead complex. Many people, such as photographers, artists, and historians come to Hidden Mesa just to picnic and hang out among the old buildings.

The purpose of the orchard is to research and demonstrate traditional and cutting-edge fruit and nut species, cultivation methods adaptable to the Front Range climate with a vision to expand economic opportunities and strengthen the community by



continued on next page

inspiring innovation in scalable agriculture, edible landscapes, gardening, and community gardens and orchards.

To accomplish this there have been more than 500 varieties of fruits and nuts, a dozen varieties of lavender and dozens of types of herbs and annual vegetables planted. There are interpretive signs in the garden.

To find out more about the Hidden Mesa Open Space and to access a printable trail map, visit <https://www.douglas.co.us/dcoutdoors/openspace-properties>. To learn more about the Douglas Land Conservancy, visit www.douglaslandconservancy.org.

Link to sign up for guided hikes: <https://douglaslandconservancy.org/.../join-our-email-list/>



Affordable Pricing
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Ranch Land Cleanup

Chris Miller
303-919-1996
mrhauling19@gmail.com

"I am a Larkspur resident and have been specializing in selling Larkspur real estate for the past 17 years. I am the managing broker and owner of Wolfe Realty Group, an independent residential real estate brokerage firm. By choosing to specialize in the real estate market, I can provide you with the highest level of knowledge and insight when buying or selling your Larkspur or Perry Park home or land. If you have any questions about Colorado real estate, please contact Wolfe Realty Group Inc. at 303-681-3553 or go to www.DiscoverLarkspur.com"



Ben Wolfe
 Managing Broker & Owner
 Larkspur Resident & Larkspur Real Estate Expert



**590 Cumberland Road
 Hidden Forest, Larkspur
 \$1,265,000**

**SOLD for \$115,000
 OVER LIST PRICE!**

**52 Showings and
 6 Offers in 4 Days!**



This gorgeous 4,254 finished sq ft 2 story home is perfectly situated amongst the towering pine trees in the desirable Hidden Forest neighborhood. This stunning home showcases 5 bedrooms, 4 bathrooms, hand troweled walls, main level laundry room and 3 relaxing patios. The chef's gourmet kitchen features top of the line stainless steel appliances, slab granite countertops, breakfast bar and large island. The large family/bonus room which would also make an ideal home office features hardwood flooring, gas fireplace, curved wet bar with a refrigerator and a Juliet balcony with views of the forest.



Just Sold!
 6301 Perry Park Blvd #14
 Perry Park, Larkspur
 \$518,000

Just Sold!
 13635 Murphy Rd
 Aimee Acres, Elbert
 \$825,000



Consistent Winner Of
 ★★★★★
5280
 For Outstanding
 Customer Service!

CLIENT TESTIMONIALS



"Ben was instrumental in watching and understanding our housing market and ensuring we got the home ready to take advantage of that market. While Ben

offered excellent quality, it was his "style" and approach to marketing our home we appreciated most and his in-depth knowledge of the Larkspur market. Bottom line, Ben got us a full market list price for our home in a timely and stress-free manner. We are repeat customers and would gladly use Ben again.

" Feedback from Rick and Arina Biddle

Just Sold!
 1561 Olympia Cir #304
 Sawgrass, Castle Rock
 \$362,000



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 Office 303-681-3553
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 Ben@DiscoverLarkspur.com
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New Service Available in Larkspur/Perry Park area: Residential & Commercial Compost Collection

by Dallas Henderson

Why We Compost

Composting is the process of breaking down organic materials to their base components. By choosing to separate our compostables, we can greatly reduce the growth of landfills and reduce the amount of greenhouse gases created when waste breaks down in those landfills. During the break down of compostable waste in a typical landfill, methane, a very dangerous greenhouse gas, is produced and released into the air. However, well managed compost piles produce about 96% less greenhouse gas emissions! By composting, we can do our part to keep Colorado Beautiful!

How Can We Collect Compost in Areas with Bears & other Wildlife?

Bears and other critters have a way of finding food we leave out, so how can we provide compost collection service in Larkspur/Perry Park? There are 2 simple ways to avoid attracting animals when leaving compost buckets sitting out for collection.

1. Tightly seal the lids of all composting buckets. This helps eliminate any odors coming from the compost that might attract animals.
2. Don't leave any compost buckets outside overnight or all day. The less time the bucket sits out the less likely it is to attract animals. For this reason, Castle Rock Composting has set a 3-hour time window in the morning once per week for compost collection, so buckets full of compost only sit outside briefly and empty buckets can be taken back inside promptly.

Common Compostable Items



- Fruits & Vegetables
- Nuts & Seeds
- Bread & Grains
- Pasta & Cereals
- Eggshells
- Compostable Egg Cartons
- Coffee grounds & Filters

- Tea leaves & bags
- Meats & Dairy
- Plants, Flowers, & Weeds
- Compostable Cups & Bowls
- Compostable Cutlery
- Paper Cartons
- Pizza & Cereal Boxes
- Wooden Stir Sticks
- Compostable Dinnerware
- Compostable Trash Bags
- Sawdust



Castle Rock Composting, a locally owned business, is offering this service to the Larkspur/Perry Park area. Contact them to learn about their various services and subscription programs. castlerockcomposting.com

ALPINE Family Farms
1000mg CBD CO
OIL CAPSULES

Alpinery
CBD CO

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Gummies, Topicals,
& More!

Order Online at AlpineFamilyFarms.com

A WALK ON THE WILD SIDE...

by Susan Peters

Spring – REALLY?...Those Cuddly Wolverines – NOT Really... Quick Takes

We had so many interludes in the last few months of very warm days, but we all know that there is hell to pay for those, as more and more spring snowstorms roll in. We have a berm of snow three feet high running across our backyard. It has been four-to-five feet high at times, taking until mid-April to finally melt. And doing property walks is a bit challenging with many drifts of deep snow, about to get deeper.

But things in bird-dom are happening...the woodpeckers are busy with their jackhammer technique to drill holes into trees; the flickers are belting out their best mating calls trying to catch a babe; the first brood of bluebirds are ready to hatch; the crows are more raucous than usual; and so it goes. Every day seems to bring more awakenings. Any day the tulips (that the gophers have not eaten), crocuses, hyacinths, daffodils, and narcissi will poke through the snow. The Oregon grape's leaves are now a dark green, and our large rhododendrons have flower buds on them already. I just want to climb under my heated throw and admire the very red poinsettias. And yes, the Christmas cactus is still "blooming." Silly plant. Easter and Passover are around the corner.



The sandhill cranes have left Colorado and have winged their way to Nebraska along the Platte River on their journey north to summer in

the northern states, Canada, and the Arctic. See the migration map to get the idea of their movements.



The Wolverine, A Cantankerous Critter

This illusive animal, also known as the Mountain Devil, the largest member of the weasel family, has been sighted twice recently, once in Yellowstone, and once



in Utah. The latter was caught and transferred to the boonies in the Utah Uintah mountains but not until he had slaughtered and eaten 12 sheep from a ranch and then was fitted with a GPS collar after he was trapped.



Being mostly nocturnal, it is amazing the number of photos that exist of wolverines, taken during the day.

The wolverine averages about 40-50 pounds and is 3.5 feet long, but some males can grow to be 60-70 pounds. With their long claws and very nice chompers, along with their extraordinary strength, they can take down an animal many times their size like deer and small bears. They are also scavengers, not hung up on having the freshest meat, so the King Soopers ads are wasted on them. They have upper molars that are rotated 90 degrees inward, making it a cinch to chew up bones or gnaw through frozen meat.



They look very much like bear cubs – see the first picture. They are able to illude predators quite well, with their stinky musk smell, very tough skin, and ability to run up to 30 miles per hour. They can best a large bear or a wolf. And they can climb trees with claws similar to ice cramp-ons. And, conversely, they can chase prey up a tree or ambush prey from a tree. The long claws enable them to dig voles, rabbits, and gophers out of the ground. They do vary their diet with some fruit and roots. With their muscular shoulders and long claws, they can tear apart stumps in search of grubs and insects.



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There are only about 300 left in the lower 48 states, having been victim to hunting in the 19th century up to 1930, prized for their beautiful, waterproof, luxurious pelts. And now they face crisis with global warming. They require deep snow to build caves to have their young – from one to five kits at a time, with a gestation period of nine months. The young are born with white fur and are temporarily blind. They also use the deep snow and their incredible sense of smell to locate fallen deer, elk, moose, or similar.

The wolverine has been compared to its cousin, the honey badger (you know, “Honey Badger don’t give a Sh***” – see the video on youtube.com). People speculate



which would win a battle between them. Their territories are not the same and don’t intersect, so the winner is assumed based on their characteristics. You would think that a wolverine would win with its strength and size, and they can always outrun a honey badger. But the latter has an extremely tough hide that the wolverine would likely not be able to penetrate. And, if you think that the wolverine musk stinks, the honey badger’s is far worse – as my MIL used to say, “It could knock a buzzard off a manure wagon.”

Both animals are totally fearless, in case you wondered.

Short Takes

So, what is significant about April in wildlife world? BEARS will be wiping their sleepy eyes hopefully not taking out a cornea with those huge claws! But it is really their nose that counts. They have very poor eyesight, but an extraordinary sense of smell. Hummingbirds returning! Snakes coming out of their burrows. Turkey chicks scurrying after their respective moms. Actually, any mom will do.

Now things get busy...bringing in the bird feeders every night. You may not have to bring in a suet feeder if a bear has already mangled it. For some of us, feeding the koi in our ponds. Sadly, we lost our oldest and largest koi, Adele, last month. She had no noticeable fresh injuries. But the scars from a raccoon still remained. She was the only koi at the time that survived. The raccoon caught and ate the all the other fish. Hubby Dave promptly dug a much deeper pond, so that has not happened again. Nor do the garter snakes rest on the bottom like before and wait to catch an unsuspecting

fish swimming by.

By mid-April, an initial hummingbird feeder should be going up in a prominent place, so the first scout hummers can locate it. The hummers were late in arrival last year, but so were the yellow blooming flowers of the toad flax, which has always been a prerequisite of the hummers making the area their summer home for the 29 years we have had our property in Larkspur. Strange, given that toadflax is an invasive plant. In case you have forgotten how to make hummingbird food, mix 1 cup of granulated sugar (the closest molecularly to flower nectar) to 4 cups of boiling water, and allow to cool. DO NOT buy the red dye food. Do not use raw or brown sugar or honey. They can die from these sugar forms.

Other happenings:

For those who freak out from spiders, you may want to steer clear of the East Coast. Joro spiders, the size of the palm of your hand, are expected to make their way there. They are originally from Japan and somehow (shipping containers?) landed in Georgia and have spread throughout the state. They are orb spiders, that make very symmetric, attractive webs – hey, art for your



home! You could spray paint them with glitter!

The Joros require a longer growing season to complete their life cycle than what we have here in the Rockies: hatching

from a cocoon in the Spring, growing and maturing until late fall, when the mamas die, leaving a cocoon to hatch in the Spring. If a growing season is too short, like here, they would not have enough time to mature. But they could adapt, having a two-year life cycle. Supposedly, they are benign and not a threat to humans or other creatures. I will let others prove that out.

That’s all folks for this month. Gotta run. A significant snowstorm is predicted AGAIN and once more the birdy smorgasbord needs to be set up. Good grief. Time to go to Murdoch’s and stock up AGAIN on bird seed.

How to Contact Me: Email is best at susan@larkspurconsulting.com. Alternatively, call my cell phone at (303) 725-6868.

Editor’s Note - Look forward to World Nature Photography contest winners in next month’s issue of the Larkspur Sentinel.

Feeding hurts, not helps, big game



FEEDING BIG GAME CAN BE HARMFUL TO ANIMALS AND HUMANS

Feeding big game is bad for animals and dangerous for people, for many reasons.

Deer, elk, bighorn sheep and other ungulates are all ruminants—they have complex digestive systems composed of a four-chambered stomach. These animals digest plant-based food through fermentation in their specialized stomachs. Wildlife is well adapted to feed on natural food sources but food provided by people, such as alfalfa, hay or corn, can kill big game animals.

Every winter wildlife officers around the state pick up many deer, elk, and sheep that died as a result of artificial food sources. Ruminants that ingest grain, corn, or other high carbohydrate foods can develop lactic acidosis or enterotoxaemia. These two conditions are common in ruminants in areas where they are being fed food by people. These two conditions are fatal, usually within 24-72 hours from the time the animal ingests the grain.

Ruminants can develop some tolerance to grain and corn over time, but feeding wildlife has other biological consequences. Salt and mineral blocks, corn, and grain cause animals to gather in close proximity which facilitates disease transmission. Chronic Wasting Disease in deer, elk and moose, as well as pneumonia in sheep can result. These diseases are usually fatal, but take time to develop; consequently, the people feeding wildlife often don't see the negative consequence of their actions.

These are several good reasons for the public not to feed any wild animal. The best thing people can do for wildlife is to ensure access to habitat where they can find their natural diet.

For more information on living with wildlife responsibly, visit: <http://cpw.state.co.us/learn/Pages/LivingwithWildlifeJunkFood.aspx>. To report incidents of feeding or other illegal wildlife activity contact a local Colorado Parks and Wildlife office or officer. If you wish to remain anonymous, contact Operation Game Thief at [877-265-6648](tel:877-265-6648). Rewards may be offered if the information leads to a citation.

Thanks for your cooperation!



Respect our wildlife!

- ▶ Big game animals can die if fed the wrong food. Corn, alfalfa, pet food, and human foods are all harmful.
- ▶ Big game animals that are fed can become demanding and dangerous.
- ▶ Feeding deer, elk and bighorn sheep attracts mountain lions to your property.
- ▶ Feeding big game can concentrate them in an area and lead to the spread of disease including CWD.
- ▶ Feeding big game is illegal.



WALTHWORDS

By Walt Korinke

Commercial Real Estate
April 2022

BOULDER – a tri-party partnership of the University of Colorado, Aspen Skiing Co and The Little Nell Hotel Group



have teamed up to build a 250-room hotel and conference center to be named the **Limelight Hotel**. Construction is scheduled to start this fall on the 2.95-acre ground leased site near the corner of University Ave. and Broadway, with a spring 2025 opening. With 25,000 sq ft of meeting space and a 15,000 sq ft ballroom, they expect to provide the county’s largest convention facility. Already

under construction at the same corner is **The Hill Hotel** with 189 rooms 5,700 sq ft of meeting rooms and 9,500 sq ft of retail space to open in 2023. Nearby, the University is renovating their Renee Crown Wellness Institute to be completed this year.



COLORADO SPRINGS – Dunkin doughnut closed their 55-year-old 806 W. Colorado store last September due



to the lack of employees. Now they are planning three new modern 2,300 sq ft stores with the addition of drive-thru service. A key location is the Center Pointe development on Garden of the Gods Rd where they will join with the new Whataburger, replacing the former ANB Bank and Christian Ministry Bibles buildings and opening the end of this year. The other two will also open by year end at Fillmore

and Nevada next to Fillmore Marketplace and in InterQuest Commons retail complex. They also have 5 existing locations.



The 36-year-old Ohio-based luxury furniture chain, **Arhaus**, with Colorado stores in Denver, Lone Tree, and Boulder is in the process of opening its first Colorado Springs store in the **Promenade at Briargate**. Proud of their “made in America” upholstery, their handmade luxury



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furniture comes from their new (2021), 500,000 sq ft state of the art manufacturing and distribution facility in North Carolina. Arhaus fills out space formerly occupied by the Loft at the northeast corner of the complex and three other adjoining spaces are also being remodeled for new tenants. The remainder of the center is full of high-end tenants including Williams-Sonoma, Pottery Barn, Victoria's Secret, Banana Republic, Apple, and many fine eateries i.e., P.F. Chang, Biaggi's, Ted's Montana Grill, and more.



The fast-growing Victory Ridge complex (Interquest @ Voyager) is getting another "new to the Springs" tenant, **H Mart**. The 29,062 sq ft, to-be-built store, is a Korean-Asian-themed



grocer with a diverse lineup of products including live crabs and lobsters, tropical fruits, and numerous varieties of noodles. Founded in Queens, NY in 1982, there are more than 100 H Mart locations including Aurora and Westminster stores both

operating for over a decade. Construction to start this summer with a mid-2023 opening.



After a two-year Covid delay, the Spring's airport \$62 million 2-hotel project is about to start construction. Planned is a 139-room, four-story **Residence Inn** on 6 acres, and the second phase 127-room, four-story **Courtyard by Marriott**. If the business supports it, a 12,000 sq ft conference center will join the hotels. Located in Peak Innovation Park, they join the Amazon fulfillment center, an Aerospace laboratory, a military air terminal and more. The developers are about to open their new 261-room Marriott SpringHill Suites in the 400 block of S. Tejon Street downtown.

Money talks as **Independent Records** chooses to sell its 43-year-old 8,200 sq ft, 3030 Platte Ave. store to Big Splash Car Wash for \$1.5 million, with the store to be demolished and replaced with a bright new car wash, the second



Big Splash for the Springs. Founded in 1978, Independent has moved to a more visible location replacing a used car operation at 195 N. Academy Blvd. They remodeled the 6,000 sq. ft building and painted the exterior bright yellow



with red trim, similar to their original location. They previously shuttered five stores. Downsizing the new store and retaining their Pueblo store allows them to operate more efficiently and hopefully continue to operate for the foreseeable future. Independent was started as a source to produce marketing for musicians who did not have access to produce and market their music providing a label and bar coding. They continue to provide this service along with selling a large selection of music and videos.

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MONUMENT – In April of last year, the four tracts, 46.9-acre Village at Jackson Creek, located just north of the Walmart, was rezoned



and a preliminary PD multi-use site plan was approved. A final site plan for **13.1 acres** of the site at the west intersection of Jackson Creek Pkwy and Harness Road has been requested for the development of a 264-unit multi-family project. The **Thompson Thrift** residential will consist of four building types, and includes 1-, 2-, and 3-bedroom units, a pool, and a dog park, and 20% of the open space will be retained.



LONE TREE – A popular **Douglas County** trail that currently requires hikers to cross the busy intersection of Yosemite and C-470 is in the process of getting a pedestrian bridge crossover. The new 10 ft. wide bridge will provide a much safer route for pedestrians and cyclists



when completed in Nov. This would be a good corner to avoid during the construction that include lane closures with flaggers.



DENVER – After 56 years in their original location at 1390 Logan, the **Credit Union of Colorado** is building a new headquarters. The new Central Park neighborhood location is a 9.5-acre site at the intersection of 40th Ave and Central Park Boulevard. Building cost is projected at \$7.2 million for the 113,000 sq ft, three-story headquarters structure which includes nice amenitie: a fitness center, green space, a walking path, modern electric vehicle charging stations, and a spot for



food trucks. They expect to grow their staff from the present 175 employees to about 500 over time at this location. With \$2 billion in assets and 150,000 members, the Credit Union ranks as Colorado’s 5th largest credit union.



With \$2 billion in assets and 150,000 members, the Credit Union ranks as Colorado’s 5th largest credit union.



The 408-bed **Swedish Medical Center** in Englewood announced plans to build a new cancer treatment center to open by the end of the year. The **“Cancer Pavilion”** will be created by connecting two of its East Hampden Ave medical office buildings at a cost of \$25 million. The new facility will let Swedish reorganize its treatment structure which has been treating cancer patients since 2012 and increase the number of patients it can serve from the current 2,000 per annum.

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Polestar, the Swedish electric vehicle company, joins Tesla with a Denver presence, opening a **retail space** at 240 St. Paul St near the mall in Cherry Creek. Fifty percent owned by Volvo, this



showroom provides the opportunity to see, touch, and feel the new “Polestar Space” which they say can be delivered within 2 weeks.

The 2-motor version is all wheel drive which is helpful in our area, has an estimated range of 233 miles and a base price of \$60,000. The Canadian company, Electra Meccanica, has

opened a kiosk in the Park Meadows Mall where it is displaying its one-seater, 3-wheel **EV Solo** that is truly a city car with a 100-mile range, and a cost of \$18,500.



After you get your new car, the **Colorado Division of Motor Vehicles (DMV)** is now making it easier for renewal vehicle registration with its new self-service kiosks located in six Douglas County King Soopers, including both stores in Castle Rock.



January’s return of the National Western Stock Show showed off the progress on the \$1.3 billion transformation of the **National Western Center** that occupies the old Denver stockyards. The “football length” **HW Hutchison Family Stockyards Event Center** was completed in December, just in time for the Stock Show. It replaced the old Livestock Center, the yellow metal Pepsi building, and the upgraded **20-acre Cille and Ron Williams Yards** where all year-round events will take place, including concerts, festivals, large equipment trade shows, sporting events, and drive-in movies. The multi-purpose Event Center consists of flexible space that offers two arenas and an outdoor plaza, and the Yards include electricity in the pens, and central wash rack areas (both unique to the Denver facility). Coming this year, three CSU buildings “**CSU Spur**” will include the **Hydro Bldg** with k-12 educational programs and exhibits, food and water lab space, and artist studios; the **Terra Bldg** with similar labs and education facilities oriented to urban agriculture; and the just-opened **Vida Bldg** with its husbandry orientation including veterinary medicine, equine center, and Dumb Friends clinic, and lots more to follow.



CASTLE ROCK – At the NE corner of Founders Pkwy and Hwy 86, the small commercial development, Founders Crossing, adds its 4th business, **Liberty Car Wash** to the existing Canvas Credit Union, PorterCare Adventist Health, and 7-Eleven. Last chance for a carwash as you leave Castle Rock on your way to Franktown. The tunnel-building is 4,800 sq ft and includes a number of on-site car vacuums.



Out with the **old Pizza Hut** in the Library anchored shopping center – 340 S. Wilcox – and in with the modern new 1,653 sq ft building with added drive-thru. Coming in Phase Two will be a 4,635 sq ft retail building for three to four additional tenants.



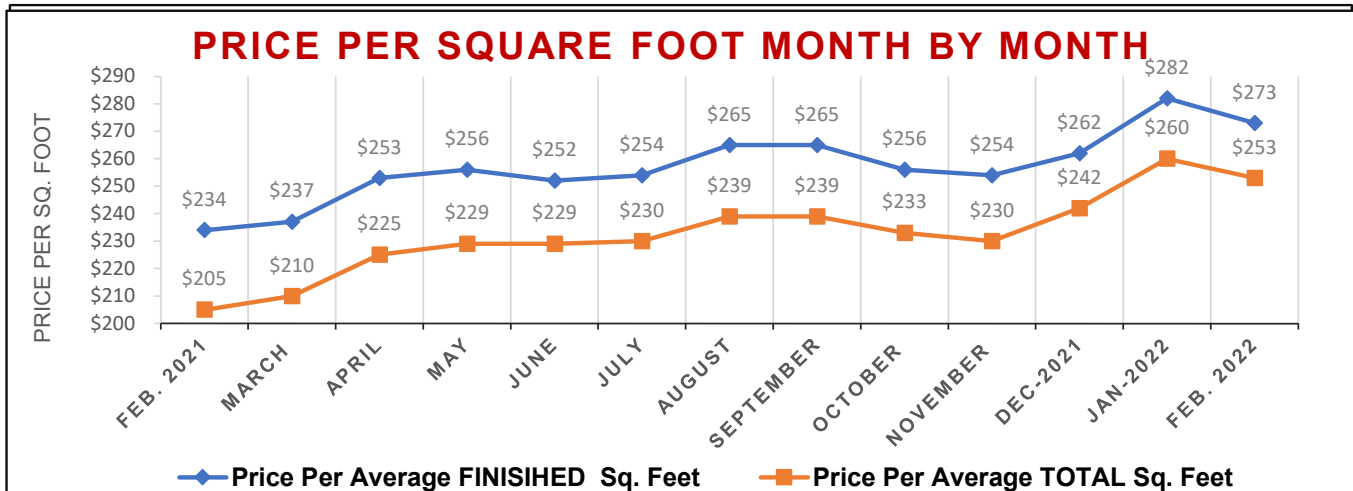
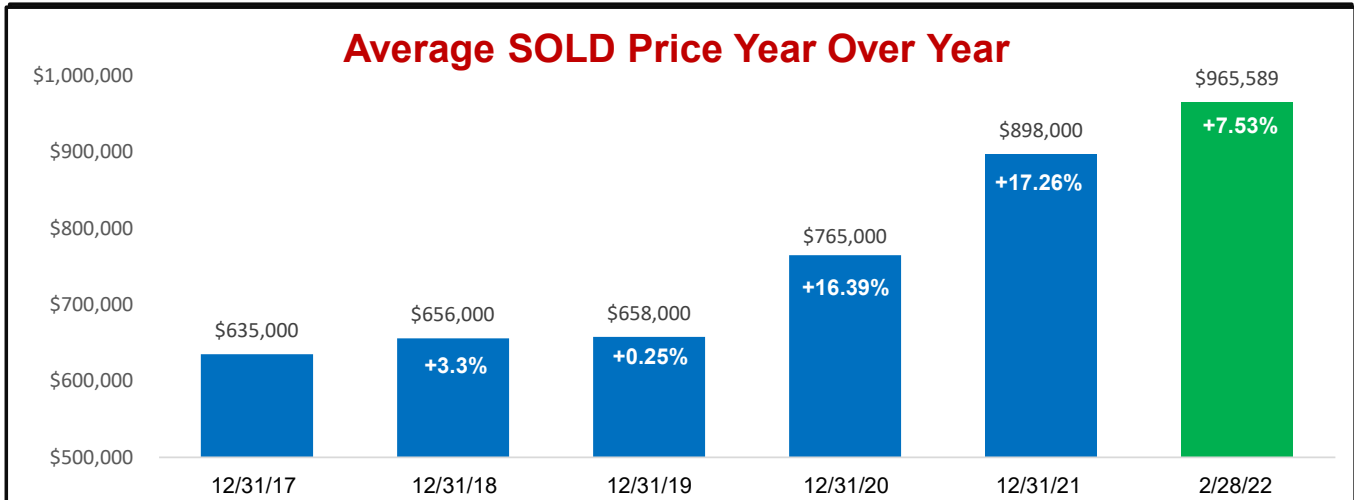
Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (3/14/2022) --- 7 (\$899,900 to \$4,250,000) --- Median \$1,850,000

➤ Average Days on Market --- 35

Homes Currently “Under Contract” --- 12 (\$595,000 to \$1,500,000) --- Median \$1,149,500

➤ Average Days on Market --- 15



---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. Also, the top 2 and bottom 2 figures have been removed/deleted from each study. Very unusual properties can skew the factors that reflect actual market conditions. For example, a property with 100 acres but having a small 600 Sq. Foot house would be something that is simply not “typical”. Just because one property sells for over \$4 million does not mean that all other properties have gone up in value. Likewise, a property selling under \$250,000 does not mean that all others have gone down in value.

---The above information has been researched from the Metro Denver MLS System (www.REcolorado.com) by **Dave Gardner of Results Realty of Colorado**, located in the Town of Larkspur, CO. It is believed to be accurate but is NOT guaranteed. Every property will have unique factors affecting value such as location, condition, acreage, quality, size, age, upgrades and features. A thorough in-person assessment by an experienced real estate broker or licensed real estate appraiser is recommended to determine the actual current market value on an individual property.

CLASSIFIED ADS

Fire Mitigation: Tree removals, tree pruning, mistletoe management, scrub oak removal, lot clearings. **Susan Rule, Rampart 303-351-2207**

Colorado Mastication: fire mitigation, scrub oak removal, lot and brush clearing.
719-400-9104

SprayTech: preventive beetle spraying, noxious weed control, tree spraying for insects & diseases, tree deep root watering & fertilizing.
720-248-0000

Pets: Petsitting, dog walking, feeding, and care. \$10/hour. Contact **Ryann Bierbaum, 303-945-5348**

Retired, working from home? Men's social group forming in Perry Park on Thursdays from 9:30-11am - seeking additional members. Email **Chris Warren at WarrenDevGrp@gmail.com** for more info.

Security doors and retractable screens for sale along with screen repair in the Larkspur area. Call **Jack Hoyt 719-231-1719**.

TEENS FOR HIRE!!

Bennett: I'm 13 and live in Perry Park. I'd like to help you with yard work, snow shoveling, pet sitting, plant watering or other tasks you need help with. Please text 414-430-1363.

Eva: I am 15 years old, and I am excited to babysit your kiddo(s)! I have taken my Red Cross Babysitting and CPR classes. I have experience with a variety of ages, and just love kids! I am happy to read, play, get snacks and light meals, and clean up after myself. I look forward to helping you out! Please call or text 303-807-5483.

Three teenage brothers: available to help during the summer. Ages 16 (Antonino), 14 (Gianni), 13 (Tommy). We can work separately or together depending on the workload need. We have done lawn work, snow shoveling, watering plants, and pet sitting. We do have to work around our school and sports schedules. We live in Perry Park and the oldest can drive. Please text 480-209-9003.

Do you have a teen who would like to advertise here? Please email larkspursentinel@gmail.com

The Larkspur Sentinel, LLC is a volunteer organization. Any questions, suggestions, ad requests can be emailed to

larkspursentinel@gmail.com

ADVERTISING RATES

Pricing is for Camera Ready Art

Classified	\$5/line (\$10 min)
Business Card (scan only)	\$40.00
Quarter Page Ad(3-1/2"w X 5"h)	\$50.00
Half Page Ad (7-1/2"w X 5"h)	\$62.50
Full Page Ad (7-1/2"w X 10"h)	\$87.50

Submit ad art to

larkspursentinel@gmail.com

DEADLINES

Articles/Letters/Ad Artwork/Classified Ads

20th of each month

Any ads in this newsletter are paid for by the advertiser and do not represent an endorsement from the editor, publisher, writers, or others affiliated with the production of this communication.

Ad requests after the 20th are subject to a 10% charge

The Larkspur Sentinel, LLC volunteer staff reserves the right to refuse any article or advertising submission. The Larkspur Sentinel invites your letters, comments, and ideas for columns.

Letters should be limited to 300 words. Because of space limitation and legal ramifications, we reserve the right to edit any submitted material and cannot assure that submissions will be printed verbatim or unedited. The Larkspur Sentinel will correct all errors that occur. If you find a problem with a story – an error of fact, or a point requiring clarification, please email larkspursentinel@gmail.com.

The opinions expressed in the Larkspur Sentinel are not necessarily the opinions of the staff or its advertisers.