



# *Larkspur Sentinel*

Serving Perry Park, Larkspur, and the surrounding community

August 2022

The knowledge of the younger generation (and I can't believe I just referred them as the "younger" generation!) continually impresses me. They seem to research more, read more, cook more, be more inquisitive, and just plain know more about so many things! If you need to know how to balance salt, fat, acid, heat in a recipe, if you're wondering how to change the gear sprocket on your bicycle, and what the best brands are, if you are curious about the best way to plant your vegetables, they know - they've read about it, heard a podcast, watched a video, and. . . I asked my daughter about this as I complimented her on her curiosity, and she reminded me (gently, of course) that she has always had a research library at her fingertips - the internet. Oh yeah. . .that! It's a first-line and very natural resource for them.

When I was growing up, if I wondered why the sky was blue. . .I just kept wondering. . .until I went to the library and IF I remembered the question when I got there, I could look in an encyclopedia or in the Dewey Decimal card catalog under "Sky, blue", (it's 523.2 for those of us who know what that means).\* But now, anyone can just look it up on their favorite browser and in about a second, here's the answer: "The sky is blue due to a phenomenon called Raleigh scattering. This scattering refers to the scattering of electromagnetic radiation (of which light is a form) by particles of a much smaller wavelength." WOW! Between that resource, and the plethora of YouTube videos which can teach you how to do/fix/create/solve just about anything, the world is truly at our fingertips. Amazing, right?!! And that generation uses that resource fully.

So, I wondered if you can find out how to learn less concrete things. . .like how do you learn to be resilient (certainly a much needed strength in this world). . .I googled it. . .and found the answer - 7 Tips on How to Build Resilience - from the American Psychological Association! (For those who are curious: self-care, socialization, giving back, sleep and eat properly, talk about feelings, positivity, imagining new possibilities.) Well, there you go. . .now all we have to do is put it into action. . .and that's where the wonder of human-ness goes to work! (Editor's disclaimer: check and cross-check your sources as always!) While we've all known for years it's a great resource, it's impressive how ingrained it is in the younger generations.

Just my musings at the beginning of this august/magnificent month of cool summer evenings, back to school preparations, late summer vacations, and garden harvesting. Be safe out there, enjoy, and . . .

Please, be kind,

*Margot Patterson*

Editor

[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

*\*and, yes, I found that on the internet*

*Front page photo credit with appreciation. . . Mike Montgomery*



# ELIZABETH OWENS



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Broker / Owner - RE/MAX Alliance - 7437 Village Square Drive, Suite 105, Castle Pines, CO 80108  
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4701 DELAWARE DRIVE | PERRY PARK | SOLD! | \$970,000



4209 CHEYENNE DRIVE | PERRY PARK | SOLD | \$1,025,000

**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](http://ElizabethOwens.net)



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## Monthly Mixer

**\*\*SPECIAL DATE & TIME\*\***

**August 16, 2022 (Tuesday) @5pm**

**Location: Spruce Mountain Ranch  
in collaboration with  
Tri-Lakes Chamber of Commerce**

At Larkspur, we love networking. We believe that monthly mixers are a great opportunity for local businesses to come together and learn about what they do. Taking place every 2nd Monday of every month, between 5:30 to 7:00pm, businesses of all shapes and sizes come together to meet and greet the brilliant entrepreneurial minds of Larkspur and surrounding communities. Our monthly mixers are designated at various locations and are disclosed in an email to members before the event. Whether you are a new business or have been around the block once or twice, we can't wait to see you there!

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## Music in the Park 2022

Concerts will be held from 6:30-8:30 pm.

**August 12 - The Tattered Covers    August 26 - Lookin' Back**

There will be food trucks and we will highlight a local non-profit each night.



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## Larkspur Garage Sale - August 12, 13, and 14 - 8:00 am - 2:00 pm

If you are interested in participating as a seller, there's a \$6 fee per address. The fee gets you a garage sale sign as well as online and in-person advertising for the event. Please fill out our form HERE: <https://theorganizedflamingo.com/larkspurannualgaragesale/>

If you are a potential buyer, maps for the garage sale will be available. Please follow our page on [Facebook](#) for updated information and map.

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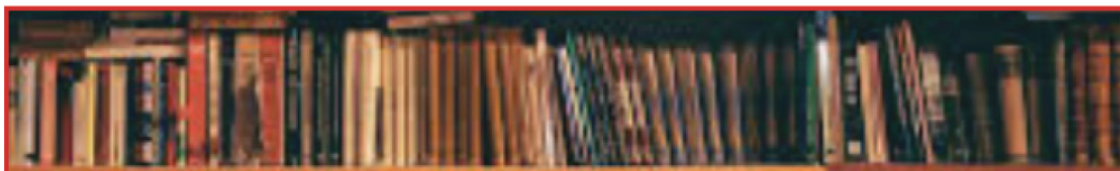
## Larkspur Free Library

9524 Spruce Mountain Road

Wednesdays: 1:00pm - 6:00pm and Saturdays: 10:00am - 3:00pm

Questions, call Cyndi Cramer at 303-681-3046

We are taking donations again! In addition to books, we accept DVDs, kids VHS, CDs, board games, puzzles, as well as VHS and DVD players. Everything is offered to our visitors for FREE! The library is buying puzzles, so visitors can swap one for one, or take two puzzles per family per visit. If visitors have puzzles that are in good condition, the library will pay up to \$3/puzzle. We ask if pieces are missing, to please take a Sharpie and note on the box the number of missing pieces and circle the places for the missing pieces on the box cover.



# NEWS FROM THE WATER DISTRICT

by Brian Arthurs

*“The fact of the matter is our homes are on the frontlines when it comes to protecting and conserving our critical water resources – more than that, they are also key to protecting our health.”*

– Philippe Cousteau Jr.



## Facts about water:

- There is about the same amount of water on earth now as there was millions of years ago.
- Water can dissolve more substances than any other liquid including sulfuric acid.

The Board met for the regular meeting on July 15, 2022 at 2:00pm. Minutes of the June 27 Work Session were reviewed and approved. Disbursements of \$155,590.03 were reviewed, discussed, and approved by the Board. The Board reviewed the District’s Monthly Staff and Systems reports. Detailed information to all questions and other inquiries were brought forward and resolved.

In attendance were Douglas County residents Garry Lawrence and Kamil Tazi to inquire if the District would consider a proposal to provide water service on an extra-territorial basis for their use. Their Partnership has acquired approximately ninety half acre lots on the western edge of Meribel Village Filing 1 and plans to convert them to 2 or 3 thirty-five acre lots. The request to the Board is to allow for ten+ taps to serve the converted land, future expansion of the Tazi Ranch, and neighboring ranches who would be willing to grant an easement for the infrastructure needed to transport the water. The Board agreed to further consider the request after a feasibility study is completed.

GMS, Inc., the District’s engineering firm, provided an update to construction in progress and provided studies concerning projects that are considered necessary, and the grant application submitted to Bureau of Reclamation’s WaterSmart program. The Board will review the documents provided and discuss at the August 21<sup>st</sup> meeting.

A cost-benefit summary of providing wastewater treatment by the Sageport Wastewater Treatment Facility (SWWTF) to Jellystone Park was also provided. Initial estimates show Jellystone would provide approximately 65% (\$11.8 million dollars) in capital improvements to upgrade SWWTP for the proposed treatment.

Eric Barnes, with Fiscal Focus Partners, LLC, the firm that the District engaged to perform the 2021 audit, provided the Board with highlights and key components of the financial statements in draft form. Mr. Barnes offered that the auditor’s opinion is a clean and unmodified opinion, all documentation requested was provided, there were no unusual or significant items that needed to be brought to the Board’s attention.

Updates and other information were brought forth by Robert Dinsmore in reference to five building lots, formerly the original Perry Park Country Club clubhouse property, with a request for the Board to consider possible alternatives to providing 3 additional and converting 2 current waters taps for development of the properties. The Board will consider the options following research on previous tap conversions.

Discussion concerning provision of a water tap to the entry of Perry Park and the possibility of an exchange being made with the Metro District prior to 1998 was brought forth. District Manager, Diana Miller, will attempt to confirm the trade was executed.

Perry Park Metro District President, Chris Warren, introduced himself and provided current updates.

There being no further board member discussions nor audience participation the meeting was adjourned. Additional information is available on the district website, [www.ppwsd.org](http://www.ppwsd.org).



# Perry Park Metropolitan District

The Special District For Perry Park Ranch

Thank you everyone for your support of the 4<sup>th</sup> of July parade and fireworks show, brought to you by the Perry Park Metropolitan District (PPMD) as well as the several volunteers and donors/sponsors that supported the event! We continue to hear positive feedback on this community event, and this year was another great year.

As part of our fire mitigation responsibilities, we continued the slash pickup program this year. Thank you to all that participated in this event to keep your property trimmed, which helps protect you and your neighbors. The next cycle will be in October. In the meantime, continue to bring your slash to Douglas County's free slash-mulch site in Castle Rock - see <https://www.douglas.co.us/public-works/slash-mulch-program/> for more information.

There have been several comments regarding improvements to our neighborhood entrance. An Entry Design committee has been formed to determine possible design options and present them to the board. If you

would like to influence how this design plays out, contact the board about serving on the committee or submit your ideas!

The PPMD welcomes all resident feedback and participation at our board meetings, and there are also opportunities to serve on committees - the more participants we have, the better we can maintain and improve our beautiful neighborhood!

Our August board meeting is scheduled for August 11th at 6pm at the Perry Park Country Club and on Zoom. You can see the meeting schedule and documents, as well as other neighborhood information and contact forms, at <https://www.perrypark.org>

Have a great August!

*Steve Ostrowski*

Director & Secretary, PPMD

Follow us on: <https://www.facebook.com/perrypark-metro> & <https://nextdoor.com/g/6vaja7i6t/>

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***Thanks to those who sponsored the 4th of July Parade and festivities!  
And to the volunteers who helped to make it all happen!***

Hot dogs, ice cream, chips:

Perry Park Country Club

Elizabeth Owens, RE/MAX Alliance

MR Hauling (Chris and Autumn Miller)

Hot air balloon:

Elizabeth Owens, RE/MAX Alliance

Judging and Prizes:

Dave Gardner, Results Realty

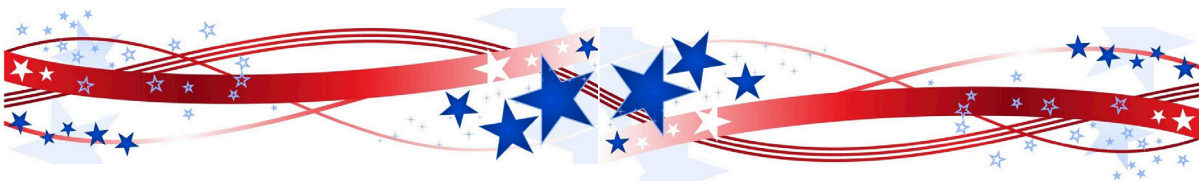
COTop Hand Horse Drill Team:

Larkspur Sentinel

Save the Wild American Burro:

Patricia Geisler van Antwerp

Craig and Linda Van Doorn



"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](http://www.DiscoverLarkspur.com)"



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



**What are your neighbors saying about Wolfe Realty Group?**

"Need a great realtor? You need Ben Wolfe. Ben lives in the neighborhood and is an expert on our local market. He sold our house in nine days, and for a lot more than we would have dreamed of asking. He was very confident in his valuation of the house and was right on. He held firm when we were ready to drop the price. He is incredibly thorough, explaining his methods and array of tools in detail and always keeping us informed of status. He listed our house on a Thursday afternoon. We started getting calls first thing Friday and had 27 showings. He and his assistant, Debbie, spent several hours helping us stage the house. He was on site for all inspections and was able to recommend local contractors to get needed work done quickly. Ben is a pleasure to work with and he made the whole process as smooth, efficient and as painless as selling your home can be." **Feedback from Charles & Debra Nienburg**



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**5280**

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 Customer Service!



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Private 4.69 acre lot in Bear Dance in a private gated community that is ready for you to build your dream home! This lot is perfectly situated on the 2nd green at The Bear Dance Golf Course surrounded by towering pines. Enjoy the privacy of being one of only eight lots behind the Sky View Lane gate in this multi million dollar community. This lot is surrounded by 54 acres of open space and golf course land.

**CLIENT TESTIMONIALS**



"Ben has represented us in multiple real estate transactions over the past several years. He is extremely knowledgeable about the market as well as the

technical and legal requirements necessary for a smooth and successful result. Ben addresses unexpected issues calmly and creatively. He and his assistant Debbie are patient, professional and accessible. They consistently exceed our expectations which is why we will continue to recommend Wolfe Realty Group to potential buyers and sellers." **Feedback from Jack and Susan Baker**

**Wolfe Realty Group, Inc.**  
 Office 303-681-3553  
 Cell 303-667-7995  
 Ben@DiscoverLarkspur.com  
[www.DiscoverLarkspur.com](http://www.DiscoverLarkspur.com)

## Larkspur Blanket Brigade



The Larkspur Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. Our group was formed in 2015 with 4 ladies and has grown to 15 dedicated souls. We create and give away 300 quilts each year and have set a goal to beat that this year! Although short staffed this year due to illness and vacations, we are devoted workers and we expect to come close to our goal. If you know of anyone in need of a little extra comfort, contact Cindy Hotaling at [cjaspsjr@yahoo.com](mailto:cjaspsjr@yahoo.com) and we will arrange to get a quilt to you. We are a 501 (c)3 operating mainly with donations of fabric. If you have extra fabric, batting or yarn, please consider donating to our group.

We meet the 2nd and 4th Wednesday of every month at the Perry Park Country Club, 7047 Perry Park Blvd. You do not need any special sewing skills because we only tie the quilts when we meet. All you need to know is how thread a needle, but if you like to sew or knit we can accommodate those skills as well. Please consider joining us in this fun, rewarding endeavor.

### 2022 Larkspur Community-Wide Garage Sales

<b>Fri. 8/12</b> 8am - 2pm	<b>Sat. 8/13</b> 8am - 2pm	<b>Sun. 8/14</b> 8am - 2pm
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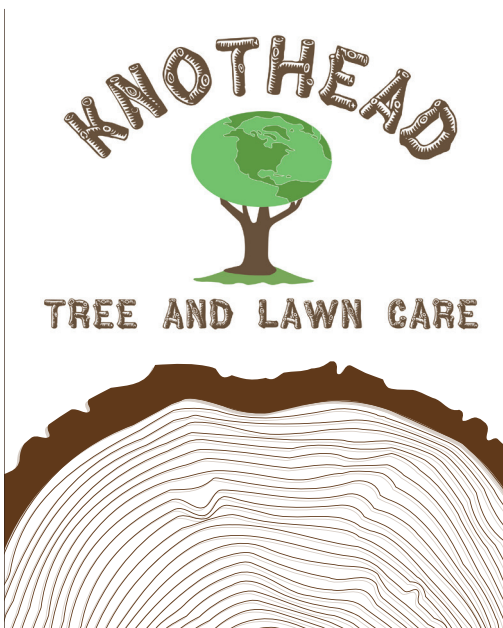
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Questions? Head over to our FB Page @LarkspurCommunityGarageSale

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Find more information about us at [knotheadtree.com](http://knotheadtree.com)

Knothead Tree and Lawn Care is a TCA member with an ISA certification and an Arborist Certification.

At Aging Resources of Douglas County, volunteers are the heart and soul of our organization. They keep the wheels turning, conversations going, and bring hope and smiles to our older community.

This month, we're highlighting a special Larkspur volunteer who has made an incredible impact on the ARDC family in the short time she's been with us. She volunteers by picking up and distributing hot meals to 80 seniors each week, as well as takes clients to much needed appointments. Meet Larkspur resident and ARDC volunteer superstar, Tina Wells! Get to know a little bit about Tina:

How long have you been volunteering with Aging Resources of Douglas County?

*I'm a new volunteer with Aging Resources having found my "calling" this past May. I started out by providing transportation and now I also pick up meals in Littleton and deliver them to senior housing in Castle Rock.*

What brought you to Aging Resources of Douglas County?

*I've been a volunteer my whole adult life and wanted to continue with more regularity after retiring from a 30+ year career in gerontology working with older adults and their families including the last decade at the Alzheimer's Association.*

What's a memorable story from your time volunteering with us?

*One of the ladies that I took to the doctor so inspired me. She had a number of health issues and pretty tragic life experiences that she shared and yet, in spite of it all she had a beautiful spirit, positive outlook and gratefulness for life that literally "made my day!" I also love having a small part in ensuring 80 people have a hot meal on my weekly route.*

What do you love about helping the older community?

*Most people want to live out their time in their own homes. It gives me a sense of purpose when I can help them do that by providing just a little extra help. I always glean something from their life experience and wisdom.*

What advice would you share with someone who is thinking about volunteering with Aging Resources?

*They have a wonderful transportation system in place where you can assign yourself to take someone to a medical appointment, shopping, to the hair dresser, etc. You can volunteer for as many "trips" as your schedule*



*allows. They make it easy to give back and make a difference in service to others.*

How long have you lived in Larkspur?

*My husband and I moved to Larkspur in 2011. It's the longest place we've ever lived after 24 years as a military family and moving every 2 years with the Air Force. We love being surrounded by trees and wildlife.*

What are some of your hobbies?

*I enjoy being outdoors in nature and also escaping into a good book.*

What is something that's on your bucket list?

*To go on an African safari*

What is a fun fact about you?

*In the same month that I retired, my husband and I rescued not one, but 3 Bernese Mountain dogs who keep us plenty busy!*

Is there anything else you'd like to share about yourself?

*I am blessed with 2 children and 2 grandchildren and am a caregiver for my 90 year old father who has dementia but still lives independently.*

Thank you, Tina for all that you do to support our older friends who sometimes need a little extra help! If you, or someone you know is interested in volunteering with Aging Resources of Douglas County, please visit our website at [www.agingresourcesdougco.org](http://www.agingresourcesdougco.org) or give us a call at:

**303-814-4300**





## FROM THE LARKSPUR FIRE PROTECTION DISTRICT

*by Wayne Moore, Member-Board of*

\* **Yearly Call Review:** From January 1 - June 30, LFPD responded to a total of 406 calls compared to 456 calls for the same timeframe in 2021: a decrease of 50 calls.

\* **Monthly Call Review:** Between June 1-30, we ran a total of 83 calls compared to 108 calls for the same timeframe in 2021.

- Fires: Total of 10 calls (10 in-district)
- EMS: Total of 58 calls
  - Medicals: 31 (30 in-district, 1 mutual aid)
  - MVA's with Injuries: 27 (27 in-district)
  - Alarms: Total of 7 (6 in-district, 1 mutual aid)
- Other: Total of 8 calls (8 in-district)

### Larkspur Fire Protection District Board Meeting

Thursday, August 11

6:00 pm at Station 161

The meetings are open to the public.

Please check the website for details.

[larkspurfire.org](http://larkspurfire.org)



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# Fire Relevant Insurance POLICY Features

by Wayne Moore, Larkspur Fire District Board Member

As many people in Superior and Louisville tragically discovered following the Marshall Fire, they did not have adequate homeowner's insurance to cover their losses or costs to rebuild. Emphasizing the concern held by all of us, wildfire within the LFPD area has happened and will happen again! A recent example occurred on June 20th at 3:35pm when a smoke plume was sighted on a steep rugged mountainside west of Sandstone Ranch Open Space. When the smoke (which was light and intermittent) location was identified, the LFPD captain immediately requested the designated Douglas County wildfire helicopter for water drops, which were continued until dusk. That was a lucky day for us! But what if it wasn't? What would your circumstances be if your home suffered damage or a catastrophic loss due to a wildfire?



Here's some basic information regarding fire relevant insurance policy features, pertinent additional coverage options, and further considerations. These are important to understand in preparing for a wildfire and in no way are intended to circumvent performing a comprehensive insurance policy review. LFPD strongly encourages you to closely examine the details of insurance coverage with your agent at regular intervals.

**Coverage A: Dwelling Amount** – This is an estimate of what it would cost to rebuild the structure of your home. This is a VERY significant coverage clause to fully understand as many other coverage features will use a percentage of this amount. The policy may or may not have a clause called Inflation Coverage Guard, which would automatically adjust the dwelling replacement amount to compensate for inflation. The home you built in 1991 for \$100/sq. ft. may cost well over \$250/sq. ft. today. Another potential clause is Dwelling Extension, which gives an additional rebuilding cushion as a percentage over the Dwelling Amount.

**Coverage B: Other Structures** – Structures not attached to the home such as detached garages, sheds, fences. This is calculated as a percentage of the Dwelling Amount and potentially can be increased as a decision in tailoring your policy. Basic coverage is standard with all policies and removing it will not reduce your premium.

**Coverage C: Personal Property** – All your belongings that are not affixed to the house such as appliances, furnishings, clothing. This is calculated as a percentage of the Dwelling Amount and Fire Relevant Insurance Policy could potentially be increased as a decision in tailoring your policy. Having a video or photo inventory of your home with a copy stored in a secure location would be helpful during the claim process. Some insurance companies may require owners to list in the claim every single item destroyed, which would be a very daunting task! Basic coverage is standard with all policies and removing it will not reduce your premium.

**Coverage D: Loss of Use** - Covers housing accommodation expenses during the time required to repair or rebuild your home following an insured loss. This also covers loss of rental income as a landlord. Be aware of any time or monetary limits such as a one-year limitation since it may take several years to rebuild.

## **Pertinent additional coverage options:**

**Scheduled or Blanket Personal Property** - Provides coverage beyond Personal Property for unique or higher value articles such as: cameras, fine art, golf equipment, guns, jewelry, musical instruments. Each covered item is specifically listed and given a monetary insured value amount.

**Ordinance and Law** - Covers when civil authorities require you to comply with demolition, building, or zoning codes that will increase your costs to repair or rebuild your home. Many times, this will be offered as a percentage of the Dwelling Amount. Homeowners who lost their homes in 2010 from the Four Mile Canyon Fire in Boulder County each faced over \$100,000 in additional costs to meet new building codes.

**Demolition and Site Cleanup** – Be sure this will cover foundation removal as well as dead tree removal. If your home is a complete loss, the foundation will be structurally damaged by heat that may have exceeded 1,800° for many hours.

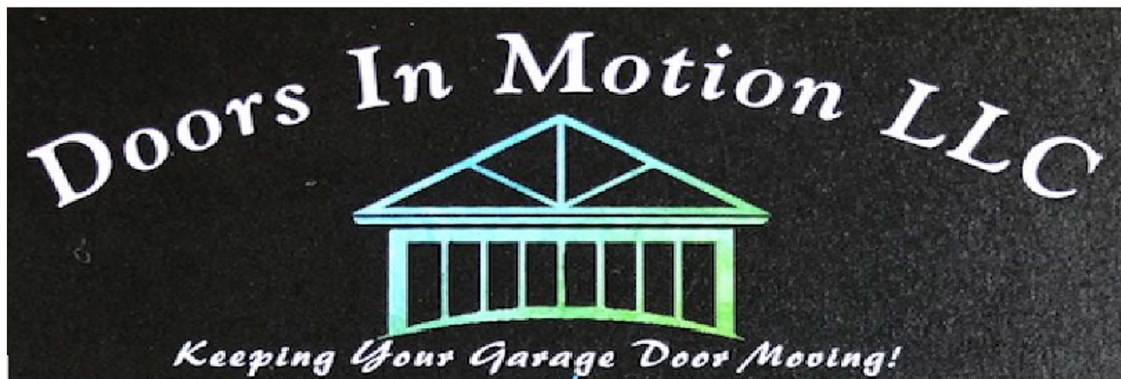
**Cash Settlement** – Coverage giving the option to “walk away” following a total loss to the dwelling, within the policy limits, instead of requiring rebuilding on the same location. Subsequently, the insurance company will own all dwelling assets specifically described in the policy. Personal property within the dwelling would be settled separately.

**Further considerations:**

**Post-fire Flooding** – If your home survives the fire but is damaged due to severe water runoff or mud/debris flows, this may not be covered. Homeowner policies rarely cover loss due to this type of “flooding.” Coverage for flooding is available separately through the National Flood Program.

**Fireproof Safes** – If you are relying on a fireproof safe, be aware these offer limited protection. If you check the fire rating, it will typically withstand 1,200-1,400° for 30-45 minutes. A home completely burned in a wildfire will sustain temperatures exceeding 1,800o for many hours.

In summary, property fire mitigation measures, knowing your evacuation notice actions, and having adequate insurance coverage are all vital components in your home wildfire plan. Please contact the LFPD Fire Marshall, Randy Johnson, at 303-681-3284 for assistance with your fire prevention/protection questions.



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**Larkspur resident:** Michael Higgins – (720)606-1573  
[doorsinmotionllc.com](http://doorsinmotionllc.com)



# DENVER BRONCOS

## 2022 SCHEDULE

Date	Day	Time	TV	Opponent	Broncos	Opponent	W	L
<b>Pre - Season Games</b>					<b>Final</b>	<b>Score</b>		
13-Aug	Sat	6:00 PM	ABC	Dallas				
20-Aug	Sat	1:00 PM	ABC	@ Buffalo				
27-Aug	Sat	7:00 PM	ABC	Minnesota				
<b>Regular Season</b>								
12-Sep	Mon	6:15 PM	ABC	@ Seattle				
18-Sep	Sun	2:25 PM	CBS	Houston				
25-Sep	Sun	6:20 PM	NBC	San Francisco				
2-Oct	Sun	2:25 PM	CBS	@ Vegas				
6-Oct	Thurs	6:15 PM	CBS	Indianapolis				
17-Oct	Sun	6:15 PM	ESPN	@ LA Chargers				
23-Oct	Sun	2:05 AM	CBS	New York Jets				
30-Oct	Sun	7:30 AM	ESPN	@London - Jaguars				
6-Nov	<b>Bye Week</b>							
13-Nov	Sun	11:00 AM	CBS	@ Tennessee				
20-Nov	Sun	2:05 PM	FOX	Vegas				
27-Nov	Sun	11:00 AM	FOX	Carolina				
4-Dec	Sun	11:00 AM	CBS	Baltimore				
11-Dec	Sun	6:20 PM	NBC	Kansas City				
18-Dec	Sun	2:25 PM	FOX	Arizona				
25-Dec	Sun	2:30 PM	CBS	@ LA Rams				
1-Jan	Sun	11:00 AM	CBS	@Kansas City				
8-Jan	Sun	2:05 AM	CBS	LA Chargers				

# INSURANCE

## Kathy Lobato Insurance Agency

*"As a longtime resident of our community, I understand your insurance needs and am available with a phone call or email."*

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**kathy.lobato@gmail.com**

**720-496-1679**

# Wildfire and Homeowner Insurance COMPANY Issues - by Keith Worley



Many of you may have already been contacted by your insurance company about your homeowner coverage and risk of wildfire. If not, don't be surprised when you receive some form of notice or list of requirements. In some cases, these requirements will be outrageous, such as a 100 foot clearcut around your home. First thing is not to panic. Remember we are in a free-market economy, and you will have to do some shopping around. Here are some facts to keep in mind:

1. Insurance companies cannot legally "drop" you. However, they CAN "not renew" you. It doesn't seem like much of a difference because the outcome is the same.
2. Your property has already been mapped out as being in what is called the "Red Zone." This is also called the "WUI" (pronounced woo-eee) or Wildland Urban Interface. Insurers can instantly bring up your property on their mapping tools and possibly brand you as a risk to their bottom line.
3. Fire coverage you currently pay as part of your premium is only a small portion of the premium. Hail, by far, is still the number one risk of losses in Colorado.
4. Your fire premium is based on one house on fire at one time. In most cases, the fire department arrives to save all or some of your home.
5. During a wildfire, hundreds of homes are threatened at one time meaning the fire crews will be looking for the most defensible homes. Most insurance companies have caught on to this, hence the requirement for you to mitigate for wildfire risk.
6. Insurance companies all have different requirements. By law, they cannot work together (legal term is collusion) to come up with common standards. This has resulted in us guessing what will come next.
7. Do not let an insurance company "not renew" you. This can become a black mark on your coverage history and haunt you in your quest for a new insurer. As soon as you receive a letter with bizarre mitigation requirements, it is legal for you to "drop" them.

Randy Johnson, our local Fire Marshal, and I have been dealing with this for over ten years. And we find

ourselves in the same boat as you. Insurers seem to fit into several categories. The first (and worst) will not even consider you because you are in the Red Zone. The second group may be willing to cover you but have non-science-based mitigation requirements. The third group will work with you and often use research-based mitigation requirements. The researchers at IBHS (Insurance Institute for Business and Home Safety at [www.disastersafety.org](http://www.disastersafety.org)) have partnered with other fire organizations and developed "minimum standards" the third group is generally following. Even Colorado State Forest Service guidelines now follow these recommendations.

It is best to find an insurer from the third category. Many of you are already covered by this group. We also find that homeowners in communities with organized Firewise programs such as slash pick-ups or other forms of slash disposal are finding it easiest to meet their criteria. Most inspect properties regularly and with community programs in place, homeowners can more easily adjust to maintain their coverage. One insurer even offers a discount if you live in a "Firewise USA" community. Some of the category two insurers will let you slide if you obtain a letter from the fire department or state forestry. I have yet to find a fire jurisdiction that will write you a letter stating you are "Firewise."

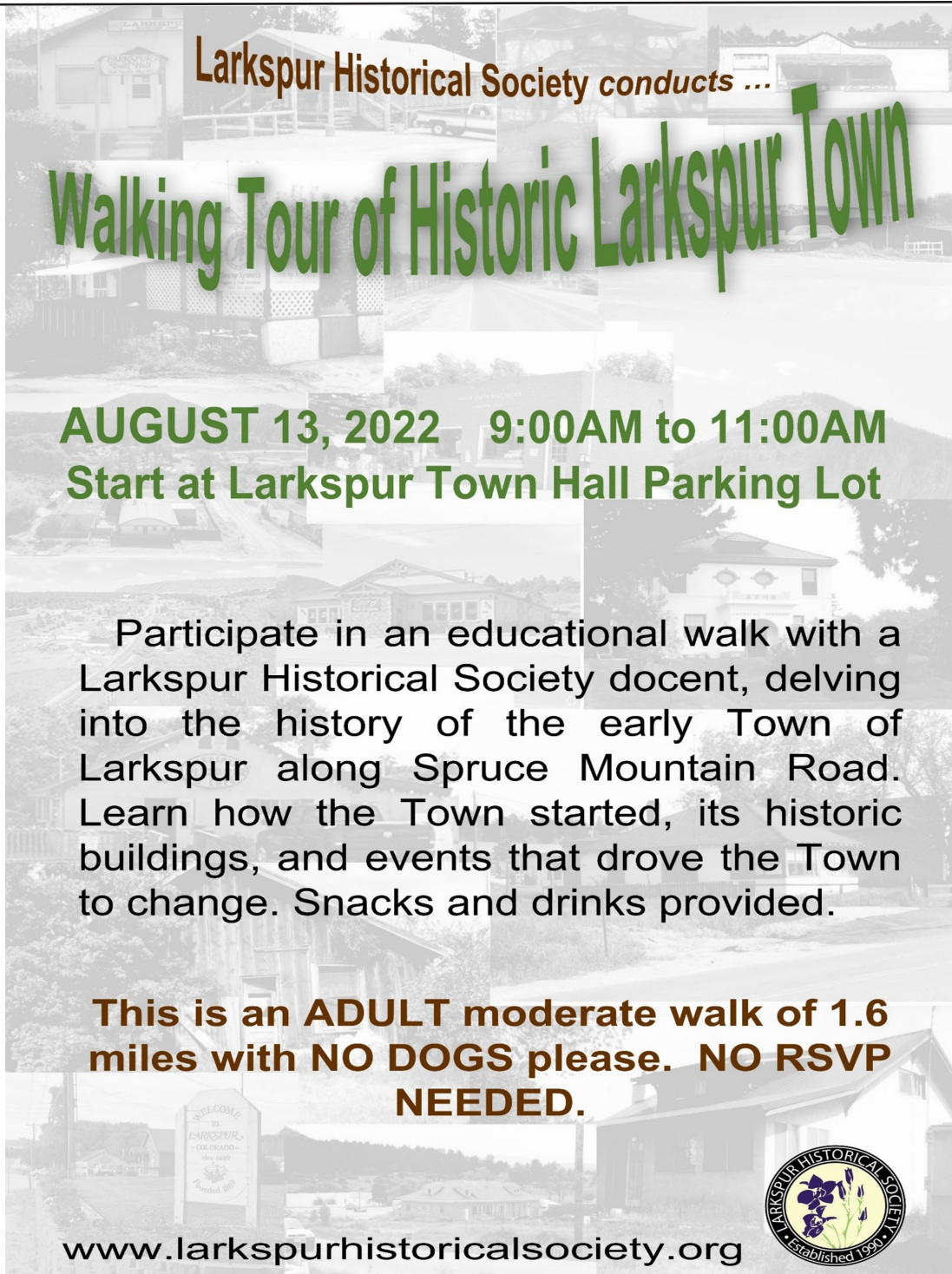
At times, it looks gloomy on the insurance front. But then we get a ray of hope. The latest was a report of how some communities were partnering with insurers to manage wildfire risks on a larger and unified scale. We are also getting feedback from "real world" cases where everyone partnered together, and homes were spared during a major wildfire. The Firewise USA website ([www.firewise.org](http://www.firewise.org)) is a good starting point for studying what other communities are doing and provides good research-based wildfire mitigation information.

*continued on next page*

Steps we can take to protect our prospects for affordable insurance coverage are not easy or inexpensive. And these must be done on a community-wide level. One example is the slash pick-up program in Perry Park that has allowed helped homeowners meet insurer's increasingly stricter mitigation requirements. Another is the chipping program in the Perry Park East and Sageport neighborhoods. We don't want to be like parts of California where no private insurance is available, and the only coverage is through a state

funded insurance pool with rates two- or three-times normal rates.

In summary, my challenge to you is: 1) Get organized; 2) Get educated on how you can, in partnership with your neighbors, manage your neighborhood wildfire risks; 3) Develop a plan in cooperation with LFPD and other agencies; and 4) Find ways to finance and implement the plan. Don't forget, it is not just about saving our homes, but also our forests and wildlife habitats.



**Larkspur Historical Society conducts ...**


# Walking Tour of Historic Larkspur Town

**AUGUST 13, 2022 9:00AM to 11:00AM**  
**Start at Larkspur Town Hall Parking Lot**

Participate in an educational walk with a Larkspur Historical Society docent, delving into the history of the early Town of Larkspur along Spruce Mountain Road. Learn how the Town started, its historic buildings, and events that drove the Town to change. Snacks and drinks provided.

**This is an ADULT moderate walk of 1.6 miles with NO DOGS please. NO RSVP NEEDED.**

[www.larkspurhistoricalsociety.org](http://www.larkspurhistoricalsociety.org)





# DAVE GARDNER'S *Results* Team

Office located on the Main Street of Larkspur



**PENDING**  
**\$499,900**

### 6301 Perry Park Blvd. #20 - Perry Park

Super Rare 3-Bdrm 3-Bath Ranch-Style Townhouse (end unit) with Finished Walkout Level overlooks the Perry Park Golf Course and Lake Wauconda. What a view!!



**FOR SALE**  
**\$850,000**

### 13084 Deer Ridge Way - Woodmoor Mountain

Enjoy this Custom 4,581 SF Ranch Style Home with Unfinished walkout basement, 3 beds, 3 baths, located on 4.3--acre lot. Only minutes from I-25. Tremendous Mountain Top View!



**FOR SALE**  
**\$760,000**

### 1876 Mountain Ranch Rd. - Woodmoor Mountain

Rare Offering-this 2,305 Sq. Foot Home features 4 beds/3 Baths on 4.055-Acres located at the base of Woodmoor Mountain. Incredible Colorado Mountain Views!



**PENDING**  
**\$1,125,000**

### 4294 Cheyenne Drive - Perry Park

Spacious Ranch-Style Home with Finished Walkout Basement, Backs to Open Space, In-Home Theatre, Wine Tasting Room, 4,572 total Sq. Feet, Covered Patio with outdoor Kitchen.



**SOLD**  
**\$1,205,000**

### 6532 S Pike Drive - Perry Park

Custom Mountain home located on 0.89-Acres BACKS TO Pike National Forest. 4 beds, 5 bath, 4,740 SF, oversized 3 car garage, wrap around deck, walkout basement & a private back yard.



**SOLD**  
**\$1,375,000**

### 672 Cumberland Rd. - Hidden Forest

Custom Ranch-Style Home with finished Bonus room over Huge Garage, Over 6,500 finished Sq. Feet, 5 bedrooms, 5 bath, excellent move-in condition, concrete tile roof.

**In 2021 Dave Sold MORE Larkspur Area Properties than any other Agent!  
Call us to find out why more people are choosing the Results Team!**



**303-681-1000**

**www.HomesInLarkspurCO.com**



## Dining Tidbits!

by Mary Ann Fonken

I'm so happy to tell you about a dining gem not too far from us! The **2<sup>nd</sup> Street Bistro** in Monument, 65 2<sup>nd</sup> Street, has a truly unique menu with a lovely atmosphere. I highly recommend reservations, at 719-481-8822. An old Victorian house has been transformed into an interesting restaurant which is reminiscent of the Old Augustine Grill in Castle Rock. There is ample outdoor seating. While this restaurant has been there for a while, we had not visited it often due to Covid.

The entire menu is new so I must tell you about several of the delightful dishes we had. We started off by sharing a watermelon salad which consisted of butter lettuce, pepitas, bits of chevre, mint, blackberries, and a light raspberry vinaigrette. One entrée was the pan-seared trout served on a bed of roasted corn/orzo succotash with slices of blood orange and fennel. The other entrée was a large piece of elk tenderloin with an ancho-cocoa rub, potato and Brussels sprouts fennel hash, and topped with an egg yolk and a gastrique of cherry and rhubarb. They have a very innovative chef who uses nothing but the best of ingredients including fresh herbs, berries, and locally sourced meats. And they have an extensive wine list!

I prefer not to laud any of the chain restaurants. That aside, I must say that **The Cheesecake Factory** in Park Meadows has consistently provided wonderful meals. During midday, they are often packed with a waitlist, but it's open seating at the bar or any table in the bar area. If you choose the bar, the waiter will put down a white linen napkin for your placemat, and you will be entertained by watching the bartender sling drinks, or by watching sports on one of the two bar TV screens. The lightly sautéed calamari appetizer is outstanding! They also serve wonderful breakfasts all day. And, of course, any of their cheesecakes are excellent.



**M.R. HAULING**  
**303-919-1996**

**Affordable Pricing**  
**Fire Mitigation**  
**Remodel and Construction Debris Demolition**  
**Ranch Land Cleanup**

**Chris Miller**  
**303-919-1996**  
[mrhauling19@gmail.com](mailto:mrhauling19@gmail.com)





## Introducing our New Executive Director

by Alan Clarke, President, DLC Board of Directors



After more than 22 years of exemplary service guiding Douglas Land Conservancy (DLC), Patti Hostetler, our Executive Director, will be leaving DLC this year. Thank you, Patti, for all you have done and for putting DLC solidly on the path to further success in the future.

The Board of Directors is pleased to announce the selection of Laura Sanford as the new Executive Director. Laura comes to us with extensive land conservation experience including more than 11 years with the Eastern Shore Land Conservancy in Maryland working in all areas critical to the successful operation of a land trust. The Board is confident DLC will be in good hands going forward.

Over the next few months there will be opportunities to meet Laura and to thank Patti and wish her well as she moves on to new adventures.

### Meet Laura Sanford:

I am coming to DLC with more than 20 years of conservation experience. Past professional experiences include



working for Adkins Arboretum, a native ecosystems arboretum, running my own native plant nursery, working for The Chesapeake Bay Foundation, and spending 12 wonderful years with the Eastern Shore Land Conservancy (ESLC).

In 2015, my family visited Colorado for the first time and fell in love. We decided to try to relocate and explored many opportunities to make that happen. Fortunately, the stars aligned when the Executive Director position at DLC opened. The chance to work and play in the picturesque community of Douglas County is a dream come true. A long history of conservation and land trust work, including leading ESLC through national accreditation, has helped prepare me for the challenge of leading DLC into the next phase.

DLC has had a phenomenal leader for over 20 years and filling those shoes will be a challenge and an aspiration. I

look forward to continuing the great legacy, already established by DLC, to protect and conserve the natural and open space of Douglas County, as well as working with the vibrant community of Douglas County.

### Patti Passes the Torch:

I began my career with DLC in 2000 after working as a resident of Castle Rock helping protect what is now known as the Woodlands Bowl Open Space, in Castle Rock, which is still one of my favorite conserved properties. Until 2010, I was the only employee at DLC. When I started with DLC in 2000, we had preserved a total of 5,700 acres of land in Douglas County. Today we are a nationally accredited and state certified land trust, having preserved over 26,757 acres, also adding conserved properties in Elbert and Jefferson counties to our portfolio.

After more than 22 years with this great organization, it is time for me to pass the torch to the next Executive Director, Laura Sanford. I feel that Laura is the perfect addition to DLC and will lead the organization in the same upward direction that DLC has been heading with a continued focus on conservation, land stewardship, and community education and outreach. Welcome aboard Laura!

I'll be leaving DLC by the end of the year, but not before I can ensure a smooth transition to Laura.

DLC's Board of Directors and I have spent more than a year planning for this transition, and I feel that DLC is very well-positioned for the future.



# A WALK ON THE WILD SIDE

by Susan Peters

## ***A Strange Summer in Bird-dom...Critters who Help Out People... Quick Takes***

### **The Crazy Things in Nature**

This summer has been a bit weird. I would have expected the Brown-headed Cowbirds to be on their way out of town, but only a few ever got here to begin with. Instead we are inundated with the Lesser Goldfinches in all their bright yellow majesty. If you want to have some fun, record them on Merlin then play it back when you have one nearby. It is so cool to hear them challenging one another and even doing duets. Incidentally, the Lesser Goldfinches come in three colors: black-backed, drab green-backed, and something in-between with different songs. The green-backed are a sub-species. And you can explore other species.



The most vocal seem to be the Lesser Goldfinches, the

Spotted Towhees, the Mountain Chickadees, the Black-headed Grosbeak, the Broad-tailed hummingbirds, and the American Crows. Forget the latter, as their squawking is a bit much to bear in a squawking contest with Merlin.

And despite putting out their favorite food of striped sunflower seeds, the Evening Grosbeaks popped in for a dinner and then skedaddled without even a thank you. The biggest surprise has been the Rufous hummingbirds. As I have said before, July 16th has been their arrival date in the 26 years we have resided in Larkspur. We happened to be sitting on the deck at friends' house in the foothills off Jackson Creek Road, northwest of Larkspur, when I spotted one at their feeders. AND IT WAS ONLY JULY 2ND! What gives? July 16th has come and gone, and few to none of these gorgeous birds have appeared here and dominated the feeders. I miss the usual crazy, frenetic pig-out fest of the hummers when the Rufous and the other hummers battle over feeders in anticipation of their long journey to their winter happy hunting grounds. The adults leave first in August, followed by the youngins' in September. The drab, small



youngins' have started showing up in low numbers. I have scouts out to try to spot a black-chinned hummer. Nada. Zilch. The same applies to the infrequently seen Calliope hummer. What a dud season. Sob.

But there is still much joy in nature: You don't have to go far to have your own Larkspur safari, as I found out recently. Perched on my squatty garden bench, pulling weeds and sinking some last-minute flower plants, I experienced a kaleidoscope of nature's finest. First the bumble bees lazily hovered over the beacon silver flowers while ignoring my presence. The paper wasps selected the impatiens blooms as their source of nectar. Butterflies of many varieties glided by with their bodies of orange, copper, black, and white shimmering in the warm sun. Then suddenly a three-foot garter snake slithered past me while a grasshopper jumped out of the soon-to-be-gone grasses. To complete the garden in a globe feeling, several species of birds vocalized in true abandon right above my head. Talking about filling up the senses!

And what we have lost in birds this year, we have more than gained with the bees. Honeybees, solitary bees, bumblebees. Bees, bees, bees. Even the bees are covering the water hyacinths, which have not a flower now!

Hubby Dave, while messing around in the garage, literally, felt something following him, and then he felt something under his foot. He lifted it to discover a salamander! He carefully took it out and sat it right beside our small pond. Kerplunk! The salamander dove into the water to join the native zebra frogs and the new koi additions.

The next day while playing Chuck-it with the dogs and smiling at the antics of the fledgling bluebirds, I spotted one mongo gray calico kitty crossing a field behind our house. Wait! It had no tail! A bobcat! Just trucking along with purpose. And not one, but two of them, as another bobcat appeared trailing the first one. I was so glad that the dogs were focused on their ball. That could have ended badly and not for the bobcats.

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## Critters Helping Humans with Medical Issues

Now, before you start saying “Ewe. Yuk. Ick. Gross” these creatures have a beneficial reason for glaciating our lives. First of all, Hubby Dave and I are probably the only people in Larkspur who have leech socks. Yup. So stylish. And only \$46 per pair. Later this year we will be “dropping by” Borneo, home of the orangutan, a very small horse, the proboscis monkey – you know, the ones with the huge noses – the bigger the nose, the sexier the male, at least to the females, and the dwarf forest elephant, and gazillions of LEECHES. When I lived in Maine, as a child, I would go out with school mates at lunch, often walking through still water. The other kids just casually picked them off while I stood there saying to myself all those icky adjectives.

Fast forward. My uncle managed to get his thumb into the guides of his garage door while he was closing it. Bye bye thumb. Except they were able to sew it back on. Now comes the leeches. They were put on the wound to stimulate circulation. “Bob and Betty” did their best, but soon the hospital room started stinking of rotten flesh. No more visitors. Bye bye thumb, again.

So, now we have another helpful critter to honor. The gorgeous MAGGOT. Say, what? Those you find in the bottom of garbage containers? Yes, fly maggots are great at healing wounds. They eat the bacteria and dead or near-dead skin within the wound. So, in three-to-four days, voilq! you have a clean wound. No, you do not need to go to the bottom of your trash bucket to secure help for your wounds. My PCP said that are medical labs that specially provide medically-sanctioned leeches and maggots. OK, but they should give them cuter names.



## Short Takes

I was sitting on a bench in Greenland Dog Park. A lady stopped to tell hubby and me that a lady had warned her about the rattlesnakes in the park seen last year. I knew about that, but did not know that in the heat of day, they prefer the shade of the benches, like I was sitting on. So, give a look under a bench first before you rest your bones on it.

And the turkeys! There must be hundreds of poults. One older one loves to park on a Ponderosa pine branch outside our bedroom window. Others swarm into our portico and appear to be eating our flowers.

And a few pictures from the Audubon 2022 photography awards. First is the Grand Prize Winner, Jack Zhi, who photographed two white-tail kites, dad teaching son how to hunt voles.



The next is Peter Shen who snapped a picture of a Western Grebe with two chicks on her back.



Steve Jessmore caught this picture of Northern Shovelers in a group on Lake Michigan, all with their heads down, except one.



That’s all folks for this month.

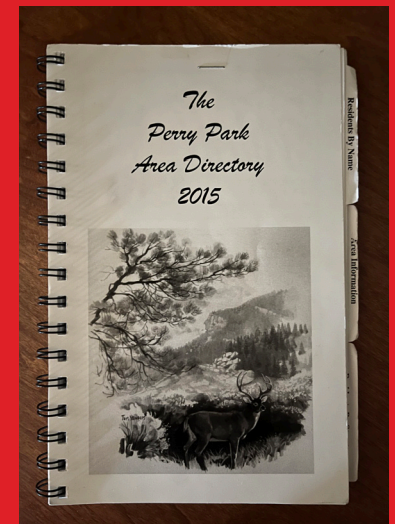
Gotta run – our two, not the usual six, hummer feeders need to be filled...

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

## Perry Park/Larkspur Directory

There has not been a published directory since 2015. That directory cost about \$15 per copy. The next time the Sentinel staff looked at publishing one, the majority of folks were not interested in having their name, address, and phone number(s) published, so it would not have been worthwhile.

Recently the topic has come up again. If you are interested in having a directory published, please send an email to [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com). If the response is great enough, then we’ll look into the process. Thanks!



# Larkspur Gardeners - My Garden in August

by Marla Leggette

I always feel that there should be a couple of weeks in July when sitting and admiring all the previous months' work in the vegetable garden and flower beds could happen.

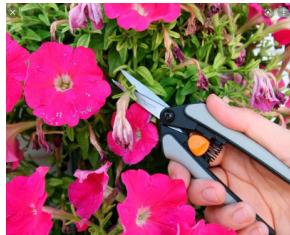
Gardens don't cooperate and there always seems to be deadheading, weeding, or stomping on a squash bug that draws our attention. The tasks may be smaller but there always something to do. Puttering in the garden is a favorite activity for gardeners this time of year as long as the hard work is done.

## Ideas on what can be done now.

Deadheading and pruning annuals and perennials can give your flowers new life. It can make plants taller and bushier, give them an opportunity to re-bloom, and prevent seeds from spreading. You



can save those seeds to grow starts in the spring, or use in winter sowing. Just pinching off the dead blooms at the base of the flower can help too, like on petunias. Some plants may just need some dead leaves cut off to clean up their appearance.



Harvesting is the best part of growing vegetables and herbs! Consuming your harvest is the reward for all your hard work! But can you really eat ALL of those tomatoes? How about that zucchini that seems to produce a new large squash every other day? These two vegetables seem to be the most productive, and there are resources that can help you plan to store them. Here are links to some wonderful, easy ways to can, dry, or freeze tomatoes.

The Spruce Eats: <https://www.thespruceeats.com/how-to-preserve-tomatoes-2217665>

Rural Sprout: <https://www.ruralsprout.com/preserve-tomatoes/?fbclid=IwAR3jXuHcxxyan2xOHA00vg3TWYKO pAwRAIq7vcXu7fLbc8P8MqLVdgWkELE&fs=e&s=cl>

Homesteading Where You Are: <https://www.homesteadingwhereyouare.com/2020/09/16/ways-preserve-zucchini/>



There are many ways to dry and save your herbs, but if you have a good variety of culinary herbs, this is my favorite. These make great gifts!

<https://homemadeand yummy.com/fresh-herb-salt/>

## Succession Planting

Succession planting is a way to re-plant some of your vegetable plants that have either died due to the heat, or you've eaten all that those plants will produce. It's not too late!



You can still enjoy what you planted in the spring, to carry you into cooler temperatures. The best seeds include- lettuce, arugula, radishes, runner beans, peas, baby carrots, chard, cabbage, kale, spinach, if planted soon, should all have enough time to provide you with a second crop!



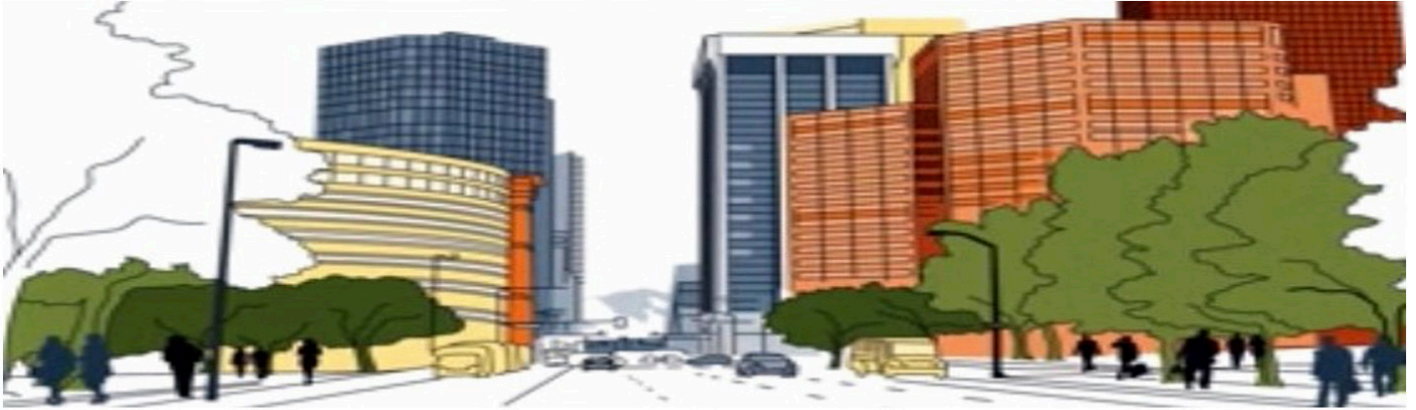
## Update on "Killing My Lawn":

I found a landscaper who is going to come over and use a sod cutter to remove the grass. He has a few ideas for ground covers and drought tolerant plants and grasses that I still have to choose. The goal is to seed in September and create a water-wise garden.

CALF at Lowell Ranch, will be holding Nature Photography class on August 25 from 6pm-8pm. The session focuses on shooting better photos with your iPhone or Android phone cameras. Cost is \$20.

Ticket link and information at: <https://givebutter.com/ffjQWX>

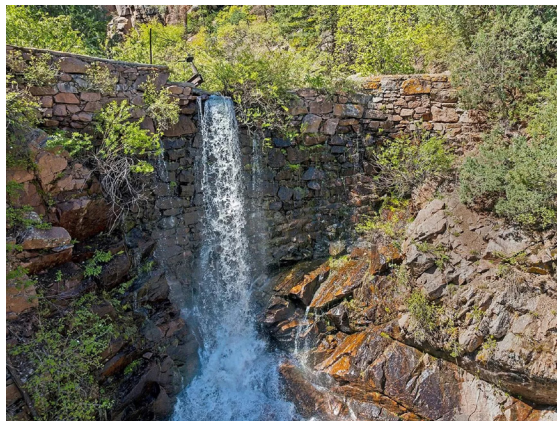
Enjoy the rest of your summer!



# WALTSWORDS By Walt Korinke

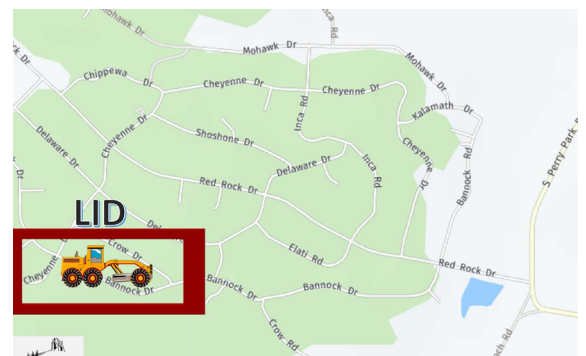
Commercial Real Estate  
*August 2022*

**LARKSPUR & PERRY PARK** - A piece of Perry Park history is up for sale. Back in 1872, when John Perry purchased the 4,000 acres that is now Perry Park, he located the original headquarters on a two-parcel 70 acre site (the visible front parcel with the home and barns on 23.98 acres, and to the rear, the heavily wooded 46 acre parcel with Bear Creek running through it along with multiple waterfalls) that is known to local residents as the **Draper Ranch**. The 2,951 sq. ft., 1-story ranch Draper home was built in 1938 (yes, it has been updated since then); three-out buildings were added in 1954 and the stable and horse area were built in 2004. Zoned residential, the ranch has been used as an International Equine



Therapy Training Facility and the pride of our community, the non-profit Horseback Miracles which offered healing to those with neurological disorders and mental illness. The rear 46 acres can never be developed or receive a permit. This is the center of Perry Park and sits adjacent to the Big “D” that is protected by a long-term conservation agreement. The dirt drive that leads from Red Rock back to the residence, is also home to the Perry Park Fire Department, Perry Park Water and Sanitation, and the maintenance facility for the Perry Park Country Club. The formal address is 5655 Red Rock Drive and the property is listed for \$2.6 million. What future a sale of this property brings to our community will be watched by all.

As I rode my utv along the southern boundaries of unimproved **Bannock**, I ran across the start of a LID (Local Improvement District) project that was actually approved in 2018. The LID covers the dirt portion of Bannock between Cheyenne Drive and Crow – give or take ¼ mile. Work started on June 6 with a completion date of June 27 (a bit behind at this point). The contractor will complete the clearing

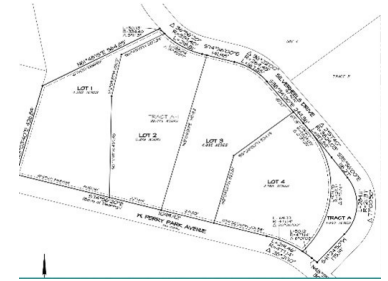


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of trees, removal of topsoil and rough grading followed by sanitary sewer installation. Guess that answers the outstanding question of what area comes next as the last remaining buildable sites are removed from the market. Estimated house count is now over 900 and growing.



At the northwest intersection of **Silverheels and W. Perry Park Avenue**, across from the Larkspur Elementary School, a 20.3-acre parcel is in the process of being subdivided into four residential lots. An existing home exists since 1995 on one of the 4.865-acre sites. The property is located in Douglas County, not in the Town of Larkspur.



Douglas County is in the planning process for road traffic safety improvements for Perry Park Road (Route 105) to commence this fall. The improvements will take place along the corridor between Wolfensberger and the El Paso County Line and includes shoulder widening and installation of guardrails through the curves along with rumble stripes to get your attention when drifting. Costs are covered with a \$2,148,300 federal grant and a 10% local match of \$238,700 from Douglas County.



A virtual open house for local comment is planned.

### Larkspur Town Cabins

During the early stage of construction of the new rv campground, then mayor, Marvin Cardenas was successful in having five old log cabins designated for demolition donated to the Town. Marvin’s plan was to have them complement the log cabin style Town Hall with a small village of similar design, and to serve as an additional draw for the adjacent Town Park. The park’s drive was extended to the Town Hall parking lot to provide dual access to the cabins as well as



increase needed parking. The cabins required some ground leveling in their placement and since leaving office, Marvin has continued with the needed renovation of the cabins, and with the Town Council’s support is now actively involved in finding tenants for them. One cabin was designated for use by the Larkspur Elementary School for marketing school products, however lacking someone to operate the store, they have decided to forgo the opportunity.

Marvin also succeeded in enticing the **Aging Resources of Douglas County** to take the front cabin to serve as a sub office for their Castle Rock operation. Aging Resources of Douglas County is a nonprofit organization dedicated to providing services, resources, and information that allow older people to stay independent and in their own homes as long as safely possible. With over 12,000 calls for assistance annually, they provide needed transportation, wheelchair rides, support groups, food assistance and hot lunch delivery, and other services.

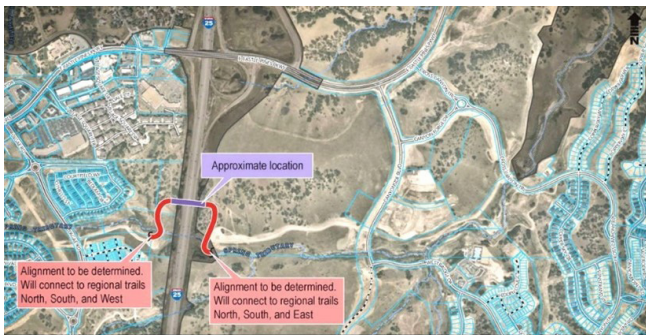


The **Larkspur Historical Society** will be taking one of the cabins to display some of the area's history. "The Larkspur Historical Society is dedicated to the discovery, preservation, interpretation, exhibition, and education of the rich heritage of Southern Douglas County, Colorado, including the historic communities in the area." They are in place and plan to open for the many park events and for special purposes.

A third cabin is in serious discussion for a flower/plant sales operation and other discussions include several crafts sales, wildlife tours/nature trail. . . wouldn't it be great if they could find a bike rental operator and how about a small coffee shop? The 12 x 12 ft cabins are available to lease for \$400 a month and interest is growing as the word spreads on their availability. For more information contact **Marvin Cardenas at (720) 289-8661**.



**CASTLE PINES**—The City has applied for a grant from the Denver Regional Council of Governments (DRCOG) to fund engineering and preliminary design for a **bike/pedestrian bridge** over I-25 adjacent to the Castle Pines Parkway. This will enhance the north and south regional trail which runs partly on both sides of I-25 and tie in Coyote Ridge Park to Gemstone Park. The city is in the stage of seeking public input prior to going forward.

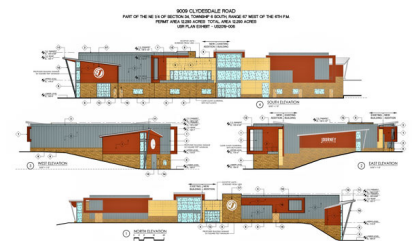


Clearwater Capital Holdings purchased **10 premium**

**residential lots** (6 at the 4th hole of the Castle Pines Golf Club) and a 4.1-acre tract earlier this year for \$5 million from Jack Vickers (Vickers Oil). Construction is due to start immediately on the 10 home sites followed later by the 4-acre tract. The homes will range from 5,500 to 7,000 sq. ft. with pricing at \$3.9 to \$5 million. . .an exclusive cul-de-sac indeed. Unbuilt golf course sites in the Denver Metro area are almost unheard of.



**Journey Church** (non-denominational) opened its doors in 2017 on Clydesdale Road beside I-25. Since its beginning, it has grown membership 7-fold from 500 to 3,500 today. Pew space has been challenged and a two-year effort to raise an \$8 million building fund to maximize the building site was successful. Construction of the expansion is underway, and the new space should be available by early 2023.



**MONUMENT** – The 5.02-acre parcel bounded by Beacon Lite Road on the west side and I-25 on the east is up for rezoning from PUD to light industrial. Currently used as a landscape equipment and materials business, the intent by Trailers Direct Express is to bring a National Trailer Sales business to the site. The trailers will be large commercial trailers expected to exceed \$2 million each in value. The existing 5,280 sq. ft. building will remain to be used as office for the new entity.



**PARKER** – The first step to developing a 10-year, **\$300**

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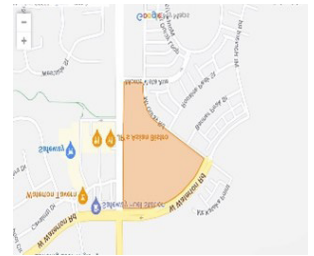
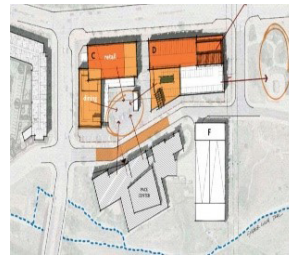
**million downtown development plan** has begun with an April presentation to Parker’s Urban Renewal Authority (URA). The developers of Castle Rocks new downtown Rivergate Apartments and Encore Condominiums, Confluence Companies, proposed a variety of mixed-used developments ranging from restaurants, retail, and residential complexes. The URA has entered into a temporary exclusive negotiation agreement with Confluence covering the five major undeveloped parcels in the core of downtown. The initial phase is the Pine Curve section which aims for a public market: a 20,000 sf grocery store, a 4-story apartment building with ground level retail, and a park or public park area. The



Discovery Park section would be the densest area with a 5-story, 300-unit apartment building over 19,000 sf of retail space and 300 parking spaces to the rear. The Pace Center section provides for adding two buildings surrounding a plaza in the center. One would be a 3-story office and retail building and the other, a 5-story condo/retail structure. The Schoolhouse area would be a two-story 10,000 sq. ft. office and retail building next to the schoolhouse. The other lot would be a 28,000 sf office/



retail structure. This is the very beginning of the planning process, and many changes can be expected as plans come together and as the 3-phase project moves through development.



**COLORADO SPRINGS** – The developer of the 1,000 seat Polaris Pointe (Bass Pro Center) “Boot Barn Hall” music venue adjacent to Bourbon Brothers, has plans to go bigger. Starting construction shortly with a late summer 2023 completion will be a \$40 million, 8,000 seat outdoor amphitheater on a 6.5-acre site also located within Polaris Pointe. This will be an open-air entertainment facility, The Sunset, akin to Denver’s Red Rocks and Fiddler’s Green amphitheaters. A few shows have been scheduled for late 2023 and a full season thereafter. The Sunset will have a lower bowl with 4,000 fixed seats, an upper bowl and 60 VIP fire pit suites with another 1,000 seats, and lawn seating for 3,000. The developer also plans for 4 five-star restaurants, each 2-story with views of the stage. Won’t be surprised if this doesn’t revive the hotel development interest at the Pointe.



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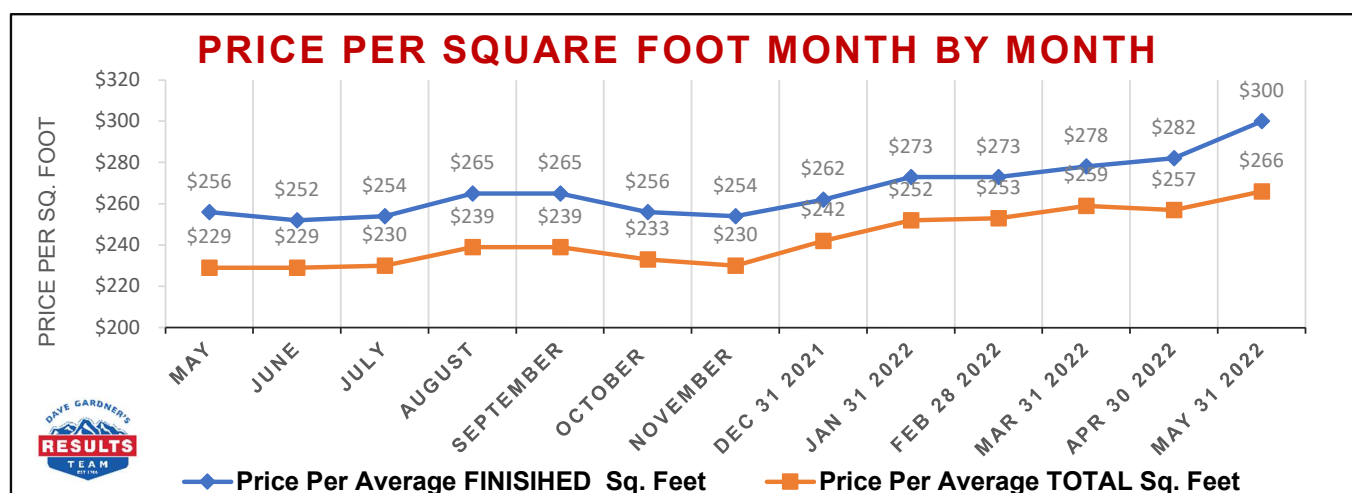
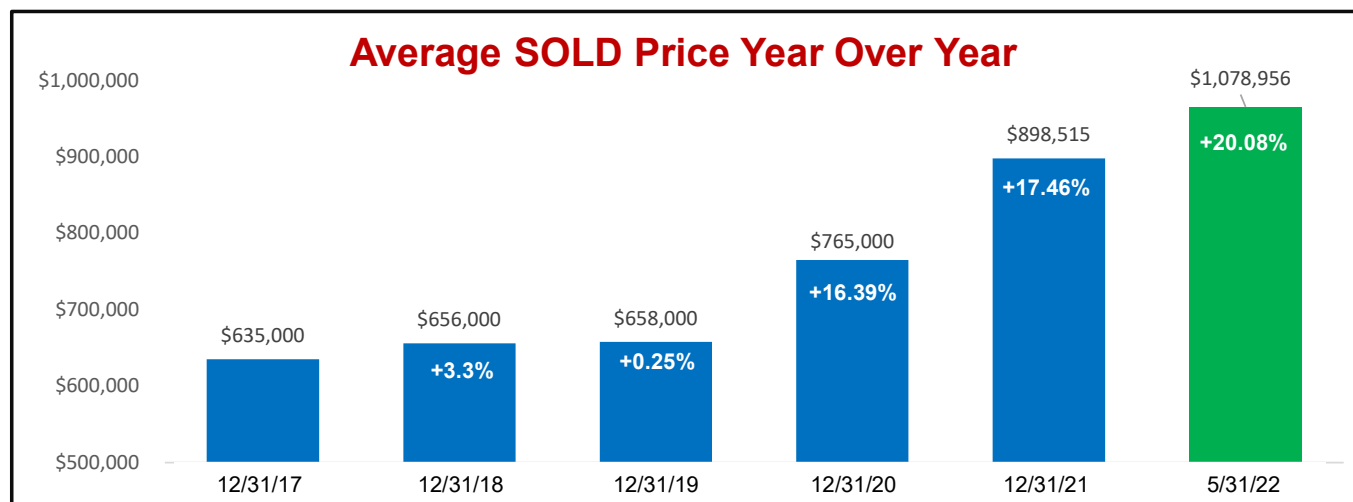
# Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (6/17/2022) ---22 (\$524,900 to \$3,585,000) --- Median \$1,125,000

➔ Average Days on Market --- 42

Homes Currently “Under Contract” --- 23 (\$499,900 to \$2,700,000) --- Median \$995,000

➔ Average Days on Market --- 25

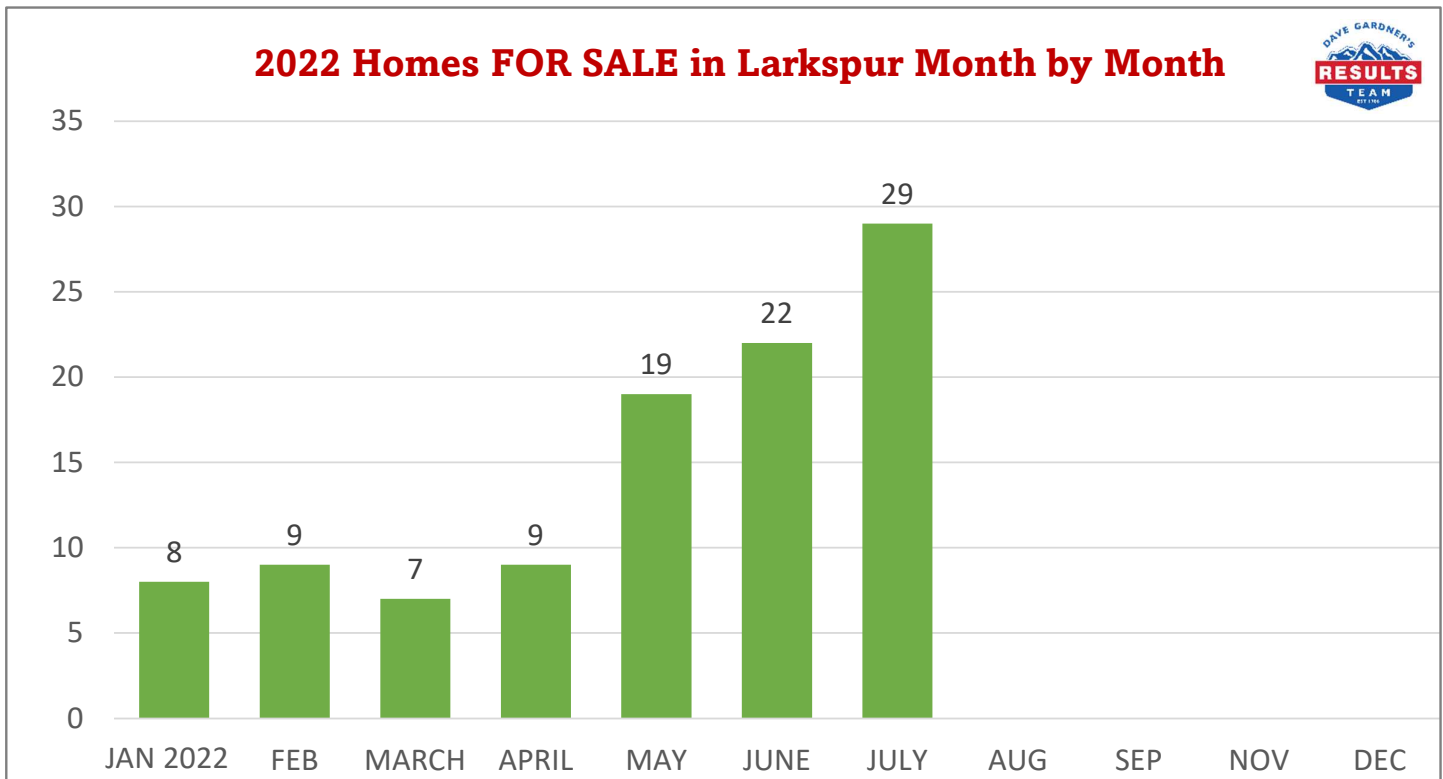
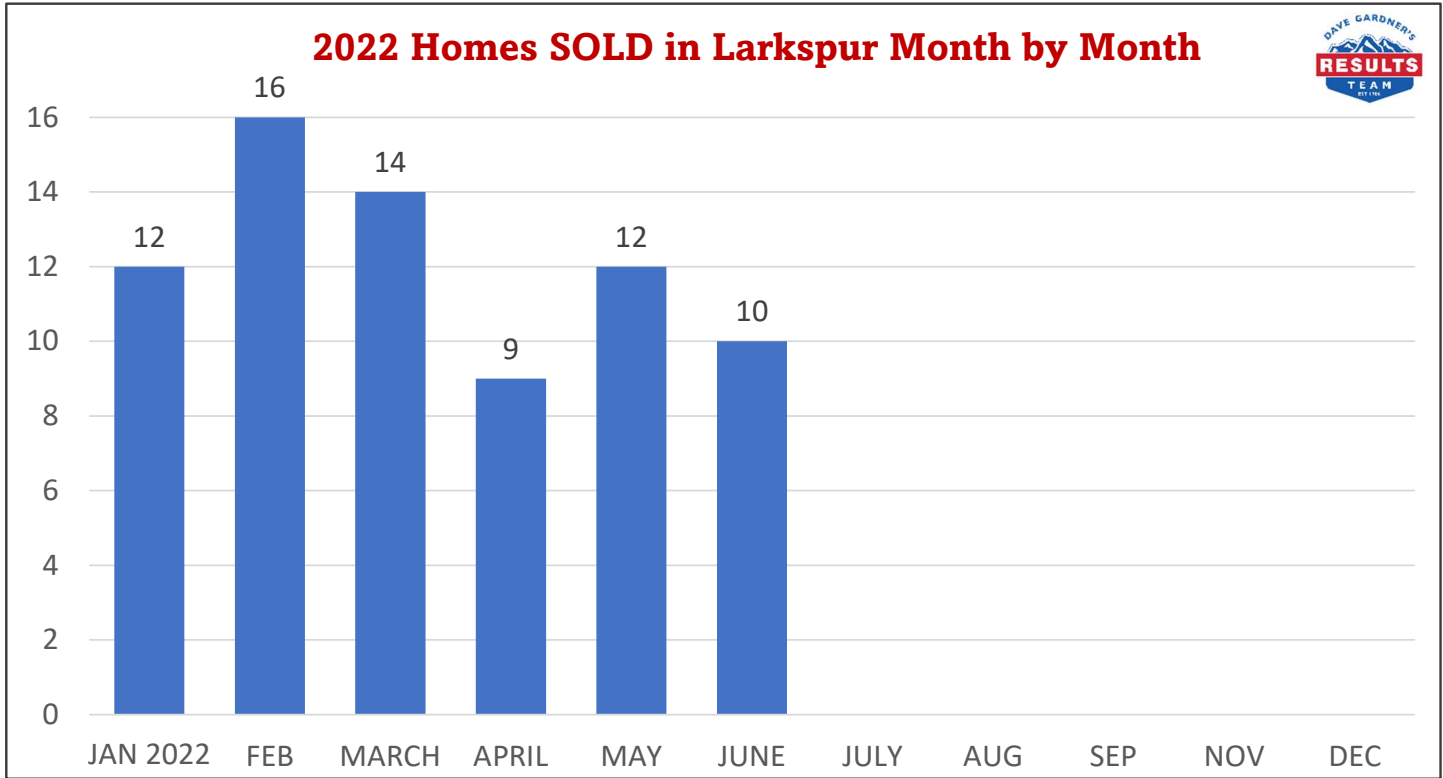


---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 figures have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property with 100 acres but having a small 600 Sq. Foot house would be something that is simply not “typical”. And 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](http://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.

Results Realty of Colorado—Dave Gardner's Results Team  
9164 Spruce Mountain Rd., Larkspur, CO 80118 \* 303-681-1000 \* [www.HomesInLarkspurCO.com](http://www.HomesInLarkspurCO.com)

# More Larkspur Real Estate Stats



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9164 Spruce Mountain Rd., Larkspur, CO 80118 \* 303-681-1000 \* [www.HomesInLarkspurCO.com](http://www.HomesInLarkspurCO.com)

## 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.**

**Security Doors & Retractable Screens** for sale along with screen repair in the Larkspur area. Call **Jack Hoyt 719-231-1719.**

### 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](mailto: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**

## TEENS FOR HIRE!!

**Bennett:** I'm 14 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](mailto:larkspursentinel@gmail.com)**

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

[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

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](mailto:larkspursentinel@gmail.com).

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