



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

June 2022

June is FINALLY here!

Wow! How is it that a late May snowstorm surprises us EVERY year! How many of you chanted along with me as you cleared away the wet snow, "This is okay, we need the moisture, this is okay, we need the moisture!"

And right behind it, here comes summer! The birds are happy, the hills and fields are greening up, flowers are blooming - it truly is a lovely time of year! School's out for the summer! Families are planning vacations and get togethers - weddings are happening - there's a sense of urgency to get in all the fun in the next three months!

In the midst of all of the summer celebrating, life happens as well. We can be aware of difficult things happening across the world, in our country, and in our friends' and our own lives. Seems to me that the best approach is to breathe (especially that fresh summer air), and be patient with ourselves and those around us. . .

My life has been unusually busy this past month, so the website is still in process - stay tuned - I promise it's coming!

Please choose kindness,

Margot Patterson

Editor

larkspursentinel@gmail.com



Front page photo credit with appreciation. . . Mike Montgomery



ELIZABETH OWENS



THE RE/MAX COLLECTION®

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4646 DELAWARE DRIVE | PERRY PARK | JUST LISTED! | OFFERED AT \$1,665,000



2323 QUARTZ MOUNTAIN ROAD | PERRY PARK EAST | JUST SOLD! | \$2,100,000



4209 CHEYENNE DRIVE | PERRY PARK | UNDER CONTRACT! | \$995,000



6342 WAUCONDA DRIVE | PERRY PARK | \$1,050,000



6616 WAUCONDA DRIVE | PERRY PARK | \$995,000



4701 DELAWARE DRIVE | UNDER CONTRACT!

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

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CALL FOR A MORE IN-DEPTH VALUATION



NEWS FROM THE WATER DISTRICT

by *Brian Arthurs*

“Some people think they are in community, but they are only in proximity. True community requires commitment and openness. It is a willingness to extend yourself to encounter and know the other”
- David Spangler



Water Facts:

- Household leaks can waste more than 1 trillion gallons annually nationwide. That is equal to the annual household water use of more than 11 million homes.
- Ten percent of homes have leaks that waste 90 gallons or more per day.
- A leaky faucet that drips at the rate of one drip per second can waste more than 3,000 gallons per year
- A swimming pool naturally loses about 1,000 gallons (3,785 liters) a month to evaporation.

BOARD UPDATE

The Board met for the regular meeting on May 11, 2022 at 2:00pm. Minutes of the April Regular Board Meeting were reviewed and approved.

Disbursements of \$99,128.66 were reviewed, discussed, and approved by the Board.

The Board reviewed the District’s Monthly Staff Report. District Manager Diana Miller provided detailed answers to all questions and other inquiries made from the Directors.

A resolution authorizing an application for grant funding by the Bureau of Reclamation’s WaterSmart Act was unanimously approved.

Discussion was held concerning capital funding options and further analysis of the availability of Municipal grants.

The Board was updated on the progress of improvements to the Sageport and Wauconda Wastewater Treatment Plants. A summary from the engineering firm of GMS, Inc. was received and transmitted to the Board for further review.

Director Jim Maras stated he was willing to grant an easement of his privately held land for future use by the District. Much appreciation was expressed for this unexpected, generous, and selfless gesture.

According to consultants, Raftelis Financial Inc., rate analysis information will be available for the June 15, 2022 regular Board meeting to assist in the ongoing review regarding rate adjustments.

Results of the May 3, 2022 PPWSD regular special district election were confirmed on May 9th. Oaths of Office and officers were affirmed. Your new Water District Board is listed in the box below.

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.

Accolades for Judy Lacrosse who is now retired from the PPWSD Board: Judy served the District for ten years in multiple positions. She was a driving force in many critical areas over her tenure. Judy also volunteered her time to other causes that benefitted those who live in the District and beyond. In addition, she wrote the Water News for the Sentinel in a manner I hope to emulate. Thank you, Judy!

BOARD of DIRECTORS

Gary Peterson - President
Tony Lucas - Vice President
Jim Maras - Secretary
Brian Arthurs – Treasurer
Jim Matchett - Director

MEET YOUR NEW WATER DISTRICT



Perry Park Metropolitan District

The Special District For Perry Park Ranch

Welcome to your new Board of Directors

A total of 223 residents came out to vote for this year's metro district election, a great turnout! And your winners are:

Chris Warren Chuck Wagner Steve Ostrowski

The new board convened the week after the election in a special meetings. After a lot of good discussion, the board came to a consensus - the new officers are:

- Chris Warren – President (through May 2025)
- Sean King – Vice President (through May 2023)
- Joe Brickweg – Treasurer (through May 2023)
- Steve Ostrowski – Secretary (through May 2025)
- Chuck Wagner – Assistant Secretary (through May 2025)

If you are interested in learning more, the [PPMD by-laws](#) outline the responsibilities for each officer. The dates above refer to term on the board, not necessarily in that particular office. Be sure to congratulate Chris, Chuck, and Steve on their new roles when you see them!

Slash pickup program starts in June

It's that time of the year again! Time to start pruning your trees and building your slash piles. For those new to the area, the Perry Park Metro District facilitates a twice-yearly program to collect "slash" -- short dry branches and tree trimmings -- to help protect our neighborhood against wildfires.

The slash program starts its usual schedule in June. You can find more about the program at the PPMD website: <http://perrypark.org/resident-information/slash-pickup-free-mulch/>. Don't forget to make your pile tall, not long, and combine with neighbors where you can!

July 4th Fireworks

Just like last year, the Board is cautiously optimistic about the fireworks show happening on the 4th. However, please keep in mind that if Douglas County declares a Level 2 fire ban, we will have to cancel the show. If that happens, the alternate date for the fireworks will be New Year's Eve.

Look for more details on the Independence Day Celebration through email and social media as we get closer to July 4th.

Next Board Meeting: Thursday, June 9th

The meeting will be held at 6:30pm at the Perry Park Country Club. The meeting will also be available on Zoom for those who wish to attend virtually. 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.

With Steve entering as the new Secretary, this will be my last Metro District update. It has been an absolute privilege to work with Margot over the past couple of years to bring you information on what's happening around the neighborhood. I look forward to continuing to serve our community with our new board, and I'm excited to see where Steve takes this column next!

Humbly submitted by,

Sean King
Vice President
Perry Park Metro District

Music in the Park 2022

Concerts will be held from 6:30-8:30 pm, on the following Friday evenings:

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.



PSA From Douglas County Sheriff's Office - Animal Control: Douglas County Aggressive Dog Laws



Douglas County has the following laws regarding proper control/containment of dogs and aggressive behavior:

R-19-029 1.08 (1)(b) Dog at Large

At large is defined as: "Off the premises of the dog owner and not under the real and immediate physical control of an owner able to control the dog"

R-19-029 1.05 At Risk Animal

An at-risk animal is defined as: "any dog, except a dog that is assisting a law enforcement officer that is engaged in law enforcement duties that":

- (a) Without provocation, approaches any person in a menacing or terrorizing manner or in an apparent attitude of attack, whether such person is in motion or standing still, and whether such person is on foot or in a vehicle or device which allows such person to be in motion.
- (b) Is cited for running at large on three or more occasions within any 12-month period of time.

R-19-029 1.06 Potentially Dangerous Animal

A potentially dangerous animal is defined as: "any animal, except a dog assisting a law enforcement officer engaged in law enforcement duties, that may be a threat to public safety as may be demonstrated by any of the following behaviors:"

- (a) Causes bodily injury to any person or domestic animal at any place within the County.
- (b) Attacks any person who is lawfully on the owner's or keeper's property.
 - i. Attack is defined as: "violent or aggressive physical contact with person or domestic animal, or violent or aggressive behavior that confines the movement of a person."
- (c) Continues to display behavior that caused the animal to be adjudicated as an "At Risk" animal.

R-19-029 1.09 Dangerous Animal

A dangerous animal is defined as: "any animal, except a dog assisting a law enforcement officer engaged in law enforcement duties, that:"

- (a) Causes serious bodily injury to any person or the death of a domestic animal
- (b) Has been previously adjudged as a potentially dangerous animal under Section 1.06 of this resolution and the owner or keeper has failed to obtain and maintain the required potentially dangerous animal permit, or the animal has engaged in subsequent

behavior that poses a threat to public safety or for which any of the potentially dangerous animal permit conditions set forth for the keeping of potentially dangerous animals have been violated.

- (c) Engages in or has been trained for animal fighting as described and prohibited in Section 18-9-204, C.R.S.

Reporting Process

- In extreme cases, such as a person being actively attacked by a dog, please call 911.
- If you encounter an aggressive dog that is causing a direct threat to you or your animal's safety, please contact the Douglas County Sheriff's Department 303-660-7505 to have Animal Law Enforcement respond immediately.
- If an aggressive dog was encountered or a bite/attack occurred but the animal is contained and not a current threat to public safety, please contact Douglas County Animal Services at 303-660-7529.

All animal complaint reports require statements which can be submitted online through dcsheriff.net > How Do I > File Animal Complaint OR submitted in person with an Animal Law Enforcement Officer by appointment 303-660-7529.

Safety Tips

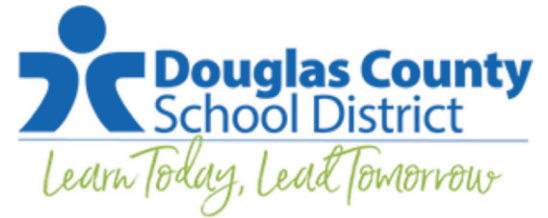
What to do if you encounter an aggressive dog?

- Stay calm and back away slowly.
- Do NOT scream or yell at the dog as this may cause a negative response. Instead, speak in a soothing tone while slowly backing away.
- Do NOT make direct eye contact.
- Try to avoid turning your back to walk or run away. Running may cause the dog to chase you.
- If the dog gets too close or lunges, place an object such as a water bottle, handbag, backpack, or jacket between you and the dog to re-direct its attention and give it something to bite other than you. If the dog bites the item, give the dog the item and back away while the dog is distracted.
- You may choose to carry pepper spray to defend yourself in the event you encounter an aggressive dog. This will either cause the dog to run away or give you time to escape.
- If you are bitten, get to safety, seek appropriate medical attention, and contact Douglas County Animal Services or Douglas County Sheriff's Department.

Douglas County Animal Services 303-660-7529
Douglas County Sheriff's Department 303-660-7505

Douglas County School District

Free Meal Program



DCSD Nutrition Services is already preparing for an exciting 2022-2023 school year! Here is what you need to know as your students return to the cafeteria in August. In addition, there is a summer meal program.

- Paid Meals Return August 2022: The waivers that the USDA issued during COVID to allow schools to provide free meals to all students will not continue into the next school year. Students who are approved for Free and Reduced Meal benefits will still receive free meals. 2022-2023 meal prices are as follows:

	Breakfast	Lunch
Elementary School	\$2.00	\$3.25
Middle School	\$2.25	\$3.75
High School	\$2.50	\$4.00

- * All reimbursable meals and High School Meal Deals include fruit, vegetables and milk.
- ** Charter School pricing may vary - check the school website for pricing.
- *** Ala carte items sold at all levels will be priced individually.

- Free/Reduced Meals: Meal benefit applications for free and reduced priced meals must be filled out each year - [APPLY HERE](#). All families must submit an application in order to receive free meals (if applicable) for the 2022-2023 school year. Current meal benefit applications are crucial to ensure that eligible students continue to have access to free meals. These applications also provide additional benefits to students and schools, including waived transportation and school fees, and additional school funding. See additional benefits [HERE](#).
- Meal Payments: Please ensure your students have money in their lunch account. To add money to their account and set up low balance alerts, please visit [MySchoolBucks](#). Please read through the [DCSD Negative Balance Policy](#).
- Student ID: Students will use their student ID cards to charge meal purchases on their lunch account (where available). If your student forgets their student ID card or their school does not provide cards, students must know their ID number and enter it on the pin pads at the register. Elementary Parents - please help your student learn their ID number and practice it at home to ensure their line moves quickly and they get enough time to eat their meal.
- Summer Feeding Program: DCSD's Free Summer Feeding Program will operate Monday through Friday, May 31 - July 29. Please note the program will not operate on the July 4 holiday. All children 18 years and under are eligible for meals. This summer, you'll be able to stay and eat onsite. Location sites include Castle Rock, Highlands Ranch and Parker. For a complete list of locations and meal times, [click here](#).
- More Information: [Our online menu system](#) includes allergy information. For more information regarding Nutrition Services, please [visit our website](#). Follow us on Facebook and Instagram @dcsdnutritionservices for up to date information.



DAVE GARDNER'S *Results* Team

Office located on the Main Street of Larkspur



FOR SALE
\$1,175,000

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.



FOR SALE
\$1,399,950

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.



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.



SOLD
\$1,400,000

778 Cumberland Road - Sage Port

Spectacular Ranch-Style Home, Builder's own home is lovingly crafted with quality upgrades and all the "bells and whistles". 3-season "Colorado Room" opens to 50-foot patio & flat backyard. 6000 Sq. Feet with 4,500 Sq. Feet finished



SOLD
\$225,000

7526 Cameron Drive - Sage Port

Super Rare Find * 1-Acre Lot Fully Ready-To-Build and awaiting the addition of YOUR Dream Home. Water and Sewer Tap Fees are PRE-PAID. * Use your own builder!



FOR SALE
\$119,900

6329 Country Club Drive - Perry Park

Breathtaking 1-Acre LOT has Red Rock Formations ON-SITE plus Tremendous Mountain Views!! * Backs to Open Space with more Gorgeous Red Rock Formations. 1 block from utilities.



In 2021 Dave Sold MORE Larkspur Area Properties than any other Agent!
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www.HomesInLarkspurCO.com



Larkspur Blanket Brigade

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 we have grown to 15 dedicated souls. We are able to create and give away 300 quilts each year and we have set a goal to beat that number this year!

We have been short staffed this year, due to illness and vacations, but we are hard devoted workers and we should come close to our goal. If you know of anyone in need of a little extra comfort, contact Cindy Hotaling at cjaspsjr@yahoo.com. We will arrange to get a quilt to you.

We are a 501 (c)3 and we operate mainly with donations of fabric. If you have any extra fabric, batting or yarn, please consider donating to our group. We will be meeting on 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 do the tying of 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.

Larkspur Garage Sale

The Annual Larkspur Garage Sale Date is set! Mark your calendars for **August 12, 13, 14, 2022**. More details to come on how to sign up as a participating address (seller) and for buyers, links to maps, etc. will be available as it gets closer to the date.



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Ranch Land Cleanup

Chris Miller
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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



Under Contract!

8020 Monarch Road
Hidden Forest, Larkspur
\$1,485,000

This stunning 5,541 finished sq ft ranch home with high end finishes throughout features 5 bedrooms, 5 baths, solid knotty wood alder doors on main level, a fully finished walkout lower level basement and an oversized 4 car garage. The chef's gourmet kitchen has professional grade appliances and beautiful knotty alder cabinets. The great room features 2 story windows with views and a stone wall gas fireplace. The finished walk out lower level features 3 guest suites, 2 baths, a gas fireplace, theater room and a full wet bar. Relax on the covered deck with a built in kitchen with mountain views.



Just Sold!
6811 Woodhall Court
Bear Dance, Larkspur
\$540,000

Consistent Winner Of



5280

For Outstanding
 Customer Service!



Just Sold!
7724 Corona Court, Sterling Pointe, Larkspur
\$450,000

This beautiful 2.30 acre lot has the rare combination of pine trees and mountain views! Ready to build now with all utilities including city water, natural gas and gigabit internet service available at the lot line. Use any builder you would like and no time restrictions on when you build. Close to Bear Dance Golf Course and an easy 25 minute commute to the Denver Tech Center.

CLIENT TESTIMONIALS



"This move happened over many years as we looked for the right job and right property. Ben stuck with us! Ben and his team served us far better than our selling realtor in

Texas. Ben set a very high bar. I would gladly recommend Ben to anyone looking to move to Colorado. For us it was a 3 year process but Ben stuck with us throughout." **Feedback from Paul and Lynn Cairney**

Wolfe Realty Group, Inc.
 Office 303-681-3553
 Cell 303-667-7995
 Ben@DiscoverLarkspur.com
www.DiscoverLarkspur.com

Older Adults and Mental Health

Last month, we highlighted our observation of Older Americans Month. In addition to this celebration, May was also Mental Health Awareness Month, and today we want to look at how older adults' lives are impacted by this critical issue.

Mental health is becoming an increasingly important part of the public health conversation. It plays a role in how we connect with others, make decisions, handle stress, and many other aspects of daily life.

And we now know that our mental health deserves as much attention as our physical health.

There are some common risk factors and indicators for mental health challenges shared by everyone. These can include Social Determinants of Health (SDOH), which are the conditions in which people live, learn, work, and play; things like financial stability, education access, access to quality health care, neighborhood and living environment, and social and community life. Studies have consistently shown that SDOH impact our mental and physical health outcomes. Other risk factors include genetics, biology, brain chemistry, trauma experience, habits, and lifestyle choices.

Some mental health circumstances are unique to the experiences of older adults. Many live alone, resulting in a higher risk of social isolation and mental health concerns, and that percentage increases with age. Some stressors are just more common as we age, like reduced mobility, chronic conditions, and grief. And historically, mental health services are often underutilized by older adults. Access to mental health care can be hindered by perpetuating stigmas and misconceptions regarding ageism and mental health issues. In addition, lack of adequate insurance coverage or other physical conditions may take priority during a consultation with the doctor.

What can we as a community do to address this situation? There are some encouraging trends, such as the increasing integration of mental health care into primary care visits. People are typically more inclined to discuss concerns such as depression with their general physician rather than seeking a mental health professional. Healthcare systems can also strive to meet the specific needs of older adults by providing training for health professionals in caring for older people and developing age-friendly services and settings. It is encouraging that the State of Colorado recently offered incentives to medical students to encourage them to specialize in geriatrics to better serve this segment of our population. Together, we can work to eliminate the stigma surrounding mental health challenges by being conscious of our language choices, choosing empowerment over shame, and educating ourselves.

At Aging Resources, we focus on collaborating with older adults to figure out what their individual, independent aging journey looks like. By providing services such as companionship, we decrease social isolation. Our transportation program allows for greater access to health care, including mental health.

Come volunteer with us! Our services give residents more options to live life on their terms, resulting in a better quality of life for our older neighbors.



If you or someone you know could use a hand navigating a mental health question or any other part of the aging process, please reach out to us at 303-814-4300 or www.agingresourcesdougco.org.

303-814-4300

www.agingresourcesdougco.org

Larkspur Gardeners - Planting and Protecting Your Garden

by Marla Leggette

In early June I will be ready to finally plant my tomatoes, peppers, squash and other plants including annuals and perennials. It's days like this, as I watch snow fall outside my window, on May 20th, that I'm glad I wait to plant. The weather in Colorado can change quickly, so once I get my plants in, I try to establish an easy way to protect them should a summer hailstorm or severe weather pass through our area.

I try to save gallon plant containers, buckets, and plastic water bottles just for plant protection. Tomato cages make great tents that you can drape towels or blankets over to protect from heavy snow, but it's also good to place a plastic bag over the towels so the towels don't get wet and freeze.

There are also many inexpensive frost cloth options that can protect against cold temperatures but will not help if snow becomes too heavy. But if you have a large garden, it may just be easier to build a small hoop house that is easy to set up quickly.

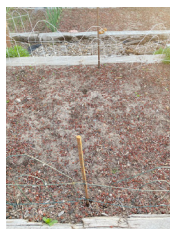
I use this method on my 4' x 8' beds but the instructions and materials can be adapted to any size garden.

Materials needed:

- 2 foot metal stakes
- 1"-2" PVC pipe- 10 foot lengths
- Roll of polyethylene plastic- medium to heavy weight
- Clamps

Directions:

1. In a 4' x 8', garden begin by placing 6 metal stakes in the bed. 1 stake for each corner and 2 in the middle. I usually go for the inside of the bed, but staking outside the bed works too. Push the stakes into the ground until they feel stable.



2. Attach the PVC pipe so it slides over the metal stake and bend it to the opposite side of the bed and attach it that metal stake.



3. Measure and fit the plastic to fit over the hoops. Add 1 foot on either side and at least 3 feet of extra plastic

at each end. To get the exact length, measure how far it is from the top of your hoops to the ground.

4. You can put rocks along the side to hold the plastic down. If your bed is deep enough, you may be able to tuck the plastic into the dirt, but make sure it is secure.

5. At each end, drape and fold the plastic over to the ground and clamp it securely.




If temperatures are getting really cold, you can always lay a frost cloth over your plants and then set up the hoop house.

Here are some links to videos about DIY hoop houses.

<https://www.homesteadingwhereyouare.com/2020/03/26/20-simple-diy-mini-hoop-house/>

<https://modernfarmer.com/2015/01/build-hoop-house/>

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FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by Rodger Greer, President-Board of Directors

Wayne Moore is the newest member of the LFPD Board of Directors. Before serving on the board, Wayne was a volunteer firefighter/EMT with LFPD for five years. Wayne fills the seat vacated by Robert Danti, who was term-limited. Thanks to Mr. Danti for his eight years of service on the Board of Directors and four years as a volunteer firefighter/EMT prior to serving on the board.

Elected to other board positions were David Vance, secretary; Ed Chambers, treasurer; and Rodger Greer, president.

Fire Protection District

Board Meeting

Thursday, June 9

6:00 PM at Station 161

The meetings are open to the public.

Please check the website for details.

Yearly Call Review: From January 1 - April 30, we ran a total of 241 calls compared to 266 calls for the same timeframe in 2021: a decrease of 25 calls.

Monthly Call Review: Between April 1 - 30, we ran a total of 51 calls compared to 71 calls for the same timeframe in 2021: a decrease of 20 call.

- Fires: Total of 4 calls (3 in-district, 1 mutual aid)
- EMS: Total of 38 calls
 - Medicals: 24 (23 in-district, 1 mutual aid)
 - MVA's with Injuries: 14 (14 in-district)
- Other: Total of 9 calls (5 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 accomplished. There is no charge for this service.

Thank you to Cindy Applegate for her dedication to this column over the past several years!



KNOTHEAD
TREE AND LAWN CARE

We don't mow lawns, *but we handle everything else.*

Consider Knothead your personal arbor expert (everyone needs one).

We're the oldest tree and lawn care company in Douglas County. We take pride in being locally owned and operated, and we carry a deep understanding of what affects trees in the area. We handle health care, diagnosis, pruning, and removals of trees and shrubs. We also provide fire mitigation, lawn care (sorry, no mowing), and more.

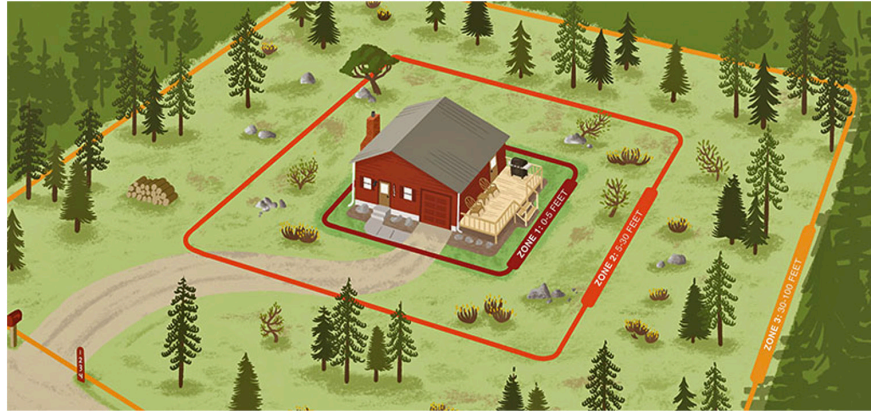
Call us today at **303-885-3800** for a free estimate on all your tree and lawn needs.

Find more information about us at knotheadtree.com

How to Prepare Your Home and Property for Wildfire

Take these practical steps to increase the likelihood your home survives a wildfire by addressing the [home ignition zone](#), which is the home itself and the area around it. This will minimize the ability of your home to ignite during a wildfire, in part by reducing or eliminating nearby fuels.

The home ignition zone requires regular, ongoing maintenance to be effective. Trees, grasses and shrubs continue to grow, die and drop leaves each season, and there are ongoing maintenance needs for any structures on your property. Follow these steps to maintain the home ignition zone.



Top Priorities for Structural Ignitability

- Ensure the roof has a Class A fire rating
- Remove all leaves, needles, and other debris from all decks, roofs, and gutters
- Screen attic, roof, eaves, and foundation vents with 1/8-inch metal mesh
- Screen or wall-in stilt foundations and decks with 1/8-inch metal mesh
- Use tempered glass for windows; two or more panes are recommended
- Create 6 inches of vertical clearance between the ground and home siding
- Replace combustible fencing or gates, at least within 5 feet of the home

Top Priorities for Defensible Space

- Mow grass and weeds to a height of 4 inches or less.*
- Rake and remove all pine needles and other flammable debris from a 5-foot radius around the foundation of your home and deck.*
- Treat or mow shrubs that re-sprout aggressively (such as Gambel oak) every 3-5 years or more depending on growth rates.
- Remove branches that hang over the roof and chimney.
- Dispose of slash from thinning trees and shrubs by chipping, hauling to a disposal site, or piling in open areas for burning later. Any accumulation of slash that's chipped or otherwise should be isolated 30 feet or more from the home.*
- Avoid creating continuous areas of wood chips on the ground when chipping logs and/or slash. Break up the layer of wood chips by adding nonflammable material or allow for wide gaps of at least 3 feet between chip accumulations.

Firewood

- Keep firewood stacked uphill from (or at the same elevation as) any structures and keep the woodpile at least 30 feet away from the home.
- Do not stack firewood between remaining trees, underneath the deck, or on the deck.
- Remove flammable vegetation within 10 feet of woodpiles.

Propane Tanks

- Keep aboveground tanks at least 30 feet from the home, preferably on the same elevation as the house.
- Remove flammable vegetation within 10 feet of all propane tanks and gas meters.

Driveways

- Maintain at least 10 feet between tree crowns and keep trees a minimum of 30 feet back from each side of the driveway along the entire distance from the house to the main access road.
- Remove any remaining ladder fuels beneath trees after thinning.

continued on next page

- Remove any shrubs that are within 10 feet of the outer edge of tree crowns.
- Space shrubs apart at least 2-1/2 times their mature height, as measured from the edge of the shrubs.
- Post signs at the end of the driveway with your house number that are noncombustible, reflective and easily visible to emergency responders.

Solutions for Managing Slash

Properly thin and prune trees and shrubs as you address the home ignition zone. The sticks and other debris left from cutting trees and shrubs is called slash. Slash is a fuel for wildfire, so ensure this debris is properly managed on your property. It is critical that any slash is located as far from your house as possible:

1. Spread slash and wood chips over a large area of ground to avoid heavy accumulations and large piles. Being close to the ground will help speed decomposition.
2. Burn slash piles, but before doing so, always contact your county sheriff's office or local fire department for current information or possible restrictions.
3. Lop and scatter slash by cutting it into small pieces (generally less than 24 inches long) and distributing it over a wide patch of ground, to a depth not exceeding 18 inches. Material over 4 inches in diameter should not be scattered.

*Address as needed, more than once a year.

For further guidance on how to prepare your home for wildfire:

- [Home Ignition Zone guide](#)
- [Protect Your Home and Property from Wildfire](#)

Colorado State Forest Service

<https://csfs.colostate.edu/wildfire-mitigation/home-ignition-zone-checklists/>



Dining Tidbits!

by Mary Ann Fonken



Gabriel's in Sedalia has always been one of our favorite places to celebrate special occasions. This old, elegant manor home is divided into many separate, uniquely decorated dining rooms – think velvet drapes and linen tablecloths! If you are in the mood for something less formal you can dine in the bar/Milano room area or, weather permitting, out on the lovely patio. Some of our favorite offerings are the Veal Saltimbocca and the Chicken Piccata. Each is served over a bed of noodles with a mushroom, caper, lemon butter, and wine sauce that is out of this world. For wine connoisseurs, they have an extensive wine list.

Gabriel's chef is excellent, and the wait staff is extremely attentive and friendly. The manor house offers 3-course meals consisting of appetizers, soups/salads and very special, unique entrées. Everything is so well prepared and seasoned that it is sometimes difficult to make a choice! The bar area serves ala carte meals, so you may order something as simple as a beer and a hamburger. Maybe even add one of their tempting desserts!

If you are in the mood for some good sushi or any type of Japanese food, you must try Mt. Fuji in Castle Rock which is in the same strip mall as Kohl's (they also have restaurants in Southland Mall in Aurora and in the Walmart Mall area in Monument). One of my favorites is the Shrimp Tempura Lunch Box. This meal consists of a small salad and miso soup which are served first. The Lunch Box contains cream cheese wontons, California rolls, rice and several pieces of tempura shrimp, mushrooms, onion rings, squash, and sweet potato all with a very light, crisp tempura coating. Now if you like being entertained during your meal, be sure to sit at the Hibachi Grill, and let their talented chefs entertain you with tossing knives and flipping bits of food in the air to customers with open mouths. Needless to say, our grandkids all love it!



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Exploring Larkspur and Perry Park

FOUR FREE FUN SUMMER EVENTS

in cooperation of the Larkspur Historical Society, the Town of Larkspur, and Perry Park Country Club



Teepee Know How

Kids! Join former Mayor Marvin Cardenas to learn about teepees! Learn how to assemble a teepee and how our Native American friends lived in their homes. Cookies and Drinks.

JUNE 16, 2022 6:00PM to 7:30PM

Larkspur Community Park at Small Pavilion

NO RSVP NEEDED.



History of Perry Park Area before 1965 Development

Perry Park Country Club hosts the general public to an outdoor history event at their Max's Place location (westside of Lake Waconda). Learn about the area in the days when Native Americans, ranchers, miners and tourists were the main subjects. Bring a camp chair or blanket.

JULY 28, 2022 6:00PM to 8:00PM

Perry Park Country Club at Max's Place

Space is limited. PLEASE RSVP to Nancy Page Cooper (720.849.0718 or linkproperty@hotmail.com).



Walking Tour of Historic Larkspur Town

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.

AUGUST 13, 2022 9:00AM to 11:00AM

Start at Larkspur Town Hall Parking Lot

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



Walking Tour of Historic Larkspur Town

Larkspur Historical Society presents an abbreviated walk of the business area of Larkspur beside Spruce Mountain Road. This walk is directed at home-schooling parents and children, covering Larkspur's early background and town start.

SEPTEMBER 15, 2022 9:30AM to 11:00AM

Start at Larkspur Town Hall Parking Lot

This walk is less than a mile long with snacks and drinks. NO RSVP NEEDED.



Questions: Contact Nancy Page Cooper at 720-849-0718 or visit our Facebook (<https://www.facebook.com/Larkspur-Historical-Society-2135051446818985>)



2022 Plein Air Event Week

Story by Richard Bangs, DLC Board Member

Photos by DLC staff

Beginning June 20, about 25 artists from around the U.S. will be setting up their painting gear on some of Douglas County’s spectacular open spaces to capture that beauty. As they finish their paintings over that week, they will bring them to downtown Castle Rock for a public art exhibit and sale to benefit Douglas Land Conservancy (DLC).

DLC’s Ninth Annual, Plein Air event, “Capturing the Beauty of Open Land,” will culminate with a sale June 25, 10 am to 6 pm, and June 26, 10 am to 4 pm at The Perry Street Pavilion, 414 Perry St. The sale is the largest fundraiser of the year for DLC. A portion of the proceeds from the sale of artwork will benefit this 35-year-old non-profit land trust. DLC now protects more than 26,700 acres of land in Douglas, Elbert, and Jefferson counties.

The event is free, and the public is invited to view and purchase fresh paintings from that week and other work by attending artists. There will also be unframed, bin work for sale. Food and beverages from local food trucks will be available for purchase nearby.

“We are delighted to bring back such a phenomenal event once again this summer,” said Patti Hostetler, DLC Executive Director. “We feel this has become one of Castle Rock’s popular summer events and we are thrilled to bring in new artists this year as well as some favorites from previous years.”

Developed in the mid-19th century, plein air painting is executed outdoors and represents an artists’ direct response to the scene in front of him or her. This form of painting is characterized by the luminous effects of natural light, with an airy, natural tone versus the artificial light that can be associated with paintings produced in a studio. Literally meaning “open air,” plein air was developed among French impressionists including Monet, Pissarro, and Renoir.

Painting locations include Sandstone Ranch, JA Ranch, Prairie Canyon Ranch, CALF/ Lowell Ranch, Kiana Creek Ranch, and various public and private



locations around the County.

The artists at the event were selected in a juried process and not all artists who applied were invited to the event.

For more information visit www.douglaslandconservancy.org and click on “Upcoming Events/Plein Air Event.” A sample of each artist’s work can be seen by clicking on their name in the event description.

The participating artists in the 2022 DLC’s Plein Air event are: Chris Alvarez, Cliff Austin, Susan Bell, Tim Brenner, Harold Deist, Marianna Duford, Joni Emily, Diane Fechenbach, Sue Fraley, Ted Garcia, Orville Giguiento, Richard Hahn, Celeste Hodges, Shelley Howard, Kelly Joy, Buffalo Kaplinski, Julie Kirkland, Pam Kramer, Janeice Linden, Scott Lines, Dottie Lirette, Rodgers Naylor, Karen Storm, Alex Wicks, and Marilyn Wightman.

There are still event sponsorship opportunities available. Foot traffic reaches 1,000 over the weekend and the media reach of DLC for the event is more than 18,500 local individuals. To learn more about sponsorships, see the DLC website, www.douglaslandconservancy.org.

“This event is a great opportunity to enjoy a summer afternoon in downtown Castle Rock, see some beautiful paintings of our gorgeous opens spaces and benefit a local nonprofit which works hard every day protecting these spaces,” said Amy Graziano, DLC’s Director of Outreach.





Join Us for one of our June
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Lana Milan | Director of Membership | Perry Park Country Club
www.perryparkcc.com | lmilan@perryparkcc.com



...Timeless Beauty Amazing Golf



A WALK ON THE WILD SIDE...

by Susan Peters

Another Wild Spring!...Quick Takes...

OK, the high winds day after day continued from April into May. And then they kept coming. Encountering normally congenial people when out and about, these people were a bit testy. Then a respite for a few days. And guess what? The winds are back. And, oh, joy, a good snowstorm is moving in. Of course, being in a major drought, we can use the moisture, but couldn't it be in the form of rain? We have had enough moisture this season that the pine trees have candles about 7 inches high so far, and are sprouting out many pine cones, sustenance for the squirrels and bears. Another favorite of bears are acorns, and the promise is on that they will come, too.

A casualty of the high winds was an active eagle's nest, which blew down into Barr Lake. The high water and swift currents swept away the nest and eaglets. Sob.

And the hawks, namely Cooper's hawks, could not resist the easy prey at the feeders, so they hide for a short time before returning to the feeder.

With all the water from the rain and snow, McDonald's ranch horse pond, which for a long time has been nothing more than a glorified mud hole, became a lake, overflowing. Mallard ducks, Canadian geese, the Great Blue Heron, and another bird that looked like a green heron from a distance, all frolicked in their own way in the bounty. I was ready to get out our canoe.

Our own large holes in the ground, meant for future ponds, overflowed, too, delighting our dogs and the resident leopard frogs that chirped their hearts out.

Gradually the creatures of spring have returned. In bird-dom, there is a lot of he'n and a she'n. Just listen to all the voices in pursuit of true love with the urge to preserve the species. Right. Mr. and Mrs. Evening Grosbeak were joined by Mr. and Mrs. Black Headed Grosbeak, as if the four had a dinner date at a nice restaurant, namely our house with lots of choices on the menu. A flock of Western Tanagers has returned to the suet and woodpecker block feeders. They seem to be staying longer than usual. This is really curious, as they annually come for a couple of weeks, then disappear, only to occasionally be seen individually and never back at the feeders.

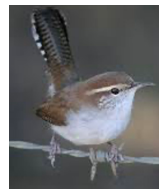


Again, Merlin, the app that listens for birds and identifies them, came through with many birds I did not know existed. When it keeps showing the same bird repeatedly, there has to be something to it. The best times to run Merlin are in the early morning and early evening. I get the usual for this time of year – broad-tailed hummingbird, spotted towhee, the two chickadee species, the pine siskin, robin, grosbeaks, juncos, and of course, the turkeys. With the males spreading their gorgeous tail feathers repeatedly, we should start seeing turkey chicks within the next couple of weeks. The chicks do not need feeding the first couple of days, as they have absorbed part of the yolk sack that provides them nutrition. Then they start out with a limited diet for the first month of their lives. They eat mostly high-protein foods like mollusks, insects, and small reptiles. After this critical month of life, babies are just as omnivorous as adults. They start eating more seeds, vegetables, roots, fruits, grains, and nuts. Shortly afterward, they will belly up to the bar with their folks and learn to come where an abundance of bird seed can be found. Where? Yup, at our house, again.

So, some of the unusual birds Merlin identified that have not been on my life list (a running list of birds we have witnessed throughout our life) or I seldom see:



- Lazuli Bunting – gorgeous multi-color bird. The last time I saw one was in Ken Caryl Ranch over 30 years ago.



- Bewick's wren – a larger version of the House Wren.



- White-crowned sparrow – these are probably migratory birds, as I have only seen them here.

continued on next page



- American pipit – I saw one at the birdbath right after Merlin identified it. I can hardly wait to see their youngins heavily-spotted feathers.



- Mourning dove, Rock dove (pigeon), banded dove - Three species of dove in order of size from small to large.



- White-throated swift – their habitat is the sky, except when breeding (now) and it broods in a dry forest.



- Townsend's Solitaire



- Hammond's Flycatcher

The Miller moths have returned, two of which have taken up residence in our house. It is best to kill them and get rid of the bodies, because if they get in the carpet, other insects will invade your carpet to eat the corpses, and then you have a new problem.

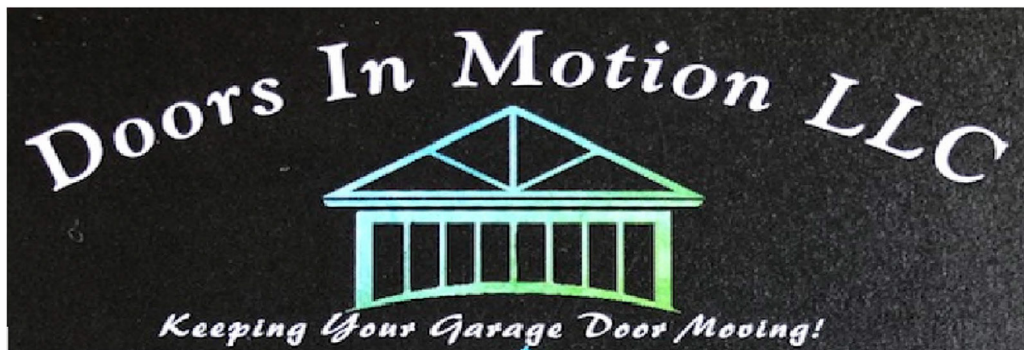
A report of a calamity came from a friend in the Black Forest, whose house is being remodeled. With all the construction going on, there are lots of different smells. But she smelled something that could have been an electrical fire. She inspected the house and could find nothing, so she called the fire department. As they arrived, her dining room chandelier burst into flames. Turns out that Miller moths had made their home there where they caught on fire from real heat-emitting halogen lights. So much for their getting into her Persian carpets.

Bears

Last month I warned you about bringing feeders inside for the night. That same night, we neglected to take our own advice and a bear nailed one feeder. He returned a day later and our dogs were there to



continued on next page



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Larkspur resident: Michael Higgins – (720)606-1573
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greet him. He was one of the gray cubs with black ears from last year. But now his fur is reddish-brown.

A Deer One Returns for a Big Event

Our pregnant doe returned. I happened to glance outside to look at all the Tom turkeys spreading out their tail feathers as if they were dudes at the beach cruising for babes. There was the doe laying down in a freshly dug den. Two other does lay near her, who must have been the designated dulas. It was like a scene from Bambi with the nearby turkeys, squirrels, other birds, and even a bunny. I expected to see a flower garland carried by two birds to adorn the new young-in. I am attaching a photo taken discretely, as you see through the deck railing.

She was in labor and her body showed it. She was there for so long, that I ran and got my laptop to attend a Zoom class. When I came back, she and her entourage were gone! WHAT?



Typically, mule deer give birth in early June while white-tailed deer go for April.

If you spot a newborn fawn, leave it alone. Instinctively they play dead very convincingly...we found that out. Mama will return once you leave the area.

Short Takes

So, we end on a happy note...birdie check-in has been phenomenal...it must have been a break in the weather. Within a few days Evening Grosbeaks and Black-headed Grosbeaks, brown-headed cowbirds, swallows, Goldfinches, chipping sparrows, and many others showed up. Welcome, welcome, welcome...great to see you and our hope for real spring!

That is, after a snowstorm dumped 18 inches and there is a weather forecast for the winds to return. Can hardly wait.

Unfortunately, song sparrows and European starlings showed up, too. The song sparrows are carnivorous, eating baby birds and eggs from nests.

That's all folks for this month. Gotta run – have to put up a second hummingbird heater. The first one is inundated with hungry hummers.

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

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Larkspur, Colorado
Community

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Aug. 12, 13, 14, 2022

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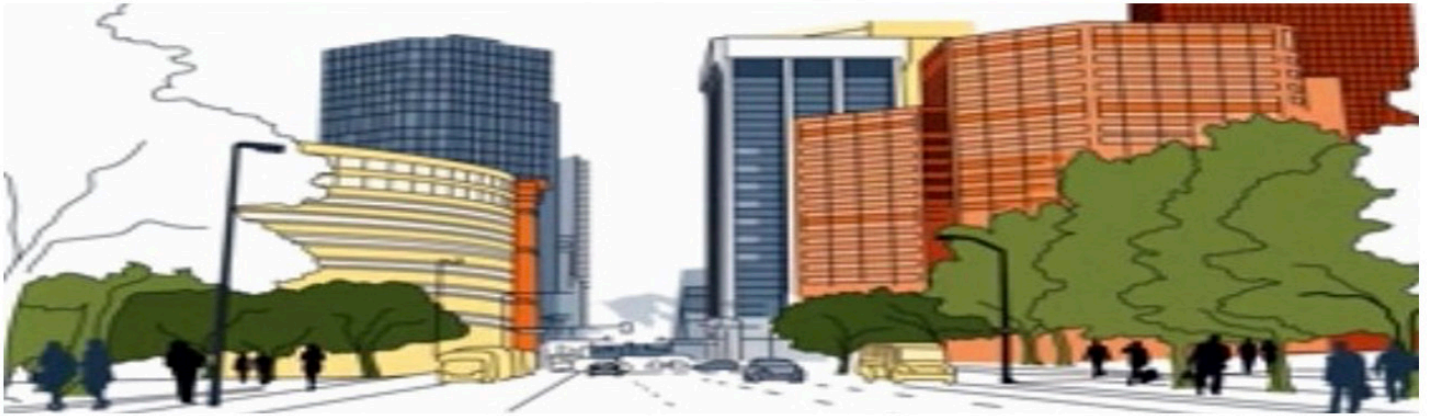
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WALTHWORDS By Walt Korinke

Commercial Real Estate
June 2022

CASTLE ROCK – It was December 2020 that we wrote about the redevelopment plans for big changes to the downtown’s northside, The View. A year and a half later, and demolition of storage units is here, marking the start of the block long, 220-unit residential complex that will radically change the downtown’s northside. Also included in the \$70 million development is a 399-space parking garage, 5,000 sf of retail and 14,242 sf of office. Quite a complement to the southsides Encore and Riverwalk developments and the change to a 24 hour downtown residential and commercial city.



Castle View High School opened in August 2006, serving grades 9 thru 12, and currently has an enrollment of about 2,200 students and just over 100 teachers. Demand for more classroom space, parking, and course expansion continues and the school is responding. A **28,300 sf** addition will extend west from the northeast quadrant

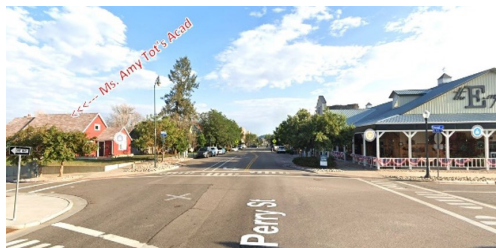


of the existing structure and a new 50-car parking lot will be added to west end of the new structure which should help with the off-campus parking currently occurring. The building is planned for expansion of the **STEM** (Science, Technology, Engineering and Math) programs which help students expand their knowledge of the new growing fields. The focus of Castle View’s STEM program is to teach students how to apply math, science, technology, and the engineering process to solve problems.



All students take the Introduction to Engineering course, and from there students can choose between 2 different pathways: Engineering Design or Architectural Design (or they can do both).

Across the street from the Emporium, the historical house at 203 N. Perry St., has plans underway to convert the property into **Ms. Amy Tot’s Academy**, a 45-child daycare center. Built in 1887, the 2-story, 1,748 sf building and shed (including a +/- 2,000 sf planned expansion) sits on ¼ acre in the heart of downtown. Existing zoning is commercial, and the property was acquired by Mission Capital



continued on next page

Properties located in Las Vegas in Nov. of last year for \$937,500. The first required neighborhood meeting was held in December and planning continues. If final approval is received, it plans to operate from 7:00 am to 6:00 pm. The main challenges are approval of this use, and Historical Board approval.

COLORADO SPRINGS – We have been following the growth of pickle ball in Castle Pines and Castle Rock and now there’s something new for Colorado Springs. **Courtside**



Superstore has just opened in the Lowes – Costco anchored University Village on Nevada in the former 32,000 sf Stein Mart (2013 to 2020). It consists of retail space for pickle ball clothes and equipment, a bar & café, social seating areas, and most important, **10 open pickle ball courts**. Pickle ball was invented in 1965 and combines the elements of tennis, badminton, and ping-pong into a more casual but still invigorating sport. Courtside opened their introductory facility last June in Irvine, CA, with plans to open 50 facilities around the country by next year. The Springs currently has a dozen outdoor locations, and this adds a year-round indoor opportunity to enjoy the sport. Good for ages 8 to 80 with a quick 10-to-20-minute introduction and you are good to go, and the \$8/person fee makes it affordable for everyone.



The six-year-old Denver development company, **Formativ**, joins the furry of Colorado Spring’s downtown’s New South End development activity with a **214-unit apartment** project to be built on a 57,000 sf parcel at the juncture of Weber and Cimarron. The “W” shaped \$68 million building will have two courtyards connected by a pool and spa as a part of the two-story main entrance. The building will have six floors of apartments built above a two-story parking garage. Amenities include a fitness center, bike



storage, doggie wash, ski simulator room, conference room, co-working space, and a whole neighborhood of night life. Average monthly market rents in the area are about \$1,500. There are over 3,200 units either under development or about to commence with almost a dozen developers reshaping this corridor.



Last year, after the **New Life Church** (located at InterQuest and Voyager across the road from In-N-Out), leased a small part of their parking lot for the construction of an 892 sf Dutch Bros. coffee shop. The Church is now in the process of developing a **7,836-sf investment retail building** adjacent to Dutch Bros. They plan to lease the space to three restaurants (including Shipley’s Do-Nuts) and a home-improvement store. Completion is expected by this fall. The parking lot space became available after the Church downsized its auditorium seating last year from 8,000 to 5,000 resulting in a lowered parking requirement on the 2-acre site.



The Springs has been getting its fair share of new hamburger, chicken, and Mexican restaurants lately and now comes a new sandwich shop, **Snarf’s**. With 19 stores from south Denver to Boulder, this will be Snarf’s entry into the Springs market. They specialize in gourmet oven-toasted sandwiches on their proprietary fresh-baked bread, premium meats and cheeses, fresh vegetables, and the signature hot giardiniera peppers. Other choices include soups, fresh salads, vegetarian options, and deserts. Their competition includes a half dozen chain brands along with local favorites Wooglin’s, Oliver’s Deli, East Coast Deli, and my favorite **Schlotzsky’s** to name a few. Their first of 4 or more locations is in the



continued on next page

former Tokyo Joe's in the Shops at Falcon Landing, 7495 N. Academy Blvd. If you want a Tokyo Joe's, there are still 3 more around town.

DENVER – Another luxury boutique hotel opens downtown, Market St. and the 16th St. Mall, and includes an upscale French restaurant and 5,000 sq. ft. of meeting space. The **Thompson Hotel** has 216 luxury 350 to 400-sq. ft. (\$400/night) rooms which feature hardwood floors and floor-to-ceiling windows. Purchased by Hyatt in 2018, the parent is in a rapid expansion mode for the

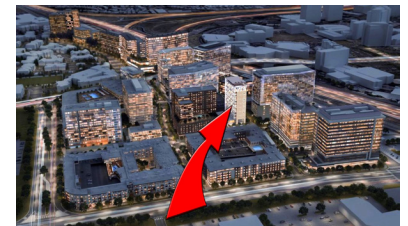


boutique Thompson hotels with a recent addition in Austin, and now Denver. The sixth-floor Reynard Social is designed as an Alpine chalet with a bar and lounge and room for 200 customers. The French restaurant is under the guidance of Los Angeles chef Ludo Lefebvre and features endive salad and trout almondine. Its

semi-private mezzanine can seat a group of 40 people. The ultimate upscale feature is the 400 sf terrace with a wet bar and dining table for eight accessed by a private elevator. Already passed my 50th anniversary, but maybe for the 75th?



The Denver Tech Center will also be getting a new hotel, **the Kimpton**, to debut in 2024. Nestled in the heart of Belleview Station, the 190-room hotel will feature a scenic rooftop bar and lounge on its skysrise 19th floor. The ground floor will house a restaurant and bar and 7,000 sf of meeting and event space. This will be the San Francisco chain's third facility in Denver, joining the downtown Hotel Monaco and Kimpton Hotel Born at Union Station.



DENVER - RidgeGate – The area's first senior living development, **The Reserve at Lone Tree**, will break ground this fall with a 200-unit luxury senior community anchored by a nine-story, 124-unit independent living, senior housing building, and a five-story building featuring 60 assisted living units and 24 memory care units. The Reserve will feature a courtyard that will function as the focal point, and lead to an amphitheater, art and sculptures, greenhouse, and sports courts. Amenities include dining, activity spaces, an indoor saltwater pool, steam room, sauna and massage, fitness center, roof top bar and restaurant, a dog run, pickle ball court, salon, and coffee shop.



Also underway at RidgeGate's eastside are 1,900 homes by several major builders. The seven-story 240-unit Sky Ridge Station apartments will be completed by this fall, along with Koelbel's 67 affordable apartments. The Regency at RidgeGate Station is under construction with 540 market rate apartments and is set for 2023 completion. Announcements will be forthcoming for a new anchor grocery store and a large retail project on the westside near Cabela's.



Down the road in Greenwood Village at 8081 E. Orchard Road, the developer of the

Castle Rock Promenade, Alberta Development, plans to redevelop the 38-year-old 249,000 sf anchorless interior mall which was used as a religious ministry after a previous 1995 remodeling. The current plan repurposes the existing structure into **160,000 sf of office space**.



An additional **40,000 sf building** will be added on the west side of the lot with negotiations underway with **Whole Foods** as the tenant. The site is 9.6 acres and was purchased by Alberta in 2017.





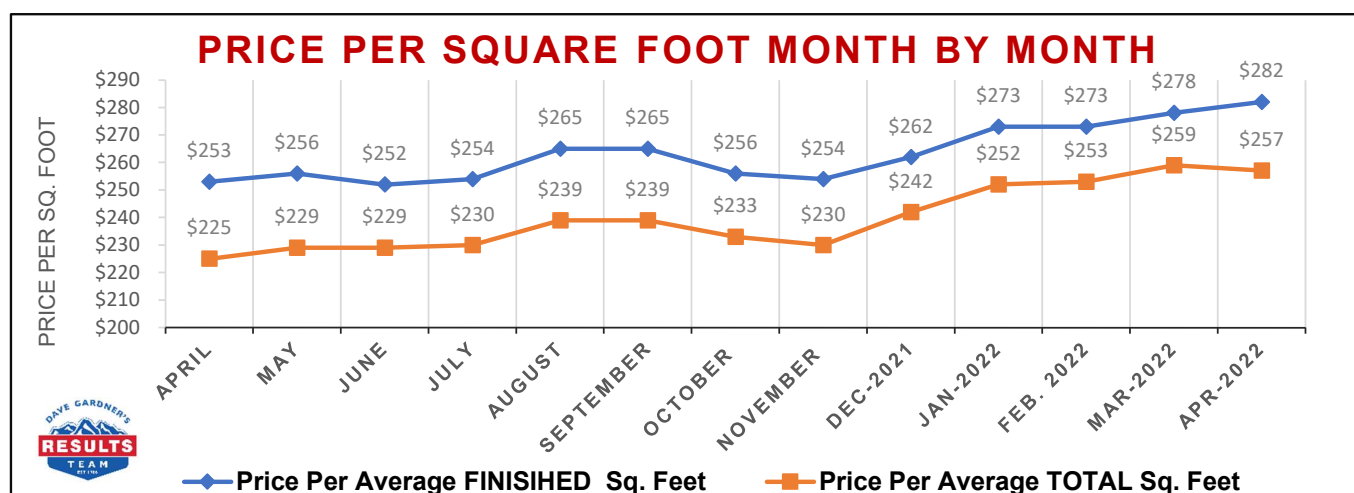
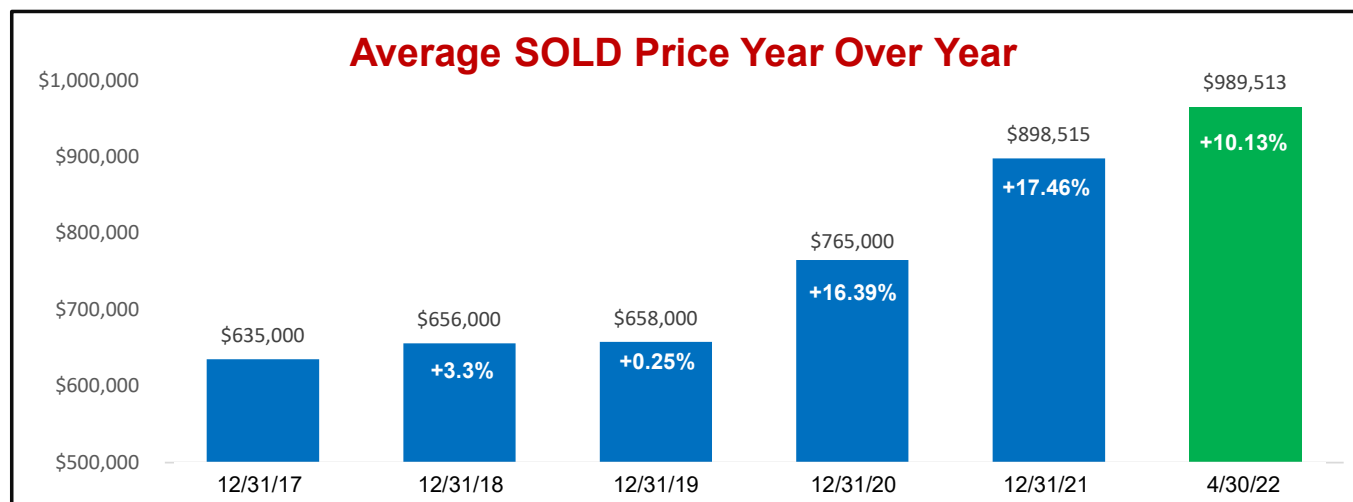
Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (5/11/2022) ---19 (\$680,000 to \$2,850,000) --- Median \$1,000,000

➔ Average Days on Market --- 33

Homes Currently “Under Contract” --- 15 (\$775,000 to \$3,975,000) --- Median \$999,000

➔ Average Days on Market --- 21



---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) 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

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

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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.