



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

March 2022

March, already!

They say March comes in like a lion. According to the Farmers' Almanac, the weather folklore stems from ancestral beliefs in balance, meaning if the weather at the start of the month was bad (like a roaring lion), the month should end with good weather (gentle, like a lamb). However, they don't clarify if the opposite is true. And really, it just makes sense that the weather will be better as we get closer to Spring. Maybe it's just a reminder not to expect March to start with Spring weather. Today, as I write this, it sure feels like delightfully warm. That's the great thing about Colorado weather - just when we think we can't take any more snow and cold, out come the sun and warmer temps!

It seems that everyone has had difficult things to process lately: Local school board issues have drawn national attention, the invasion of Ukraine by Russia has captured the world's focus, and then there are the personal issues we each face. It's a lot! I believe that there's great healing value in kindness - "a little goes a long way." We never know what burdens others carry, so let's be the first to reach out with a wave, a smile, and an encouraging word. You might be pleasantly surprised at what happens.

Thank you for remembering to be kind,

Margot Patterson

Editor

larkspursentinel@gmail.com



ELIZABETH OWENS



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7915 RED HILL ROAD | HIDDEN FOREST/SAGE PORT | UNDER CONTRACT! | OFFERED AT \$1,250,000



8034 BANNOCK DRIVE | PERRY PARK | UNDER CONTRACT! | OFFERED AT \$595,000



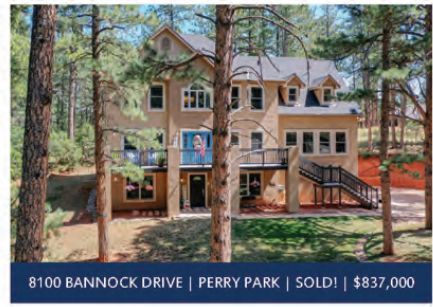
7532 CISTENA WAY | THE TIMBERS | JUST LISTED! | OFFERED AT \$1,210,000



6641 APACHE PLACE | PERRY PARK | SOLD! | \$960,000



9630 PERRY PARK ROAD | ABBE HILLS | SOLD! | \$1,250,000



8100 BANNOCK DRIVE | PERRY PARK | SOLD! | \$837,000

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



Perry Park Metropolitan District

The Special District For Perry Park Ranch

by Sean King, Secretary, PPMD

Upcoming Board Election

We had more than three candidates submit their names for the open positions on the board, so that means we will have an election this year! More information will be coming about the candidates over the next couple of months, but residents can expect the following next steps:

- Mail ballot with candidates listed will be defined and shared with the state in March.
- A list of registered electors within Perry Park will be created by the county clerk and recorder for the mailings.
- Ballots will be mailed to electors in April.
- Ballots will be received through May 3rd at 7 pm (drop-off location will be communicated beforehand).
- Votes will be counted through May 5th and tallied. We will send an email blast with the results.
- New Board members will be sworn in at the next board meeting following the vote count.

Expect a more detailed and thorough plan to be communicated through an email blast later this month. If you would like to receive that information, please make sure you are signed up here: [PPMD Mail List Sign Up](#)

Firewise Committee

One of Metro District’s most important responsibilities is the safety of our neighborhood, especially wildfire prevention. There is a lot happening in Perry Park these days, from the fire mitigation on Upper Cheyenne to the

bi-annual slash removal program that needs oversight by members of our community. These types of fire prevention efforts are usually managed through the Firewise committee which is staffed by a board member (currently Randy Johnson), our resident forester (Keith Worley), and volunteers from within the district. The board would like to encourage residents that are interested in helping manage and lead this committee to reach out to us at info@perrypark.org.

Next Board Meeting:

Thursday, March 10th, 6:30 pm at Perry Park Country Club. The board will approve the budget for 2022 during this meeting. As usual, we will also be hosting the meeting 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. Again, please go here to sign up for our mail list:

[PPMD Mail List Sign Up](#)

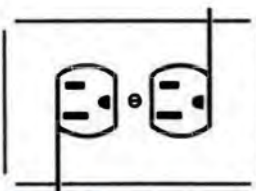
All Perry Park residents are welcome to attend and participate.

The PPMD Board of Directors

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

PLAN FOR PETS

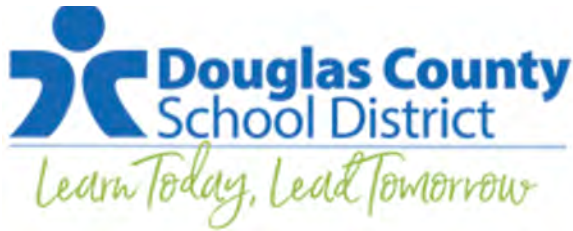
Pets are part of the family. Make sure wildfire evacuation plans include your pets.



electric

Pete Dunbar

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



DCSD Graduation Rate is 90.7% Class of 2021 Graduation and Scholarship Data Impressive

Students in the Douglas County School District (DCSD) continue the tradition of an impressive showing at graduation. Data by the Colorado Department of Education shows the DCSD on-time, four-year graduation rate is now 90.7 percent!

Even with a slight decrease from last year (0.5 percentage points), DCSD graduation rates have climbed from 83.1 percent in 2010 to 90.7 percent in 2021.

Recent DCSD graduates also made an impressive showing at graduation. The class of 2021 earned more than \$116 million in scholarships.

The state's graduation rate also showed a slight decrease from the previous year. Colorado's four-year graduation rate for 2021 is 81.7 percent.

Toy Drive for Marshall Fire Victims

The Sanitas Brewing Company, in Boulder, is hosting monthly dinners for families impacted by the Marshall Fire. The first dinner on Feb. 6, drew 150 people. Each dinner focuses on a specific neighborhood effected by the fire. In addition to providing free food and a free drink, they also offer books and toys to the children. They are seeking gently used toys, like stuffed animals, small trucks, and small toys that the children could choose and take with them. Please, no toys with a lot of pieces (like LEGOS, blocks, etc.)

Jon and Patti Memsic live in Keene Ranch. Their son, Michael, is a co-owner of Sanitas. Patti is collecting toys and will deliver them to the brewing company. If you have something to donate, please email her at patti-memsic@gmail.com. She will be glad to come and pick up your donation. The dinners will continue as long as they are needed, so toys are needed continually.

A great opportunity to help!



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

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



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



**590 Cumberland Road
 Hidden Forest, Larkspur
 \$1,150,000**

**Under Contract for
 SIGNIFICANTLY
 over list price!
 52 Showings and
 6 Offers in 4 Days!**



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



Under Contract!
 6301 Perry Park Blvd #14
 Perry Park, Larkspur
 \$518,000

Under Contract!
 13635 Murphy Rd
 Aimee Acres, Elbert
 \$825,000

Consistent Winner Of



5280

For Outstanding
 Customer Service!



CLIENT TESTIMONIALS



"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 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 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 and Debra Nienburg**

Under Contract!
 1561 Olympia Cir #304
 Sawgrass, Castle Rock
 \$362,000



Wolfe Realty Group, Inc.

Office 303-681-3553

Cell 303-667-7995

Ben@DiscoverLarkspur.com

www.DiscoverLarkspur.com

NEWS FROM THE WATER DISTRICT

by *Brian Arthurs*

The only books that separate ground water and surface water are our law books."

- Duane Smith



Water Facts:

- There are 276 transboundary river basins in the world and 256 (or 92.7 percent) are shared by two to four countries.
- The border between Mexico and Texas follows the Rio Grande. During the mid-1800s, the river shifted its course southward, giving the US an extra 600 acres of land. For many years, the two countries fought over this territory. The dispute was not officially settled until 1963.
- Canada and the United States share the world's longest undefended border, stretching 6,416 kilometers (3,987 miles).

Board Meeting Notes:

The Board met for the regular meeting on February 16, 2022 at 2:00pm. Minutes of the January Regular Board Meeting and Executive Session, along with the February 1st Work Session were reviewed and approved. Disbursements of \$219,947.72 were reviewed, discussed, and approved by the Board.

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

Representatives from Sun Communities, Inc. attended the Board Meeting to inquire if the District would be willing to discuss the possibility of providing wastewater treatment to Jellystone Park via the Sageport WWTP. Sun Communities stated a variety of options were available from other sources and only wanted the opportunity to present their proposal. The Board offered their opinions and concerns, and agreed that further investigation is warranted because synergies between the two entities may provide great benefit to existing customers.

The extension of Gravel Pit Lease with the Perry Park Metropolitan District (PPMD) was executed in full.

The water lease agreement for water to sustain the Gateway Pond was reviewed, signed, and sent to the PPMD for their review and finalization.

A proposal from a partnership consisting of two long-time Douglas County residents was brought to the Board for consideration. The partnership has accumulated approximately ninety-six half acre lots on the western edge of Meribel Village Filing 1 (located in the area south of Tomah Road between Bear Dance and 105) and plans to consolidate them into two thirty-five+ acre lots.

The request involves obtaining water from the District on an extra-territorial basis. After discussion the Board agreed to further consider their request following a feasibility study.

There are three open Board positions to be decided by virtue of the 2022 regular special district election. The election will be held May 3, 2022 from 7 am to 7 pm at the Perry Park Water and Sanitation District offices, 5676 West Red Rock Drive. For more information and/or if you are interested in being an election judge, please contact Crystal Schott, cschott@cogovlaw.com, the Designated Election Official.

There being no further board member discussions nor audience participation, the meeting was adjourned.

Further information is available on the district website, www.ppwsd.org.

WATER DISTRICT BOARD OF DIRECTORS

Gary Peterson - President

Jim Maras - Secretary

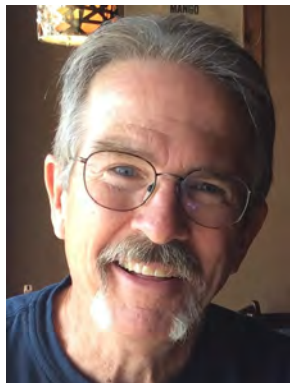
Judy LaCrosse - Director

Tony Lucas - Vice President

Brian Arthurs - Treasurer

In Memoriam. . .

Doug Vinton, a Perry Park resident since 2007 but with family here since 1972, passed away on January 29 after a 17-month battle with Glioblastoma Multiforme, (GBM, brain cancer). He was 65. Doug will forever be known and loved for his warm and genuine smile, the twinkle in his eye, and his kindness and willingness to help anyone, anytime. You might have seen him plowing not only his driveway after a heavy snow but his neighbors' driveways as well. Or perhaps you were one of his "riders" when he was a volunteer shuttle driver at the Castle Rock Senior Activity Center? Doug was a master of many trades, but was more than anything a life-long "car guy". Have you seen a yellow 1966 Corvair or 1961 Jeep Willy's driving around Larkspur when the weather was nice...that was Doug. He would often "cool off" taking his 1973 Honda 350 for a spin on a hot summer day. His many friends and family (including his wife of 44 years, Layne, and their 2 dogs) will miss him immensely.



Larkspur Blanket Brigade



Here we are starting another year and the Larkspur BB is planning to outdo ourselves by producing more quilts than we did in 2021. We are always looking for a place to give a smile and a hug to those who might need one so if you know of anybody who would benefit from one of our quilts, please let us know.

The Larkspur Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. The group was formed in 2015 with 4 ladies and we have grown to 15 dedicated souls. We completed 238 quilts and donated 256 in 2021. If you know anyone needing comfort please contact:

Terry Wedges at redwages7@gmail.com

Gwen Underwood at gwenpur@icloud.com

Cindy Hotaling at cjaspsjr@yahoo.com

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

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



Do you have

Pine or Spruce trees or other evergreens?

Evergreens are beautiful to look at, and they create privacy, shade and soil erosion protection. But along with all the benefits, they need special care as they're under constant attack from numerous insects such as IPS beetles, which when not caught in time can be lethal to these beautiful trees. Tree replacement is expensive and time consuming - Preventative treatments are the best way to protect these beautiful trees, and we can help with that. Please call for a free evaluation of your trees.

Consider Knothead your personal arborist expert (*everyone needs one*).

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

Knothead-Tree and Lawn Care is a TCA member with an ISA certification and an Arborist Certification. Find more information about us at knotheadtree.com

continued on next page

Happy St. Patrick's Day!

May the "Link Luck" (and competence) help you buy or sell your home in 2022!



Let's visit!

Coffee on me!

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www.nancyrealestateonline.com
LICENSED IN COLORADO AND FLORIDA





FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by Cindy Applegate Secretary-Board of Directors

Yearly and Monthly Call Review: Between January 1 - January 31, 2022, we ran a total of 73 calls compared to 66 calls for the same timeframe in 2021: an increase of 7 calls. Because it's the first month of the year, the stats are the same for Yearly and Monthly.

- Fires: Total of 8 calls (6 in-district, 2 mutual-aid)
- EMS: Total of 47 calls
 - Medicals: 26 (25 in-district, 1 mutual-aid)
 - MVA's with Injuries: 21 (21 in-district)

Alarms: Total of 3 calls:

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

Other: Total of 15 calls (15 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.

Fire Protection District Board Meeting
Thursday, March 10th - 6:00 PM at Station 161

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

Check the website for details. larkspurfire.org



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Wildfire

Community Preparedness Day

Saturday May 14th 09:00-Noon
@ Larkspur Fire Station 161
9414 Spruce Mountain Road
Free & Open to the Public
Sponsored By:
Larkspur Fire Protection District



July 5th 2018 - Tornado touches down on the Weston Pass Fire north of Fairplay at about 10,000 ft. elevation.



Matt Morris/Weston Fire Protection District via AP

- Fire Season potential
- Wildfire notification and evacuation
- Fire Mitigation – What you need to **Know!**

Defining and Tackling Ageism

by *Conor McCarthy, Grants Manager*

Ageism refers to the stereotypes (how we think), prejudice (how we feel) and discrimination (how we act) towards others or oneself based on age.



Today I want to dive into an issue that affects many of our older neighbors, but isn't often discussed – ageism. Ageism is, simply, stereotypes, prejudice, or discrimination directed towards others or oneself on the basis of age.

Ageism can occur at any age, but disproportionately affects older adults. A 2020 National Poll on Healthy Aging found that 82% of older Americans reported experiencing ageism regularly. The survey found that:

- 65% experienced ageist messages from the media
- 45% experienced interpersonal ageism (ageism occurring in social interactions)
- 36% had internalized ageism (when a person applies ageist beliefs to themselves).

Ageism is expressed in many ways. It can be encountered in hiring practices, when someone is asked their age in an interview when that's not relevant to the work, or when a company outright refuses to hire people over (or under) a certain age. Ageism also includes viewing older workers as less productive or stuck in their ways. Examples in interpersonal relationships might be making ageist jokes or treating friends and family members as invisible and not respecting their concerns or wishes because of their age. You can even find ageism at your doctor's office – studies have shown that ageism is associated with shorter, less effective, and more superficial communication from doctors and nurses.

Ageism is hurtful and can prevent people from remaining engaged in their communities. This, in turn, harms the community itself. At Aging Resources, we are committed to the idea that our communities benefit tremendously from participation from all ages – we have so much to gain when older and younger folks come together to create shared experiences and intergenerational dialogue.

So, what can we do to combat ageism? Awareness is a good place to start – I encourage you to reflect on instances of ageism you may have witnessed, and the ways in which ageism may have shaped your own life experience. Next, educate yourself; this article is just a starting point. There are many fantastic resources from AARP, LeadingAge, Changing the Narrative, and other organizations that offer in-depth information on identifying and tackling ageism. Finally, speak up! Develop and rehearse advocacy skills, and then put that into practice by challenging ageist stereotypes and speaking out against discrimination when you see it. Always remember that advocacy does not involve rescuing people, but rather supporting and foregrounding their voices in situations in which they are struggling to be heard.

These tactics are all on the individual level – that's where real change starts. But we'll also need support from our business community, governments, and other institutions to enact law and policy changes that reduce inequity and discrimination if we want to effectively challenge ageism at every level of society.

Thanks for reading. If you or someone you know has questions about ageism, or any other aging issue, don't hesitate to reach out to us.

303-814-4300

www.agingresourcesdougco.org

Dining Tidbits!

by Mary Ann Fonken

After staying safely inside for 3 weeks, cabin fever was building, so one day in late January (between snowstorms!) we went up to the Park Meadows area and ended up having a delightful lunch. LongHorn Steakhouse, 9625 E County Line Rd., near Alexander's and Rock Bottom Brewery, is one of our long-time favorites. It is a steak lover's dream with many choice entrées. However, they also offer several chicken and fish options, and their salads are wonderful! I ordered the Parmesan Chicken which was so tender, juicy, and flavorful that it could compete with any Italian restaurant. The lunch started with a delicious loaf of still-warm bread and of course, a small cup of real butter!! We believe, for a steak house, their prices are quite reasonable.

Oh, Mama Mia! An Italian restaurant that is a real gem, Via Baci, 10005 Commons St., just east of the big Super Target in Lone Tree. The menu lists the most terrific pizzas, pastas, and salads along with a nicely equipped bar serving wine, cocktails, and mocktails. The two co-managers are "all-hands-on-deck" whether greeting patrons or helping the servers. My hubby and I adore all their pizzas particularly the "Florentine" – a thin crust pizza with mozzarella, garlic, spinach, ricotta, and fresh herbs. Another favorite is the "Bolognese" pasta - a rich beef & pork ragu served over Pappardelle noodles. If you prefer something lighter, try the "Mediterranean" pasta which consists of capers, lemon, grape tomatoes, garlic, and a light white wine butter sauce served over spaghetti! Bon Appétit!

Contact Mary Ann via larkspursentinel@gmail.com.



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30 Second Elevator Speech

by *Richard Bangs, DLC Board Member*

Photos - DLC Staff



I've been practicing my 30-second elevator speech for the Douglas Land Conservancy (DLC).

Oftentimes, when I'm wearing a DLC logo'd shirt or hat, or I am at an event, a person will ask, "What is the DLC, and what do you do?"

It's a simple and great question. The answer, however, can get complicated. So, staff and board members at DLC have worked for years to craft short and understandable answers that capture the nature of our mission. It can vary a bit with every person.

So, here's my shot at it. "Douglas Land Conservancy is a non-profit land trust in Castle Rock that works with willing landowners to forever preserve their land from future development. We do this by crafting conservation easements that define the open space, establish the conservation values, and set rules and guidelines for the use of that property that will ensure the land will not be degraded. To make sure the terms of the easement are followed, DLC is required to monitor the land covered by the easement on an annual basis. All of this: the easement and the monitoring, are done with an agreement between the landowner and DLC, making sure everything is as convenient as possible for all concerned. DLC does not own land and it does not buy land for conservation purposes."

Sounds simple enough, right? Well, a lot of things go into that simple statement that are necessary to make the whole system work. When I get follow-up questions, the first is usually:

What's a conservation easement? How does that work?

A conservation easement is not like other easements people may have heard about. An easement for right of way, for example, may allow for the placement of utilities or road rights of way on a person's property. Other easements may allow for the right of passage across a piece of private land.

Conservation easements do much more. A conservation easement is a deed that runs with the land. It describes in detail how the land will be used. This could mean

defining where certain buildings may be placed on the land and under what conditions buildings may be improved or what kinds of new buildings may be constructed. It also will describe, through a biological survey, the condition of the land and its conservation values such as what kind of plants and animals are present and the quality of vegetation before the easement is drafted. Usually, easements are drafted to maintain the current use of the land, whether it be agricultural or public open space.

Okay, you say:

Fair enough, but who sets the rules for these values?

That's where the non-profit status comes into play. Because DLC is an IRS approved non-profit, a 501(c)3, there may be certain tax benefits property owners can realize by working with DLC to give up development rights and preserve their property. To qualify for those tax benefits, DLC and the IRS have a few guidelines that need to be considered. Mostly those guidelines revolve around whether the conservation values are sufficient to sustain an agricultural operation, protect wildlife habitat or native plant communities, protect a scenic view, or provide public access, each of which benefits the public in a different way. The IRS also wants to know the value of the land and how placing a restriction on developing the land will affect that value.

Getting all this done is not simple. There are appraisals and biological surveys required, and a process to go through to make sure all the rules are followed.

Okay. Next question:

Who sets the rules for this process?

Besides the IRS, DLC operates under the watchful eyes of several entities. First, DLC is accredited with the national Land Trust Accreditation Commission, an umbrella group that supports land trusts nationwide and has a detailed

continued on next page

set of “Standards and Practices” to ensure every easement is legally justified and crafted with the utmost care. Secondly, DLC is certified by the State of Colorado to accept and steward conservation easements that qualify for tax benefits. Thirdly, with the help of a very qualified attorney who has worked with land agencies and conservation easements for years, DLC has a detailed process to evaluate and approve every easement project that comes our way.

So, as you can see, the simple 30-second elevator speech can get complicated very quickly. Just rest assured DLC is using the best practices possible to help landowners preserve their open space and help maintain the quality of life all the residents in the county have come to appreciate and expect to see for the rest of their lives.

For more information about DLC, go to douglaslandconservancy.org.



Perry Park Country Club voted Best Denver Region Club

by Lana Milan



After riding the Covid golfing boom, our local Perry Park Country Club has received Colorado Avid Golfer's #1 Best Denver Region Private Club as voted by readers.

Perry Park Country Club (PPCC) has been known as a “best kept secret” for many years. Colorado Avid Golfer, known as Colorado's premier golf publication, just celebrated the 20th anniversary of their CAGGY awards at the end of 2021. To put a cap on PPCC's wonderfully successful year, we were voted “Best Denver Region Club” by readers, beating out dozens of other clubs for the first time!

A bit of background: PPCC is a member owned and operated club, which is increasingly rare in the golf industry as management companies increase their ownership of a larger percentage of courses annually. Every course is unique, but PPCC members understand that their club is unique in a special way. When you walk through a historical building you get a sense that the structure has some extraordinary significance. Golfers get that same extraordinary feeling when they play the course. Steeped in history, Perry Park was a popular stagecoach stop between Colorado Springs and Denver. The Manor House that serves as the clubhouse was built in 1891. The Brandy Room features an original fireplace and old world feel. On the course, when golfers arrive on the #11 tee box, many are surprised by the carvings in the cave that date from the mid-1800s. Some of the cave drawings are almost 200 years old, the Manor house is 130 years old, and the golf course was built 50

years ago. And the history continues. . .

In 2018, a Manor House renovation was completed, including a new bar, carpet, fixtures, furniture, and the highlight: the new, large outdoor deck. Members can enjoy a fresh beer while taking in the spectacular view. In 2021, members voted an increase to their monthly capital fees to better fund future investments in the club. The parking lot was resurfaced and capped with new landscaping, lighting, and fencing that gave the entrance to the club a pizzaz that matches the overall experience. The Manor House was also given some updates: new historically accurate windows, fresh coat of paint, plateware, glassware, custom whiskey barrel coolers, in-house made farm tables all with the look and feel of “Perry Park”. These projects were successfully completed with the new capital funds and no additional member assessment. Plans for 2022 include some needed cart paths on the course, a facelift for the Pro Shop, and members are soon to vote on a proposed major change to the course. The cherry on top? A new state of the art short-game practice facility.

With membership options to choose from including social, professional, and full equity, PPCC is a great option for new and seasoned golfers. With the recent accolades through the CAGGY Awards, the rest of the world now knows what the PPCC members have always known, Perry Park Country Club is, simply speaking, officially the best!

Website: perryparkcc.com

DAVE GARDNER'S *Results* Team

Office located on the Main Street of Larkspur



FOR SALE
\$1,099,000



2824 Valley Park Drive --- Valley Park

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

FOR SALE
\$624,900



8977 Spruce Mountain Road --- Larkspur

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

FOR SALE
\$649,900



8955 Spruce Mountain Road --- Larkspur

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

FOR SALE
\$210,000



5422 Country Club Dr. --- Perry Park

Currently, this is the ONLY Ready-To-Build 1-Acre LOT in popular Perry Park * PRE-PAID Water and Sewer Tap Fees! * Backs to OPEN SPACE with Soaring Red Rock Formations!

PENDING
\$949,900



5445 Red Rock Drive --- Perry Park

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

SOLD
\$425,000



8077 Eagle Road --- Perry Park East

RARE 5-Acre LOT with Breath-Taking Mountain Views! This lot is fully "Ready-To-Build" with utilities at the Paved Road in front of the lot including Public Water Line, Natural Gas, Electric & Phone.



**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





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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

Quick Takes. . .Favorite Time of the Year. . .

Yay! March! The official beginning of Spring! Unless one lives in Colorado, particularly in the foothills like many of us in Larkspur. Last year “spring” did not start until June 1st with the last snow and cold day being May 31st.

I see the thermometer says 6 degrees outside. It is snowing. My Christmas cactus is still blooming. The only thing that keeps my mind on track for spring are the deluge of seed and plant catalogs that keep coming in the mail and having Jeff, the mail carrier, reaching for his Voltaren – so very sorry. Oh, yes, and the recent Garden and Home show where the whiffs of cedar mulch excite the senses. I came away with my yearly supply of wildflower seed in anticipation of laying down the seed for what else? The birds to eat!

Speaking of birds, 'tis the time when the undaunted Western bluebirds are arriving and claiming a nesting box or other suitable nursery venue. Now, that



gets me excited, putting out my new Duncraft starling-blocker bluebird feeder filled with freeze dried meal worms, or even better, the live ones. But they are much more expensive and gives our Postmistress the heebie jeebies when they come into the facility. In about six-to-nine weeks, the parents will bring their little darlings to the feeder and the show begins with the youngins rapidly flapping their wings, opening their mouths, and squeaking out something that sounds like “feed me, damn it.” The reason for the starling-blocker version is that the last time we had up a bluebird feeder, it was overrun by grackles. Grackles, starlings – what’s the difference?

Cornell Ornithology Lab once again sponsored their Great Backyard bird count over Presidents’ Weekend... my bad that I forgot to remind you last month. And with snow on the last day, I SCORED! All the usual suspects were here including the elusive black-hooded



executioner, the Oregon Race, also known as the dark-eyed junco. It will be one of the first on my birdie check-in-check-out list to leave.



But things will get busy with all the new arrivals over the next couple of months. No wonder the juncos are called snow birds. Snow exhilarates them. They come in by the

zillions when we put out bird seed on snowy days. Hint: Scatter mixed seed on your deck or patio and under some bushes, so the competition is minimized versus the overcrowded platform feeders. Also, scatter seed on the deck railings and similar surfaces. Yeah, yeah, I know, focus on SPRING!

And, with all the bird excitement coming up, be sure to get a copy of Cornell’s free app Merlin to easily identify birds. You don’t have to see them. Just hit the record button, and Merlin will tell you what bird(s) you are hearing.

And later this month the bruins will be wiping the sleep out of their eyes while they scope out nature’s buffet for eats. For some enjoyable entertainment, go on youtube.com and look for videos of bears emerging from hibernation in their lethargic state. And you think that you have a hard time getting up on a Monday morning.

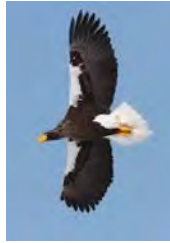
Other Critter Happenings

Jonathan, a Galapagos Islands tortoise, relocated to St. Helena Island in the Seychelles and is now celebrating his 190th birthday, outliving the average 150-year life span of his species. But, as you know, old age brings the senior ailments and Jonathan is no exception. His most noticeable malady is cataracts. His presence on the island was first noted in a letter by a British governor in 1882. Jonathan is still greatly enjoying life hobbling around to eat and making very, very slow love to his

continued on next page

babes.

And a few Steller’s Sea eagles have been making the news in recent months. Residents of Siberia, one most recently was sighted along the coast of Maine in Georgetown and Boothbay Harbor, where I lived as a child. Hey, I would not want to live in Siberia either, having been threatened in my childhood to be sent there many times. It must be REALLY bad. Anyway, I digress.



Steven Ditzler of Boothbay posted a video on youtube.com of a Steller’s Sea Eagle eating a duck. Check it out at <https://www.youtube.com/watch?v=4oc579opfZ4>

The Steller actually stole the duck from a Bald Eagle, who sat nearby with a HARUMPH look on his face (the usual look). Steller’s Sea Eagles are the biggest eagle in the world, twice the size of a Bald Eagle, having a wingspan of eight feet and weighing around 20 pounds. So, takeaway from a Bald Eagle had to be relatively easy.

Short Takes

The sandhill cranes have returned to Colorado. Virtually the entire Rocky Mountain population stops over in the San Luis Valley each year during spring from mid-February through March and in fall late September through October. You can find them



at the Monte Vista National Wildlife Refuge, which is the optimal location to view them in Colorado. The barley fields and the wetland provide both habitat and food



for the cranes. They can also be seen on the roads around the refuge, namely Highway 15 that crosses the refuge. Be careful, if you get out of your car and start

wandering around. It is legal with proper licensing and season to hunt cranes.

Hoooooray!!! The migrating monarch numbers in California and a few other places were WAY up this past fall. Scientists are puzzled, as in places in California,



it appeared to be a monarch near-extinction event happening in 2020. The previous year saw less than 2000 in the state in 2020. In the 1980s millions of them were being observed statewide. Thought is being given to the drought actually helping the monarchs. A central California reported a 3,500% increase from the previous year, as the butterflies make their way to central Mexico for wintering over.

It is theorized that the warmer drier weather provides an easier commute for the monarchs, as well as more food as they flit and glide from asters to goldenrods to coyote bush to rabbitbrush, covering up to 100 miles per day on their migration path.

So, there can be an upside in drought... MAYBE.

Speaking of snowy days and seed catalogs, now is the time to put together your order for pollinating plants that attract birds, bees, and butterflies. And be sure to order some milkweed seeds or plants for the monarchs returning in whatever warm season it would be. And, when its warmer, add a butterfly bush or two or three to the shopping list. They really do work!

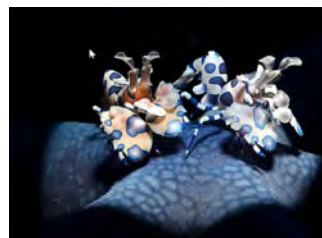
Enjoy a few more nature photography winners – how do they get these photos?:



Bee Together
by Joris Vegter



Teamwork
by Jordan Willi



Harlequin Shrimps
by Adriano Morettin

That’s all folks for this month. Gotta run. Another snowstorm is on its way and I have to make sure that the feathered darlings and the furbirds are all set up for the snowy day smorgasbords.

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

Feeding hurts, not helps, big game



FEEDING BIG GAME CAN BE HARMFUL TO ANIMALS AND HUMANS

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

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

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

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

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

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

Thanks for your cooperation!



Respect our wildlife!

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



WALTSWORDS By Walt Korinke

Commercial Real Estate
March 2022

CASTLE ROCK – Twenty-three years ago, **Arby's** built their Castle Rock store on a 1.1-acre triangular shaped parcel at the corner of Castleton Rd and Genoa Way. The 58-year-old chain was founded

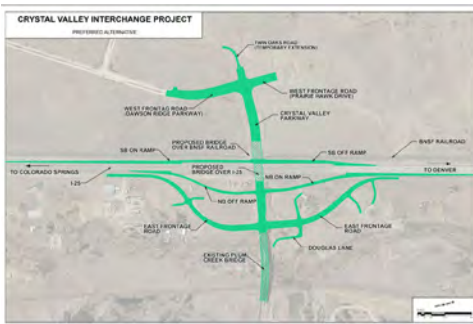
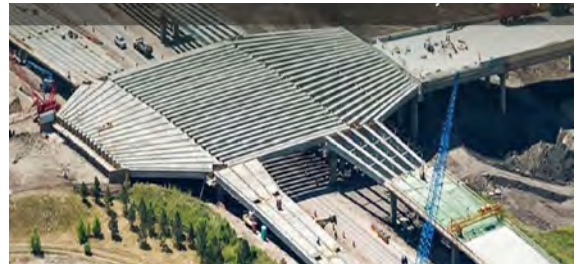


on the concept that quick food restaurants could offer something besides hamburgers. The name Arby's comes from R&B (roast beef) and the chain has grown over the years to over 3,500 stores in 9 countries, earning it the title of "2nd largest world restaurant chain." Challenged by the growing number



of restaurants in the Promenade to its north, Arby's just completed updating its exterior finishes and colors and remodeling of the interior area.

The I-25 "Gap" is done – 1 year early – under cost! Great job. What's next for the I-25 corridor – the **Crystal Valley Interchange**. Originally planned for mid-2035, the explosive valley growth has pushed the need sooner. The much-needed Crystal Valley/ I-25 crossover and access is currently in



the design stage and will serve the major residential growth on the east side of the highway while kicking off the planned residential and mixed-use development planned for the frontage along the west side of the highway by bridging over the BNSF railroad tracks and altering the frontage road. The two-year project is currently projected for a mid-2023 start – 2026 opening. A \$5.2 million BUILD grant kicks off the

start of the estimated \$75 million cost fund and the Town is setting aside another \$20 million as they start the sourcing process for the balance.

| Schedule | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--|------|------|------|------|------|------|------|
| Final Review/Development | | | | | | | |
| Environmental Assessment | | | | | | | |
| Department of the alternatives | | | | | | | |
| Selection of the preferred alternative | | | | | | | |
| Design Refinement | | | | | | | |
| Design | | | | | | | |
| Construction | | | | | | | |



Big changes planned for the downtown block that houses the "ice rink" – s/e corner of Perry and 4th St. Dubbed the **Perry Street Social District**, the block would become a mini-entertainment district consisting of a craft beer taproom and three additional food and

continued on next page

beverage concepts with the Pavilion as the central anchor. The Pavilion would function as the ice rink in the winter months while serving as a beer garden, games, and music/events complex during the warmer season.



Three existing buildings will be either removed or remodeled and a new Tap House building will be constructed. The small 988 sq. ft. building at the corner of Perry and 4th St. will be converted to a deli/charcuterie. The historical nature of the block will be retained. Everything will focus on the Pavilion, and with the singular ownership, patrons will be able to walk the complex with the alcohol purchased at any of the venues. The open pedestrian space will be enhanced for casual sitting, strolling, and observing the activities. Another great effort to bring life to downtown!



An 80,000 sq. ft., 24' clear industrial building is planned west of the Promenade on the new n/s Timber Mill Parkway. The land along Timber Mill is undeveloped, but prime for new light industrial development. The site is 8.3 acres with access to both the north and south. The building will have semi-truck access along the west side and office along the east side. Fenced and gated outdoor storage will be located on the west side. The development is consistent with the current Comprehensive Master Plan, and construction to commence immediately upon formal Planning approval. No tenant

announced at this time by the owners Castle Rock Dev. & Saunders Dev.

COLORADO SPRINGS – Following eight years of effort, the \$325 million bond sale has been completed on the new **Air Force Academy Visitor Center** and adjacent hotel. The Visitor Center is anticipated to cost \$90 million with another \$325 million for the 375-room hotel including roads and utilities. Groundwork should start in April with actual building construction to commence within five months for an early 2024 completion. The 57-acre site is located just outside of the academy grounds beside I-25 at North Gate. Designed to resemble a wing in flight, the Visitor Center replaces the old center, which is located beside the Chapel, which is currently undergoing a \$150 million renovation continues with a completion target at the end of next year. Also planned for the site are an office complex and restaurants. Repayment of the bonds is primarily from city, county, and state sales and property taxes. This is the capstone of the City’s long running “City of Champions development program” that includes the US Olympic and Paralympic Museum, the Sports Medicine and Performance Center, Weidner Field and Ed Robson Arena.



Old favorite Mimi’s Restaurant bites the dust at the First & Main Town Center (Powers @ Carefree) to be replaced with the newest design **Buffalo Wild Wings** which emphasizes its sports bar theme, lots of tech, indoor & outdoor flexible seating, and roll



up doors. The 7,623 sq. ft. building start was delayed due to the Covid; it’s all go now with an opening later this year. The 20-year-old First & Main Town Center has grown to 1.4 million square feet making it the city’s largest retain center. Look out Wild Wings, the California spicy chicken chain **El Pollo Loco** is close behind with plans to open 20 Denver/Springs locations over the next 5 years.

Closed in 2019, the 40-year-old **Chapel Hills Mall Sears Store** was demolished last December, marking the start of construction of the new Outlook Briargate 300-unit apartment complex that will join the balance of the mall. The one- two- and three-bedroom units will rent at market rates that currently average in the mid \$1,300s. The 2-story

continued on next page



store totaled 141,000 sq. ft. and included 12.6 acres of land for parking, reducing the size of the remaining mall to 422,733 sq. ft. Anchors remaining are Dillard's, Dick's Sporting Goods, Macy's, and the AMC Theatre along with about 90 other stores. Some previous anchors were JC Penney, Burlington Coat and Gordmans.



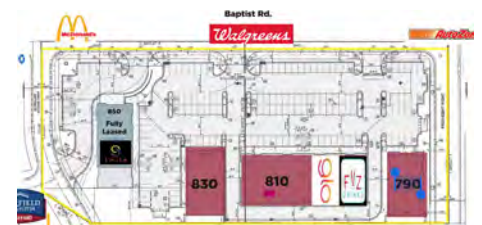
Six years in the planning, the **Aberdeen Ridge** independent living project is underway with an April 2023 opening target. The 75-year-old arm of the Presbyterian Church, Presbyterian Manors of Mid-America is building the 235-unit retirement complex on the east side near Coronado High School. Planned are 171 one-and two-bedroom independent living apartments, 40 assisted living units and 24 memory care units. The 15-acre site has room to accommodate a second phase when feasible. To date, 120 units (70% of the independent living units) have been reserved with leasing activity to begin in the spring on the assisted living and memory care units. The

unit's range in size between 813 and 1,432 sq. ft. with rents from \$2,900 to \$5,300 per month including meals, transportation, housekeeping, and a variety of activities and services. For more information on leasing, go to <https://aberdeenridge.org>.



MONUMENT/PALMER

LAKE – Lots of activity at the southeast quadrant of Baptist Road and Jackson Creek Parkway. Three projects are underway behind the McDonald's and Walgreens. The **Market at Sky Vista** consists of four small retail/medical buildings under construction on 3.56 acres.

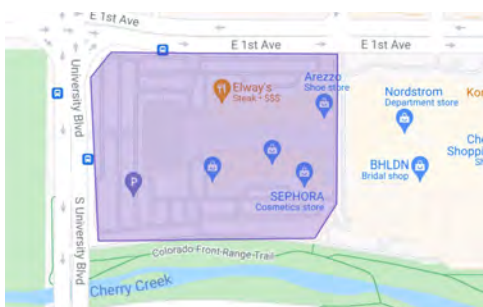


MARKET AT SKY VISTA



Smile Pediatric Dental

will fully occupy building #850 (moving from current location in the office building behind Ent Credit Union). Building #790 is a build-to-suit. Buildings #810 and #830 provide a total 12,830 sq. ft. of rental space under active leasing at \$34 to \$38/sq. ft. Behind the Market, **200 apartment units** are in the framing stage of construction. Facing on Struthers, immediately south of the Fairfield Inn, the 3,186 sq. ft., single story **Gleneagle Dental Building** is nearing completion on a ¾ acre site.



DENVER – a \$1 billion development proposed on the 13-acre parcel abutting the **Cherry Creek Mall's** west (Nordstrom) side. The developer of Denver's Riverfront Park and Union Station, East West Partners, is teaming



continued on next page

up with the Mall’s ownership, Taubman Partners, and together they plan to ground lease the parcel from its owner, the Buell Foundation. They have commenced a two-year planning process to raze the parking and older single-story buildings and create a mixed-use office, residential, retail, and outdoor space consisting of 7 buildings of various heights up to 12 stories. The key is to weave the development into the existing mall and surrounding Cherry Creek area. One aspect to the openness will be the outdoor space, a market square, and a 20,000-sq. ft. amphitheater and green area. An existing tenant of the lot is Elway’s restaurant which is in early discussion to relocate into the new development. Once underway, the first phase of the project is anticipated to take 5 years to complete.



Golf – Winter, two words that don’t go together – until now. The British founded, **Puttshack**, brings a new kind of techno mini-golf to its third US location in the River North Art District – 2813 Blake St. They are taking 25,000 sq. ft. of the 45,000 sq. ft. building. It reinvents miniature golf with technology in the golf ball as well as the many features of each hole. Automatic scoring with extra scores for hitting different points within each hole. There will be four, unique 9-hole courses. The Denver location will be followed with another half-dozen openings this year across the country. The two existing Puttshacks, Atlanta and Chicago, get about a half-million visitors each annually. Watch for the fall opening – www.puttshack.com.



The **Colorado Opportunity Zone Program** encourages long-term private investments in designated low-income communities via investor tax incentives. Aurora has three of these Opportunity Zones. Within the Zone located southwest of the Denver International Airport is the **Claro master-planned community** which spans 1,800 acres. The Claro plan provides for the development of 3,000 single and multifamily residences along with 10 million sq. ft. of business park development and 500,000 sq. ft. of retail, while retaining 300 acres of open space. Denver developer Prime West has obtained \$90 million of construction financing to build **Claro at High Point**, a 365-unit, seven story, (3- and 4-story garden style), affordable housing development to be located at 65th Ave. and Lisbon St. in the heart of the Claro community. Construction has commenced with a mid-2023 completion target. The one-, two- and three-bedroom units will average 908 sq. ft. and offer a number of amenities including a community pool, spa, clubhouse, fitness center, dog park & wash and more. The surrounding highway system and nearby commuter rail station offer easy access to DIA (1 mile) and surrounding Denver communities (downtown 12.5 miles).



At Denver’s Golden Triangle at Delaware and 12th Ave., aged apartments will be demolished making way for a new 13-story, 230-unit mixed use complex on the 18,750 sq. ft. lot. Denver-based Summit Capital purchased the property for \$5.4 million and will break ground this quarter on the \$90.1 **Golden Triangle Apartments**. The ground floor will add 2,000 sq. ft. of retail to the neighborhood. Amenities include a 2,000 sq. ft fitness center and pool lounge, a 4,200 sq. ft. terrace with pool and spa on the 5th floor, and the 13th floor (top) will have a 1250 sq. ft. sky deck and an 850 sq. ft. sky lounge. Easy walking distance to shops, restaurants, and work.



Correction – Garden of the Gods is a City of Colorado Springs Park, and was named a National Natural Landmark in 1971. Thank you to Marilyn Parker for catching that error in my article in the February issue

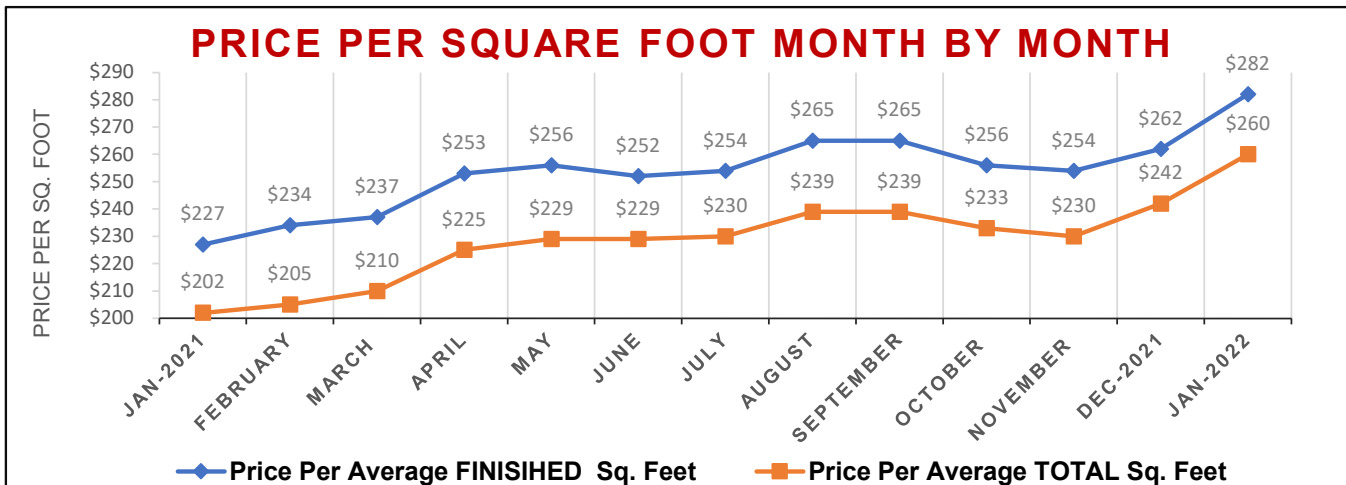
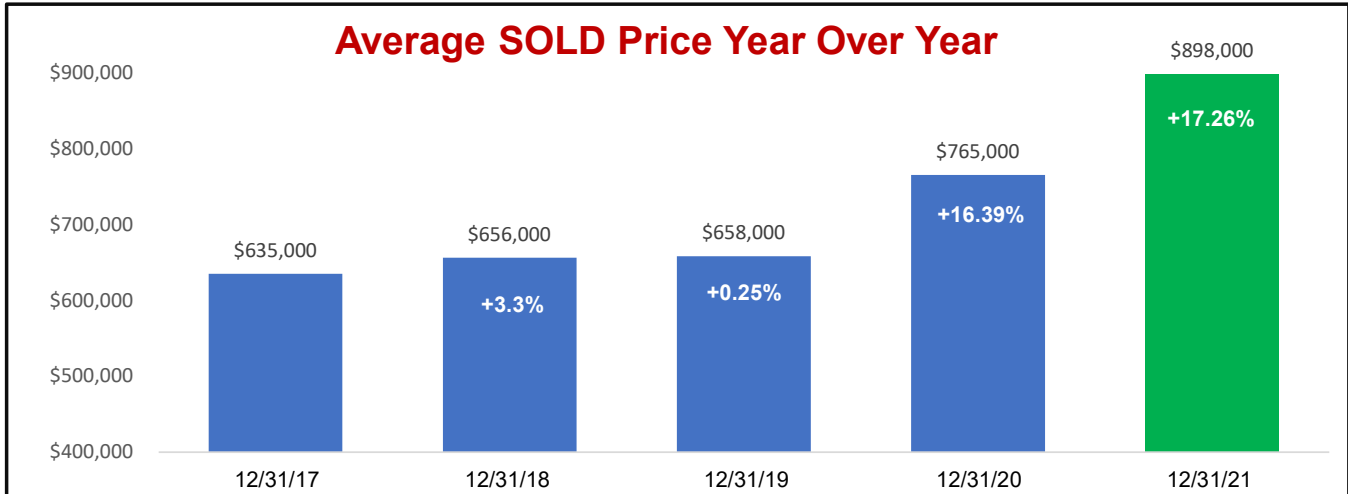
Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (2/18/2022) --- 9 (\$624,900 to \$4,250,000) --- Median \$1,300,000

➔ Average Days on Market --- 35

Homes Currently “Under Contract” --- 15 (\$400,000 to \$1,990,000) --- Median \$949,900

➔ Average Days on Market --- 19



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

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

Results Realty of Colorado—Dave Gardner's Results Team
 9164 Spruce Mountain Rd., Larkspur, CO 80118 * 303-681-1000 * www.HomslinLarkspurCO.com

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

Colorado Mastication: fire mitigation, scrub oak removal, lot and brush clearing.

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Contact Ryann Bierbaum, **303-945-5348**

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

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| Full Page Ad (7-1/2" w X 10" h) | \$87.50 |

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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 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! 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). They can work separately or together depending on the workload need. They have done lawn work, snow shoveling, watering plants, and pet sitting. They have to work around their school schedules and sports schedules. They 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 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.

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