



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

May 2022

May!

The month is when we celebrate warmer weather and lovely flowers, and, especially this year, wish we had just a bit more moisture, and a lot less wind!

This issue of the Sentinel is full of new information. We have released the issue early to provide more time for you to review the information on the upcoming elections. The Perry Park Metro District and the Perry Park Water and Sanitation District are holding their board of directors elections on May 3 from 7am to 7pm. For our convenience, the voting will be held at one location: Perry Park Country Club, 7047 Perry Park Blvd. Please read the candidate statements carefully, and vote accordingly. And please vote!

The Larkspur Sentinel is finishing the development of a very simple website. Once completed and live, it will house the current issue of the Sentinel as well as the archives back to 2016. All prior issues, back to the 1980's are stored at the Douglas County Library in Castle Rock. We will also have an email list to notify everyone who signs up when the new issues are released. Look for complete information next month, including a link for signing up for that email list. And for the foreseeable future, there will still be printed copies of the Sentinel in the small box next to the Library box near the Gateway Pond at the front of Perry Park. A very special thank you to Kathy Lobato for providing those printed copies for the past several years!! And thank you to Dave Gardner and Elizabeth Owens for continuing that service for us.

Please, choose to be kind.

Margot Patterson

Editor

larkspursentinel@gmail.com



ELIZABETH OWENS



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Broker / Owner - RE/MAX Alliance - 7437 Village Square Drive, Suite 105, Castle Pines, CO 80108

720.988.4058 | eowens@remax.net | www.ElizabethOwens.net



2323 QUARTZ MOUNTAIN ROAD | PERRY PARK EAST | UNDER CONTRACT! | OFFERED AT \$2,150,000



6342 WAUCONDA DRIVE | PERRY PARK | COMING SOON!



4501 JUNIPER COURT | ECHO VILLAGE | JUST SOLD! | \$500,000



7915 RED HILL ROAD | HIDDEN FOREST | SOLD! | \$1,300,000



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



6839 LIONSHEAD PKWY | WILDCAT RIDGE | UNDER CONTRACT! | \$750,000

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

Election Day is May 3rd!

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

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

The polling place at the Perry Park Country Club will be open from 7am to 7pm on May 3rd. All eligible Metro District residents are encouraged to come down and cast your vote!

Following the election, the Canvass Board will then meet to certify the election results. The final count and elected candidates will be reported to the Department of Local Affairs (DOLA) and to Douglas County elections. An email will be sent to residents after the results have been finalized.

The new board members will be sworn in at the next board meeting on May 12th. However, they will not be able to vote on any issues until their Oaths of Office are filed with the Court and then sent to the Douglas County Clerk and Recorder. Therefore, the existing board will meet one more time, with Randy Johnson and Craig Van Doorn relinquishing their positions at the end of the meeting.

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

Next Board Meeting: Thursday, May 12th, 6:30pm, Perry Park Country Club.

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

[PPMD Mail List Sign Up](#)

All Perry Park residents are welcome to attend and participate.

PPMD Board of Directors includes:

Randy Johnson – President (through May 2022)

Craig Van Doorn – Vice President (through May 2022)

Bonnie Schwam – Assistant Vice President (through May 2022)

Joe Brickweg – Treasurer (through May 2023)

Sean King – Secretary (through May 2023)

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.



NEWS FROM THE WATER DISTRICT

by *Brian Arthurs*

"A lake is the landscape's most beautiful and expressive feature. It is Earth's eye; looking into which the beholder measures the depth of his own nature."

- Henry David Thoreau



Water Facts:

- Water use has grown at more than twice the rate of population increases in the last century.
- The average family of four uses 180 gallons of water per day outdoors. It is estimated that over 50% is wasted from evaporation, wind, or overwatering.
- If everyone in the US flushed the toilet just one less time per day, we could save a lake full of water about one mile long, one mile wide and four feet deep.
- A water-efficient dishwasher uses as little as 4 gallons per cycle but hand washing dishes uses 20 gallons of water.

Board Meeting Notes:

The Board met for the regular meeting on April 20 at 2:00 pm. Minutes of the March Regular Board Meeting were reviewed and approved. Disbursements of \$231,970.62 were reviewed, discussed, and approved by the Board. The Board reviewed the District's Monthly Staff Report. District Manager Diana Miller provided detailed information to all questions and other inquiries made from the Directors.

The Board reviewed the District Systems Report. Information was requested and satisfactorily provided by Will Parker, the President of Semocor, Inc.

Next on the agenda for the Board's consideration were three engagement contracts relative to financing and assessment of the District's financial position for capital improvements, operations, and ongoing financial planning.
Lease Purchase Agreement – Butler Snow LLP.
Investment Banking Services – D.A. Davidson.
Professional Services – Raftelis Financial, Inc.

After discussion, questions, comments, and modifications, the engagement agreements were executed.

Rate adjustments were again addressed and will continue to be a topic in future meetings.

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.

There are three open Board positions, each for a three-year term, to be decided by virtue of the May 3, 2022 regular special district election. Candidates for two of the available three-year vacancies are:

Tony Lucas

Jim Matchett

Julia McCusker

Brian Arthurs - runs unopposed to complete one more year of a three-year term.

The election will be held May 3, 2022 from 7:00 am to 7:00 pm at the clubhouse of the Perry Park Country Club 7047 Perry Park Blvd. For more information, please contact Crystal Schott, cschott@cogovlaw.com, the Designated Election Official. Please read the candidate statements elsewhere in this issue and please vote! As George Carlin said, "If you don't vote, you lose the right to complain!"

Current Water District Board

Gary Peterson - President

Tony Lucas - Vice President (candidate)

Jim Maras - Secretary

Brian Arthurs – Treasurer (candidate)

Judy LaCrosse - Director (retiring)

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 this year!

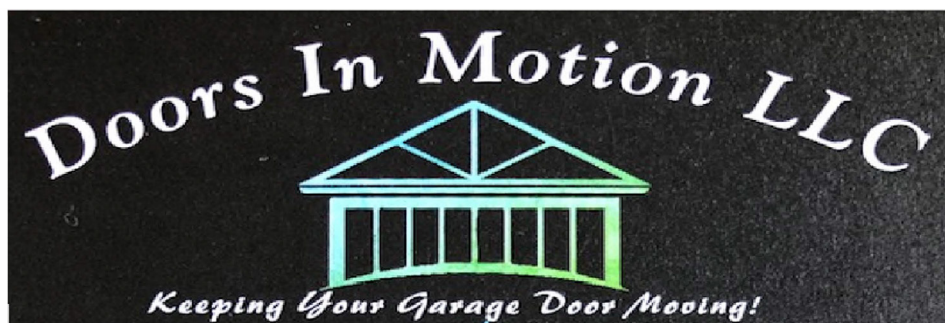
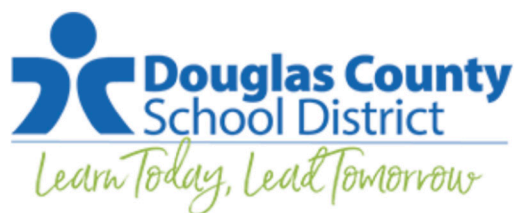
We have been short staffed this year, due to illness and vacations, but we are hard devoted workers and we should come close to our goal. If you know of anyone in need of a little extra comfort, contact Gwen Underwood at gwenspur@icloud.com or Cindy Hotaling at cjaspsjr@yahoo.com. We will arrange to 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 we can accommodate those skills as well.

Please consider joining us in this fun, rewarding endeavor.



Last Day of School May 25



- ★ LiftMaster Installer
- ★ Residential and Commercial
- ★ Garage Door Service and Installation



Larkspur resident: Michael Higgins – (720)606-1573
doorsinmotionllc.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



Just Listed!

**5755 Ada Lane
 Perry Park, Larkspur
 \$1,100,000**

**1.63 Wooded Acres on
 16th Tee Box of the Golf
 Course!**



Extremely rare oversized 1.63 acre lot on the golf course in Perry Park! This completely renovated custom 2 story home is perfectly nestled on a large wooded lot backing to the 16th tee of the private Perry Park Country Club golf course with stunning views of the red rock formations from nearly every window. This 3 bedroom, 3 bathroom home features an updated gourmet kitchen with stainless steel appliances, slab granite countertops and wood floors. The master retreat showcases a gas fireplace and access to wrap around deck. Relax on the elevated deck or enormous ground level patio with views.



Just Sold!

**6811 Woodhall Court
 Bear Dance, Larkspur
 \$540,000**

Consistent Winner Of



5280

For Outstanding
 Customer Service!



Just Listed!

**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 and a finished walkout lower level with a theater room. The chef's kitchen has professional grade appliances and knotty alder cabinets. The great room features 2 story windows with views and a stone wall gas fireplace. Relax on the covered deck with a built in kitchen with mountain views.

CLIENT TESTIMONIALS



"When we decided to sell our home in Larkspur, the only realtor we considered using was Ben [Wolfe]. He is results oriented and absolutely fantastic to work with! Honestly, Ben exceeded our expectations! We knew he was going to

represent the sale of our home extremely well and we could not have been happier or more impressed with his success! We highly recommend Ben Wolfe to anyone planning to buy or sell their home. He is incredibly knowledgeable, professional, pro-active and engaging! He sold our home in less than 10 days and he made sure our experience was flawless from beginning to end." **Feedback from John and Cathy Sweeney**

Wolfe Realty Group, Inc.

Office 303-681-3553

Cell 303-667-7995

Ben@DiscoverLarkspur.com

www.DiscoverLarkspur.com

Defining and Tackling Ageism

by *Conor McCarthy, Grants Manager*

May is Older Americans Month (OAM)! Older people play such vital, positive roles in our communities – as family members, friends, mentors, volunteers, community leaders, and members of the workforce – what a wealth of wisdom! Since each individual is unique, it makes sense that the way we age would be unique as well; there is no one or “right way” to grow older. And that’s why we’re particularly excited about the theme for OAM 2022: Age My Way.

This year’s theme focuses on how older adults can live independently, age in the settings and locations of their own choosing, and continue to participate in the life of their communities. At Aging Resources, that’s what we’re all about.

While “Age My Way” will look different for each person, there are some common things we can all put front of mind this month:

- **Planning:** Think about what you will need and want in the future, from home and community-based services to community activities that interest you.
- **Engagement:** Remain involved and contribute to your community through work, volunteer, and/or civic participation opportunities.
- **Access:** Make home improvements and modifications, use assistive technologies, and customize supports to help you age in place better.
- **Connection:** Maintain social activities and relationships to combat social isolation and stay connected to your community.

There are many ways to celebrate Older Americans Month. You might find an opportunity to invite an older adult in your life to share their story. Stories build community and connection. Whether you’re part of a group of friends, a neighborhood community, or an organization, stories are a great way to learn about and engage with others. Alternatively, you could consider scheduling an event, whether it be a game night or a class, workshop, or lecture on topics relevant to older adults. Whatever you plan, remember that everyone has different interests, access to technology, and comfort levels. The best sharing activities are those where people feel encouraged and at ease.

Diverse communities are strong communities. Ensuring that older adults remain involved and included in our communities will benefit everyone. At Aging Resources, we are reminded every day that we get back far more than we give to our older adults - we hope that you’ll join us this month as we celebrate them.

For more information about aging well, check us out at www.AgingResourcesDougCo.org or call 303-814-4300

303-814-4300 www.agingresourcesdougco.org

AGING 
RESOURCES
of Douglas County



AGE MY WAY: MAY 2022

Larkspur Gardeners

by Marla Leggette

Hello Gardeners!

If you're anything like me, you've been wondering lately what's going on with this crazy weather? You're trying to start your garden, but not sure if you want to be out in the wind and cold or maybe you just bundle up and bear it? It's a confusing time. Hopefully by the time the first week in May, the wind will be over, and planting can begin.

Here are some thoughts on what you can plant now. The first rule is, if it grows into the ground, and you eat it as a root, you can plant it now. None of these types of plants will transplant well if you start them inside, so direct sowing is best. This would include: onions, scallions, leeks, turnips, potatoes, parsnips, radishes, and beets.

The second rule would be that you can also now plant the seeds for anything that enjoys cooler temperatures including: broccoli, Brussels sprouts, cauliflower, lettuce, spinach, cabbages, peas, Swiss chard.

A good way to get your peas started is to soak them in water overnight and then plant. A little gardening tip for any seeds you soak, nasturtiums being another one, the seeds that float are bad and the seeds that go to the bottom are good. This will save you from planting a seed that won't produce!



But when can you plant the rest of your seeds? Again,

it depends on the weather. It's a popular belief that the soil needs to be at 50° consistently and that could be the early to middle of May. That's when I plant my squash, cucumbers, beans, melons, and pumpkin seeds. It's also a good time to plant your indoor starts.

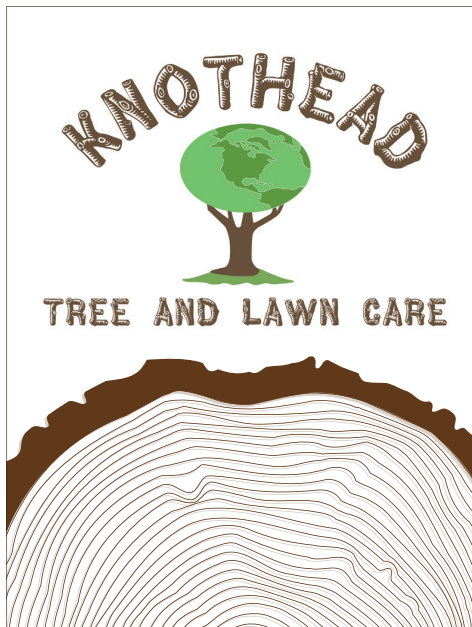


When the seeds sprout out of the ground however, be prepared to cover them and your transplants when the bad weather appears. I usually wait and plant tomatoes and peppers until the first week in June, after growing and babying them indoors. I don't want to replace them! Again, be prepared to cover these plants too. You just can't predict Colorado weather!

If you've never been to Lowell Ranch or CALF (Colorado Agricultural Leadership Foundation) you're missing out on one of Castle Rock's best kept secrets. On Saturday May 21, CALF will hold its annual Farm and Ranch Day. This free event from 10am-2pm, has been put on hold for the past few years, but now it's back! Tractor wagon rides, vendors, food, livestock tour, and plant sale will all be part of the event. Hope to see you there!



Marla



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

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

Home • Auto • Farm • Equine • Commercial • Workers Comp

INSURANCE

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Kathy Lobato
Insurance Agency

720-496-1679

kathy.lobato@gmail.com





FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by Cindy Applegate Secretary-Board of Directors

Yearly Call Review: From January 1 - March 31, we ran a total of 190 calls compared to 195 calls for the same timeframe in 2021: a decrease of 5 calls.

Monthly Call Review: Between March 1 - 31, we ran a total of 62 calls compared to 63 calls for the same timeframe in 2021: a decrease of 1 call.

- Fires: Total of 2 calls (2 in-district)
- EMS: Total of 54 calls
 - Medicals: 31 (31 in-district)
 - MVA's with Injuries: 23 (23 in-district)

Other: Total of 6 calls (5 in-district, 1 mutual aid)

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, May 5th - 12:00 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



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



GET READY!

EMERGENCY PREPAREDNESS

for Owners of Pets and Service Animals

Every disaster plan must include your pets. If you know disaster is imminent, bring your pet inside immediately. Get your animals under control as quickly as possible, either using a leash or by putting them in a pet carrier.

Disasters often strike suddenly, while you are away from home. You can improve your pet's chances for safety if you leave him/her inside, with collars and identification tags, when you go out. Consider an arrangement with a trusted neighbor who would be willing to evacuate your pets in your absence. Make sure the person knows your animals, can locate your emergency supplies, and has a key to your home. Provide him or her with instructions and phone numbers on how to reach you.

Keep your animal's license and identification current.

Keep up-to-date identification on your pets at all times. Use a properly fitting collar with an identification tag. Consider using a microchip for identification, but make sure local shelters have microchip scanners.

Keep current color photographs of your pet, showing any distinguishing markings, with your emergency supplies.

If you evacuate, take your pet.

Your animal's best protection is to be with you. Remember, taking your pet with you requires special planning.

Locate a safe place for your pets before disaster strikes. Evacuation shelters generally do not accept animals for public health and safety reasons. Service animals, on the other hand, are allowed to accompany their owners to an emergency shelter. Call hotels and motels in your immediate area and a reasonable distance from home to see if they will accept pets and under what conditions. Also, contact local boarding kennels and veterinary



hospitals with boarding facilities. Ask friends and family members whether they will provide foster care for your pets.

NOTE: Animal shelters will provide temporary foster care for owned pets in times of disaster, but this should be considered only as a last resort.

Emergency Supplies Kit

Assemble a portable pet emergency supplies kit to provide for your pet's needs for seven days. Pack the supplies in a carry case, in case you evacuate. Include the following:

- Medications and medical records, including vaccination records (stored in a water proof container) and a first aid kit. Name and telephone number of your veterinarian. List medical conditions and special considerations.
- Sturdy leashes, harnesses, and carriers to transport pets safely and ensure that your animals can't escape.
- Current photos of your pets in case they get lost.
- Food, portable water, bowls, cat litter and pan, and can opener.
- Plastic bags/paper towels for disposing of animal waste.
- Favorite toys and pet beds with kennel or carrying case.
- Maintain a list of emergency contact numbers in the kit.

Even with a disaster plan in place, pets and their owners can sometimes run into trouble, or a disaster can exceed local resources. Visit the Humane Society of the United States for more information, www.hsus.org.

Dining Tidbits!

by Mary Ann Fonken



I was surprised when I realized I hadn't mentioned one of my all-time favorite restaurants in Castle Rock! It's called Pegasus (on Jerry St. just behind/west of the courthouse.) Its menu has a huge variety of food including American favorites, some great Mexican entrées, and the most delicious Greek dishes. Some of the biggest hits are the Greek Souvlaki and Gyros sandwich plates along with a Greek "pizza" and a scrumptious Greek meat platter. The restaurant owners, John and Janie Delay, are delightful and always on hand to greet you. It's clear they love talking to all their customers. The biggest customer favorites overall are the wonderful Western quesadilla and the Prime Rib French Dip. They are open for breakfast and lunch most days.

Another new Mexican restaurant recently opened called Los Santos (not to be confused with the other new Mexican restaurant Dos Santos). Los Santos has taken over the venue that used to be The Village Inn on Wolfensberger in Castle Rock. The décor is very colorful and bright, and the servers are quite friendly. We tried two different kinds of Margaritas, and both were great. Their menu has many of the usual Mexican favorites as well as some very unique and delicious choices. We were quite impressed and will be going back very soon. Our order of Burro Embarozado was huge, with an excellent blend of flavors including 8 veggies and several types of cheese. Another great dish was the Enfrilola Chicken Tortillas with a flavorful bean sauce, topped with crema, chorizo, and pickled onions. Their breakfast menu is served all day.....and who doesn't love Huevo Rancheros?!

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

NOTE: Castle Rock Community Band Concerts. The two upcoming concerts will be held: on Memorial Day, May 30th – 2 PM at the Philip Miller Library Pavilion, Castle Rock and on July 4th – 2:30 PM at Festival Park, Castle Rock.



Meet the Candidates for the Water District Board

The Water District is holding an election for two open board seats this year. There are three candidates for those two seats. The election details are on page 14 in this issue. The Sentinel asked each candidate for a statement. Here are their words:

Tony Lucas

I am currently the Vice President of the Perry Park Water and Sanitation District Board and running for reelection. My goal for the Water District is high quality water and excellent system dependability while keeping the cost of our water as low as possible.

My wife Melissa and I have lived in Perry Park since 1997. We have been active in the Larkspur community during the 25 years we have lived here. My wife taught at Larkspur Elementary School for 16 years and I was a 4-H Leader for several years. Our daughter Elizabeth was Douglas County Rodeo Queen in her senior year of high school.

I grew up in Pittsburgh, PA. After high school I spent four years in the Marine Corps. I then attended the University of Florida and graduated in 1973 with a Bachelor of Science in Electrical Engineering. I enjoyed a 36-year career with Schlumberger working in both technical and management positions in the segment of Schlumberger that analyzes geophysical and well log data. My experience interpreting well log data gives me a unique understanding of the issues our water district faces with both current and proposed water wells. I have also used my technical knowledge to modernize and simplify the financial reports given to board members by combining all information into a single document. Recently I used my programming skills to write two computer programs to analyze and display up to three years of district financial data. This aids the board in making better long-term decisions. These efforts have received very positive feedback from the other board members.

To summarize: I think my technical expertise and experience helps the board make better decisions. I ask for your support for reelection.



Jim Matchett

My wife June and I moved to our “no more moving” retirement home in Perry Park in May of 2003. During my career with Mobil Corporation, we had lived in overseas in West Africa, and Singapore, and 5 different US states, Perry Park was very easy on our eyes.

I earned a BS degree in Electrical Engineering from Tufts University in 1965 and my first professional job was with the Boeing Company in Seattle, as an Electrical Design engineer on the 707 commercial airliners. Boeing suffered a severe business downturn in 1969 so I went to work for Mobil as a Marketing Engineer in their Commercial Marketing Division, which sold and engineered petroleum products for industry. Over the next 31 years, I earned an MBA from Marymount University in Arlington, Virginia and held a variety of positions starting as a Marketing Representative, a Sales Engineer for Mobil Liberia in Africa, Supervisor of Commercial Training for the US, and continuing as a Programs Manager Manufacturing/Commercial. I completed my career as Commercial Training Specialist for a group of 12 African affiliates and then as the Engineering and Training Support Manager for 18 Mobil Asia Pacific affiliates. My international experience totaled 9 years.

Shortly after moving to Perry Park, we became acquainted with John and Nancy Aitkens. John had served on the Perry Park Water Board for a number of terms and followed progress on the District with great interest. He convinced me it would be interesting as well as a good community service if I got involved with District activities. I started to attend monthly Board meetings and developed an appreciation of how important the District was to the Perry Park community. After three new Board members were seated in 2005, one of the new Board members moved away and I was appointed to fill out his term. Subsequently, I ran for reelection in 2007 and since that time have served on the Board as a Treasurer, Vice President and President until my term was up in April 2019. At that time, I thought I might be relocating, but, I am staying here and have a continuing interest in this community and the Water District. I would most appreciate your vote and the opportunity to serve again. Thank you.



Candidates for the Water District Board, continued. . .

Julia McCusker

I am running for a 3 year position on the Perry Park Water & Sanitation District board. My husband Todd and I moved to Colorado almost 25 years ago. After living in Lone Tree for 20 years, we moved to Perry Park to enjoy a more relaxed lifestyle and experience this amazing natural setting. Since that time, I have been regularly attending the PPWSD meetings and participating as a member of the community.

I have a Finance degree from the University of Texas and have worked at a national bank for over 22 years. For the last 10 years, I have been on the bank's rural water lending team where I am currently a Regional Vice President. In that capacity, I attend state and national rural water conferences as well as customer meetings and manage a loan portfolio of 50 rural water systems that are very similar to PPWSD. The PPWSD system infrastructure is getting older and will need some major (and costly) improvements soon, at the same time when we are entering a period of inflation that we have not seen for a decade. I believe we need to explore more state and federal financing options that have not been pursued previously which will temper our funding costs and allow us to keep our water and sewer rates as affordable as possible. We need to manage our resources (time and money) at PPWSD to the best of our abilities and embracing new technology could support that. With my background in water financing and industry experience, I can help guide the system through what could be a rocky road ahead.

There has not been a PPWSD board election in some time as there were a limited number of candidates. I am running for the board because I feel that not all new ideas are being seriously considered. I believe that if we continue on the same path given the new economic challenges that our water and sewer system will not be sustainable in the long run. As a new board member, I would offer a fresh perspective on the issues we face and support exploring alternative system management tools and strategies. I would appreciate your vote. Thank you for your consideration!



Election Process - May 3 - 7 am to 7 pm

The two elections will be held at the Perry Park Country Club, 7047 Perry Park Blvd, Larkspur.

For EACH election, the following will occur:

1. Voters will fill out an "eligible voter form" and sign it
2. An election judge will check to make sure the voter is eligible to vote.
 - Metro District: eligible if one is a registered voter and lives within the boundaries of the Metro District, or owns property located within the Metro District.
 - Water District (buys service from Perry Park Water and Sanitation): a registered voter and a resident of the water district, Perry Park OR a registered voter and a property owner in the water district whose natural name (not a trust or company) is listed on their property. (i.e. lives in Denver, but owns property in PP)
 - Voters will then fill out their ballot for that district's election.

For the Water District, there are 3 candidates for 2 spots – (Brian Arthurs is running unopposed for the 3rd open spot.) So voter will vote for TWO candidates.

For the Metro District, there are 4 candidates for 3 spots – so voters will vote for THREE candidates.

Unofficial results for each election will be available following the counting of ballots voted. Candidates will be contacted, and the unofficial results will be posted on each website. Final official results will be published and available following the Canvass Board's Certification of the election results, expected about May 9.

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

Steve Ostrowski

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



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

Bonnie Schwam

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



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

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

Candidates for the Perry Park Metro District Board continued. . .

Charles “Chuck” Wagner:

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



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

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

Christian “Chris” Warren:

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



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



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Do April Showers bring May Flowers?

by Elizabeth Taylor, DLC Board Member

Photos - Curt Frankenfeld

All of us are familiar with the saying, “April showers bring May flowers.” However, along Douglas County Open Space (DCOS) trails, we start seeing native wildflowers blooming in March or April, long before the predicted flower season in May.

This year the U.S. Senate designated April as National Native Plant Month, providing wildflower enthusiasts with a reminder that it is time to search for these harbingers of spring.

Douglas Land Conservancy (DLC) volunteers started looking for native wildflowers along DCOS trails in early March as the snow was receding. Rocky Mountain spring beauty is often the first wildflower we find blooming in the spring in our area and this year was no exception. We found the emerging leaves the first week in March, and the next week we found the lovely white or light pink flowers in bloom.



Around mid-March, we noticed northern Idaho biscuitroot (also known as salt-and-pepper) blooming along trails. Their tiny white flowers with red specks are arranged in flower heads that look like little bouquets in the shape of an umbrella.



On hikes in late March, we noticed new growth among the holly-like, evergreen leaves of creeping barberry (also known as Oregon grape). Some plants had bunches of round yellow buds and a few were already crowned with bouquets of eye-catching, bright yellow flowers.



Around this same time, we found the first pasque flowers of the season. Some wildflower lovers say that it just isn't spring until they see these



distinctive plants with their fuzzy dissected leaves and showy lavender or light purple flowers that change their position to track the sun.

Not far from the pasque flowers, we found the small Nuttall's violet blooming. If you look closely at the bright yellow petals of these cheerful flowers, you will notice purple stripes that function as nectar guides for pollinators



On a dry open meadow we discovered Hooker's Easter daisy, a plant that looks somewhat like a beautiful bouquet of daisies that someone dropped on the ground, since the prominent low growing flower heads have almost no stems and seem to hide most of the plant's leaves.



After the wildflower discoveries in March and April, we are sometimes disheartened to learn that April showers brought May snowstorms and frigid temperatures. Fortunately, most of the wildflowers we started seeing in April are hardy and will still be found in bloom in May along with many other species including the beautiful blue Nuttall's larkspur, prairie bluebell (also known as chiming bells), old man's whiskers (also known as prairie smoke), early spring senecio (also known as lamb's tongue ragwort), small-leaf pussy-toes, various flowering shrubs, and many others.

We hope that you will take advantage of nice spring weather to get out on our DCOS trails and discover some of our native wildflowers for yourself. If you would like more help identifying them, there are several great wildflower books for Colorado available in bookstores as well as mobile apps that you can download on your cell phone.

Finally, if you would like to go on a guided wildflower hike on one of our open spaces, check out the upcoming events on the Douglas Land Conservancy website at <https://douglaslandconservancy.org/>.



Bear Wise



Greetings!

I wanted to let all you faithful readers know that I am on an extended leave of absence. I so enjoy conversing with you each month during active bear season and hope to return with stories of new bear adventures in the future.

Your friend in the forest,
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LARKSPUR RESIDENTS: Spring Wildlife

By Sean Dodd, District Wildlife Manager



It is that time of year again! Colorado Parks and Wildlife (CPW) is beginning to receive reports of baby wildlife springing up in the area. Most of the reports CPW receives in the spring relating to young wildlife involves orphaned babies. While some of these animals, typically fawns, may look abandoned, they are not and CPW wants to remind Larkspur and Perry Park Residents to leave baby wildlife alone.

Every year from early spring into summer CPW has an increase in calls related to baby wildlife. These reports consist of young wildlife that have been “abandoned” by their mothers. People with good intentions are often tempted to pick these animals up, feed, and take care of them. However, CPW is reminding people to please leave young wildlife alone, these animals do not need rescuing and their families are usually close by. Young wildlife has been prepared by nature to survive without the help of people.

Adults often leave their young alone while they search for food. Young fawns and calves are placed in safe locations while the adults search for food. If you come across these young animals DO NOT APPROACH. Humans can often do more harm than good when trying to help these animals out. Fawns and calves are born without a scent to protect them from predators. When humans get too close or try to help these animals, by providing them with something like a blanket, we can unintentionally give these animals a scent. This makes them vulnerable to predators and unrecognizable to their adults.

This spring CPW is urging the residents of Larkspur and Perry Park, if you do come across these animals, please leave them alone. When it comes to Mother Nature remember, mother knows best. CPW is also asking residents to view these animals from a distance or to leave the area slowly. This will allow the adults to feel safe and they will likely return sooner rather than later. Remember, always keep pets on a leash and out of these areas as well.

During the springtime it’s also common to find baby birds hopping around on the ground. These birds are not abandoned and their mothers are nearby. Fledglings will often be fed on the ground by their mothers while they are learning to fly. Again, it is important to not handle these animals and let adult animals teach them how to survive. Some raptors can also be territorial and have been known to fly at people who come too close.

Young wildlife has the best chance of survival when they are left alone without human intervention. Humans trying to assist young wildlife never leads to a good outcome. Remember these animals are built to survive and have their very best chance without our help. So please be a friend to wildlife this spring and leave them alone. Do not touch, just admire from a safe distance and then leave the area quietly.

Along with the potential risk to animals, there can be a risk to humans who get too close to these animals as well. When handling wildlife there is a risk of disease transmission to humans as well. So please keep wildlife and yourself safe this spring by keeping your distance.



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A WALK ON THE WILD SIDE...

by Susan Peters

**May! It Blew Away!...Bird Feeders – What Could Go Wrong? . .
. Quick Takes . . .Such a Windy Ruckus!**

Day after day the winds have blown, shaking the house, whistling through small areas around the windows, rearranging the deck furniture (like a harbinger of the Titanic, NOT like spring), even preventing our frequent trips to the Greenland dog park where the winds are even worse, unbelievably...absolutely miserable. People and dogs were like kites. Even the seemingly calmer days start windless and by late morning a gale is forming. The birds seem to resign themselves to having to sway and be carried in the wind gusts.

Despite all this, the birds are getting seriously into the mating ritual with the male birds belting out sometimes beautiful melodies. Even the male Tom turkeys are filling the air with gobbles while fluting out their tails.

My Merlin app – yeah, a lazy person's bird watching method - recorded the Wild Turkey, the Great Horned Owl, pine siskins, pygmy nuthatches, robins,



lesser goldfinches, spotted towhees, an evening grosbeak, as many of these continue to appear at the bird bath. The robins really get into their bath ritual requiring that we



have to refill the bird bath after they have splashed out the water. To add to the noise of the wind, the flickers pound like jack hammers on the metal flashing and the redwing blackbirds trill their hearts out, trying to get lucky. The bees are buzzing all over the catkins of our willow tree providing a contribution to the nature's noise, albeit soft, but they can be heard during a lull in the wind.

And, now that the bears have returned, our dogs are on night time bear vigil, barking at every sound. A pregnant doe has been denning outside our bedroom. She alone seems to remain quiet. She has over a month until she will birth her fawn.



Despite it all, an occasional butterfly has appeared – don't forget to plant milkweed for the monarchs! Even the wooly caterpillars, typically in abundance in the fall, are crawling all over the Greenland dog park. Say what?

How to Attract More Birds

The hummers have started arriving, namely the broadtails. As soon as you can, put out a hummingbird feeder that has red on it. Fill it with a solution of four parts boiling water to one-part GRANULATED sugar only. Allow to cool. This year I went looking for a heated hummer feeder, and, of course, Amazon has a number of them. The heating portion attaches to a large variety of standard feeders. The heated feeders are important, as we characteristically have more snow and freezing weather during May and sometimes early June. This means having to swap out feeders frequently where the sugar solution has frozen up and the feeding holes are covered in snow. The heated feeders solve this problem! Yay!

To maximize the number and variety of birds coming to your homestead:

- Use a variety of feeders – tube feeders, thistle feeders, platform feeders, suet feeders, woodpecker blocks, squirrel-proof feeders or use baffles.
- Note that once you put up a new feeder or relocate it, it may take three weeks before the birds start using it.

And in those feeders goes a variety of bird food.

Obviously, Niger thistle goes into the thistle feeder that attracts

- American Goldfinches
- Dark-eyed Juncos
- Lesser Goldfinches
- Mourning Doves
- Pine Siskins
- Common redpolls
- House Finches
- Song Sparrows
- White-throated Sparrows

continued on next page

So, how do they get any nutrition out of those little bitty seeds?

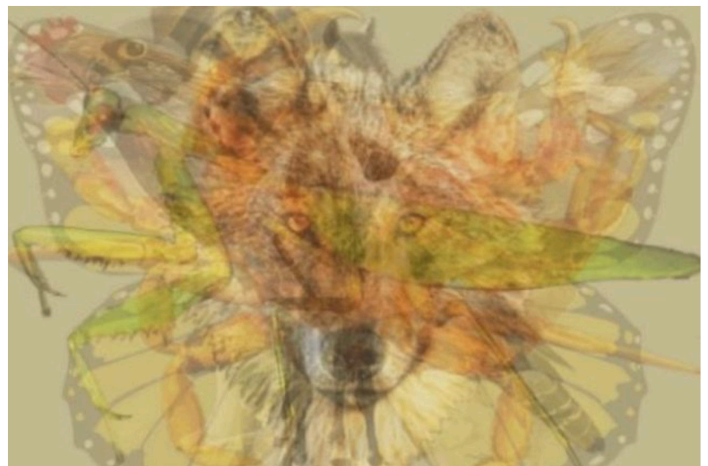
At the right is one chart of many that you can find on the internet to help you know what to provide for the birds that you want to attract.-

- Use only premium food to attract the most desirable birds. Stay clear of feed that primarily contains red and white milo, cracked corn, wheat, and striped sunflower seed. Murdoch's carries a nice variety of premium bird seed, as does Wild Birds Unlimited. My shopping list includes
 - Wild Delight Nut N' Berry
 - Sizzling heat – contains cayenne pepper, which deters squirrels and other rodents, but does not affect the birds
 - Berry Advanced formula
 - Wild Delight – Woodpecker, Nuthatch N' Chickadee Advanced Formula
 - Wild Delight – Deck, Porch N' Patio Advanced Formula – No waste, which means no messy hulls
 - Cracked corn – scatter on the ground for jays, crows, turkeys, and mourning doves
 - Whole peanuts (Costco is cheapest) for snowy days – scatter on an outside table
 - Suet – no melt and with pepper – Amazon
 - Woodpecker blocks – Amazon
 - Non-germinating bird food – to use in feeders near decorative or vegetable gardens to keep un-used seed from growing
- Clean feeders frequently to prevent disease and mold. A solution of bleach and water is preferable to dish soap water, which can leave a scum. Ugh.
- Clean and refill birdbaths frequently. In the winter, a heater is essential. No bird wants to take a bath in ice!
- Keep feeders filled. Birds will lose interest if feeders go unfilled. Wouldn't you?
- Place feeders in good places – near shelter, like from a small tree branch that cats cannot access. We use long bird hangers mounted on deck posts that the cats cannot easily reach, but that are easy enough for you to take down.
- Bring in feeders at night during bear season unless you like mangled art and a pesky bear.
- Don't use harmful pesticides, even low-level ones. Many birds eat insects including hummingbirds. Poisoning the birds harms them by disorienting them during migration, reducing their ability to maintain weight and decreasing their ability to avoid predators.
- Keep your cats inside. Millions of birds die each year from cat attacks, and your cats are safer inside, too. No feline leukemia, no fights, no coyotes or foxes, no kitty flattened fauna on our roads.

	Sunflower seeds	Millet (white proso)	Niger (thistle seeds)	Safflower seeds	Corn, cracked	Corn, whole	Peanuts	Peanut butter	Suet	Raisins	Apples	Oranges and grapefruit
Blue jay	■			■	■	■	■			■		
Bunting	■	■	■	■	■							
Cardinal	■	■	■	■	■					■	■	■
Catbird										■	■	■
Cedar waxwing											■	■
Chickadee	■	■		■	■		■	■	■			
Cowbird		■										
Crossbill	■	■		■				■				
Duck		■			■	■						
Finch	■	■	■	■	■		■	■				■
Flicker							■	■	■			
Goldfinch	■		■									
Goose					■	■						
Grackle	■											
Grosbeak	■	■		■			■			■	■	■
Junco	■	■	■	■	■							
Mockingbird										■	■	
Mourning dove	■	■		■	■	■	■					
Nuthatch	■	■		■			■	■	■			
Oriole												■
Pheasant					■							
Pine siskin	■	■	■	■			■			■		■
Redpoll	■	■	■	■								
Sparrow	■	■		■	■		■					
Starling					■							
Tanager												■
Thrasher					■		■			■	■	
Thrush										■	■	
Titmouse	■	■		■	■		■	■	■			
Towhee		■										
Warbler							■					■
Woodpecker							■	■	■			

Short Takes

A challenge: There are nine animals in this picture illusion. See if you can find them. Answers are at the bottom.



continued on next page



Too soon the brown-headed cowbirds will be returning with their pronounced whistle-song while they dominate the bird feeders and deposit their eggs into other birds' nests. The swallows, too, will swoop into our lives and crowd

under highway overpasses. Snakes emerge when temperatures are over 50°.

I love the month that the Western Tanagers party together on my suet feeders. Why May and no other time? I dunno. Maybe their little darlings occupy all their time after that.



And now is the time to select plants and seeds for so many birds and butterfly species like wildflower seed to attract all those glorious creatures.

That's all folks for this month. Gotta run. Time to check out the bluebird nesting boxes for youngins.

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

Answers to illusion: a stallion, a rooster, a crab, a praying mantis, a wolf, a falcon, a dog, a butterfly and a dove.

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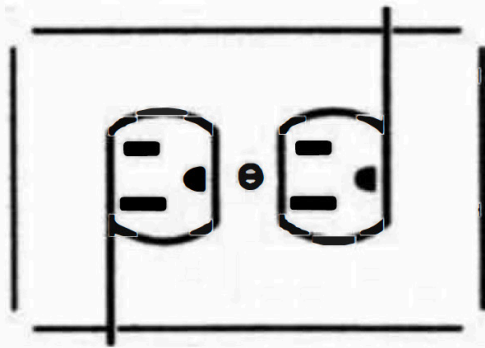
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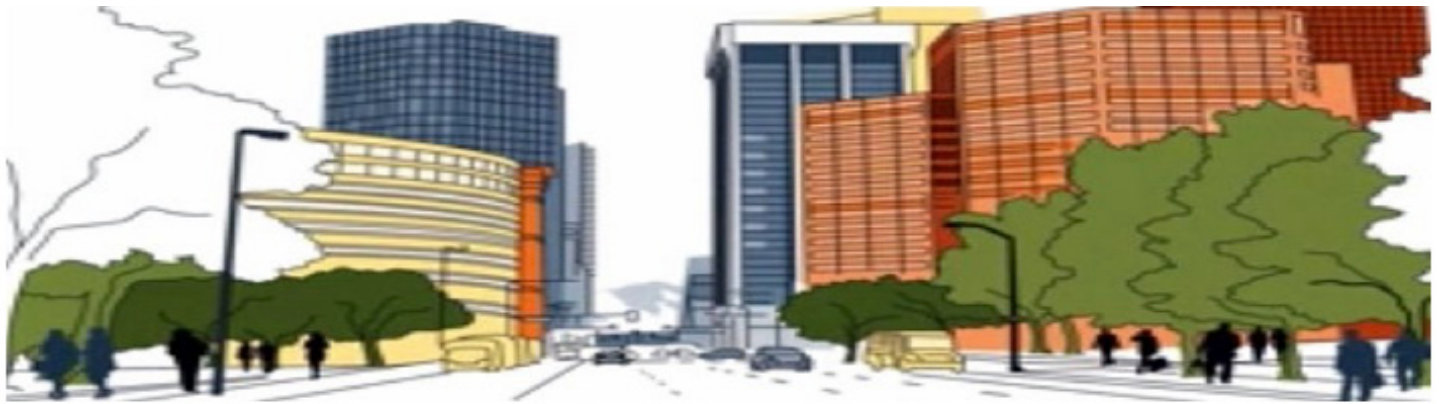


electric

Pete Dunbar of PD Electric is retiring!

After 29 years serving the Larkspur area as our trusted, efficient, and professional electrician, Pete has decided to transition into retirement. In his words, what that means is "I will still attempt to take care of existing customers as well as I can, but I will no longer be seeking new customers."

We wish you the very best, Pete. Your retirement is well-deserved!



WALTSWORDS By Walt Korinke

Commercial Real Estate

May 2022

With the coming of spring, is the coming of the year’s new rangale of deer. Their ignorance of cars leaves it to drivers to prevent the mishap of car/deer collision. Early morning and dinnertime seem the most prevalent times for these occurrences, but one should always prepared for a sudden appearance from the prevalent scrub oak. Should the outcome be fatal, there are two considerations – public property (on the road) or private property.



Dead Deer on public property:

Dead animals that are on public streets are picked up by a dead animal removal service administered by the Douglas County Sheriff Office. To request a dead animal to be picked up call DCSO Dispatch at **303-660-7500**.

Dead animals on Highways or Interstates – call the Colorado

Department of Transportation – **303-757-9514**.

Dead Deer on private property:

You will require a “Knackerman” - A person whose business is the disposal of dead or unwanted animals. A good place to start is the following :

<https://mwpestoprofessionals.com/wildlife-removal/co/douglas-county/dead-animal-removal>

(This is an “Angie’s List” of professional Knackermen that provide for pest control and removal, and in this case, carcass removal).



CASTLE ROCK – Joining one in Denver and one just opened in the Springs, a **Capriotti’s Sandwich Shop** is opening in the Promenade in the Xfinity-anchored group of strip shops



across from the Panda Express. Founded in Las Vegas in 1976, the chain of 110 company-owned locations and franchises is spread across 15 states. What’s different about this sandwich shop? Its key to fame is oven-roasted turkey cooked daily, skinned, deboned, and shredded and featured in their #1 selling sandwich, “The



Bobbie,” accompanied by cranberry sauce and stuffing. Also popular is the “Capastrami” (hot pastrami, Swiss cheese, and Russian dressing, cheesesteaks and more. Salads, soups, and desserts are also included on the menu and available from 10 am to 9 pm daily. The new Springs store (140 E. Cheyenne) will soon be joined by stores on Powers and InterQuest.



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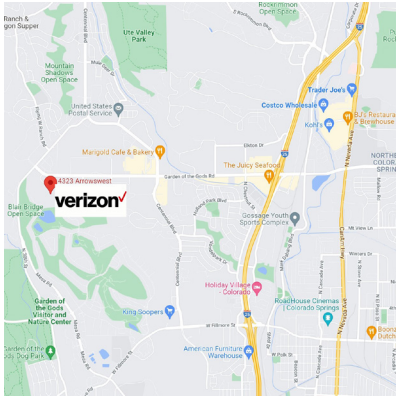
The **Castle Rock Adventist Hospital** completed its most recent expansion of the 4th floor adding 36 new rooms for post-surgical care. Health needs keep growing and so does the hospital. They have just broken ground on the northwest side of the campus for the development of a 70,000 sf, 4-story building that will include ground floor ambulatory care, and on the other floors, an ambulatory surgery center, hospital care and medical office space, plus much needed additional 200 parking spaces.



COLORADO SPRINGS – In 2020, the independently owned Subway restaurant located downtown at 131 N. Tejon surrendered to the Covid downturn and after a temporary closing, shut down for good. In 2015, Dos Santos opened its first restaurant in Denver, expanded to the Springs downtown in 2018 in the Trolley Building and is now opening a spin off, Dos Dos, in the former Subway space. Its feature item will be “burritos,” with breakfast burritos in the morning and more traditional burritos during the day. Casual quick service is the posture (seating for 40 indoors and open patio as well), and “grab and go” will be emphasized. The higher end Dos Santos opened their new facility in the Encore Apartments on Wilcox in downtown Castle Rock in January.



In 2010, **Verizon** converted a 109,000 sf semiconductor building into a data center at 4323 Arrowswest Drive just off Garden of the Gods Rd. Current plans call for a May start of construction on a **49,000-sf building** on the adjacent vacant parcel to expand their data center requirements. Plans also provide for an additional 17,000 sf expansion that can be added at a later. This is a key location for Verizon’s data storage for its Western wireless network and the expansion is needed to service the next generation 5G 1-gigabit per second download requirements of their 122 million



customers. Colorado Springs is a key location for data centers that include large users like FedEx, HP, Progressive Ins, Walmart, etc.

With 8 locations in Metro Denver, the new Castle Rock restaurant, **Shake Shack** opened on Good Friday, and is now making the move to InterQuest Town Center for its first Spring’s operation. The 18-year-old, New York based 240 store chain is joining the growing hamburger race (In-N-Out and 2 Whataburgers) in the InterQuest corridor. It brings a “gourmet” burger, chicken sandwiches, with the addition of beer and wine to the challenge. Can they all survive in this rapid growth area? Look for a June construction start for a January opening of the 3,268 sf restaurant. Indoor seating, a 936-sf outdoor dining area and one of the chain’s first full drive-thrus will service the patrons. The location is across the street from the new Whataburger in the Interquest Town Center.

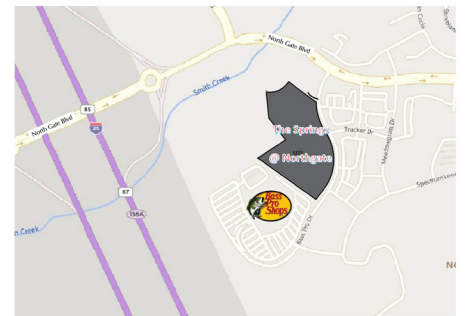


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Brand new food hall, **The Well**, opens downtown at the corner of E. Pikes Peak and Weber Street. Designed as a gathering place, the Well has 4 separate and unique kitchens, a centrally positioned bar (The Gift Horse), a coffee shop, indoor and outdoor dining, and community spaces. The space was a former auto repair shop and bus depot that as been converted into this unique, art-deco inspired building. The food runs the gamut from Chicago Italian American fare, Korean and Asian inspirations, to Mexican featuring posole and barbacoa.



If you have been watching all the construction activity adjacent to the **Bass Pro**, national developer, Continental Properties is developing a 240-unit luxury apartment community, **The Springs at Northgate**. This is the 3rd residential complex in the mixed-use Polaris Pointe community which includes dining, shopping, and entertainment options. The gated Springs complex will feature townhome style, 1, 2, and 3-bedroom homes with private ground level entrances. Included in the many amenities will be a resort style community club and swimming pool. Plans call for initial occupancy by year-end.



BASALT – Thinking about a place in the mountains, but not ready to buy? A new luxury rental project is about to break ground in the Roaring Fork Valley near downtown Basalt. Located just off Highway 82 between Glenwood Springs and Aspen, at 5 Tree Farm Drive, the \$54.5 million, 196 loft project will be located across from the Willits Town Center and within walking distance to restaurants and shops. The three- and four-story buildings will have elevators and sub-grade parking. Amenities will include a fitness gym, pool, spa, amenity decks with fireplaces, and much needed storage for bikes, kayaks, and ski equipment. Construction to start this spring with a 2024 completion. **Tree Farm Lofts** fronts \$250 million mixed use development of a hotel, restaurants, shops, and residences and will include bus service to Aspen.



PALMER LAKE – Charritos pulls out of their Palmer Lake restaurant replaced by Sasquatch and Yeti Taco which formerly operated at 2510 E. Gunnison St. in Colorado Springs as a truck – food vendor with a slight variation in its name. They are in operation in Palmer Lake with food rated as “international food.” Charritos continues in operation in their main store in downtown Larkspur.



DENVER – After only 19 months in their new Broomfield headquarters, Crocs is moving to a larger facility in the



same Broomfield campus at 500 Eldorado Blvd., driven by strong growth, but even more so by the new \$2.5 billion acquisition of the Italian canvas casual shoe maker Hey Dude. The remodel and expansion of the new space more than doubles their current 190,000 sf. They are leasing the space from Oracle for a 10-year term. The Hey Dude acquisition



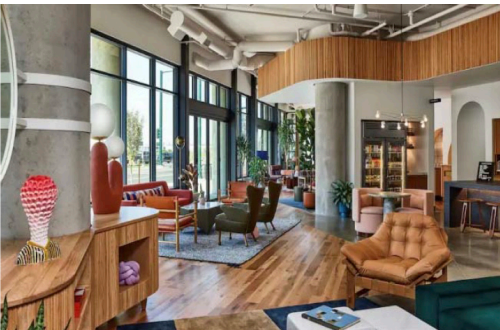
provides them a new product line of a light, cloth, cork-soled casual shoe, quite different from the Crocs line of molded-foam clogs and sandals. The new combined operation makes Crocs the second-largest casual global footwear brand behind Skechers. Projected annual sales of the two-lines is \$6 billion by 2024 – that’s a lot of shoes!



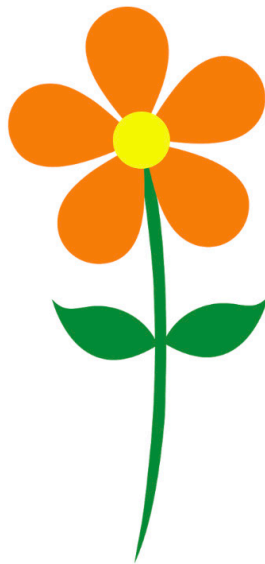
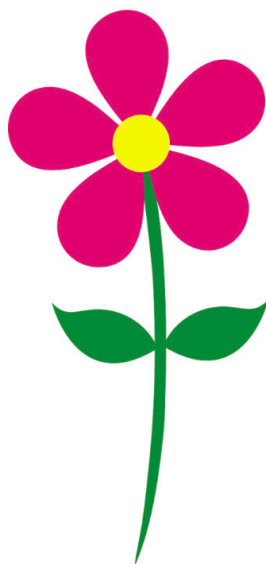
The **Catbird Hotel**, a boutique hotel geared to long-term guests (3 days to a year), opened in January in Denver’s River North Art District. The 165-room extended stay hotel has in-room kitchens, workspaces, laundry facilities and a unique “playroom” where guests can borrow a variety of items from bikes to acoustic guitars, panini presses, and more. The lobby kitchen offers take-



and-bake meals for those preferring to eat in their rooms and visitors can also borrow a lobby plant for their rooms. Mailboxes are available for longer term visitors. Another uniqueness, the six-story building wraps the 131-year-



old, four-bedroom **Klee House** that can be rented for family reunions, bridal prep, and other uses. The main building features a 500 sf ballroom and a 180 sf boardroom and, a 3,500 sf rooftop gathering space, bar, and restaurant. A very unique place to stay!



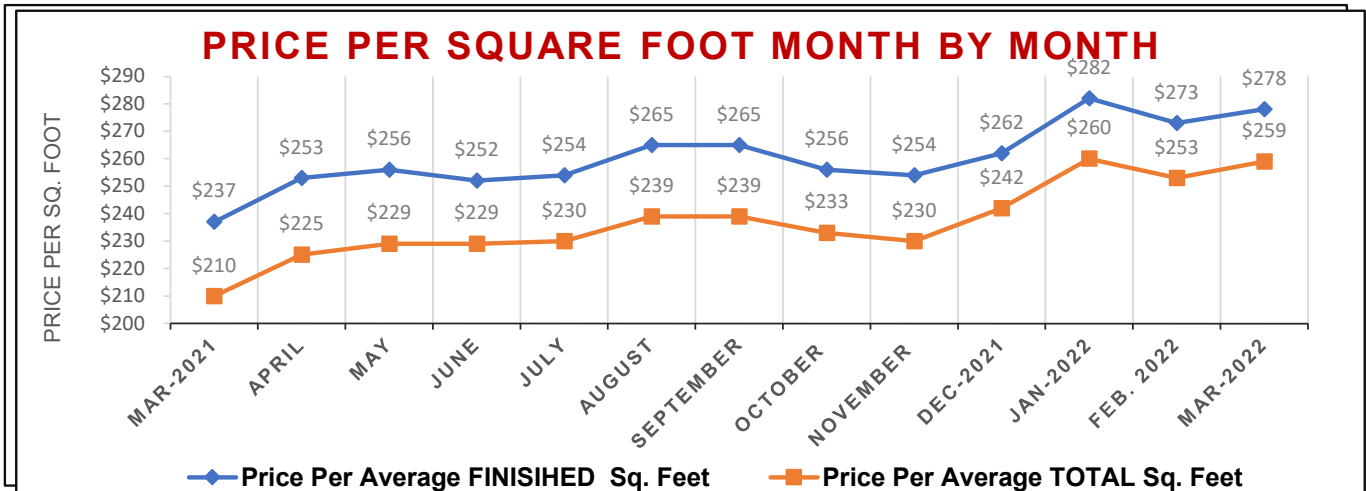
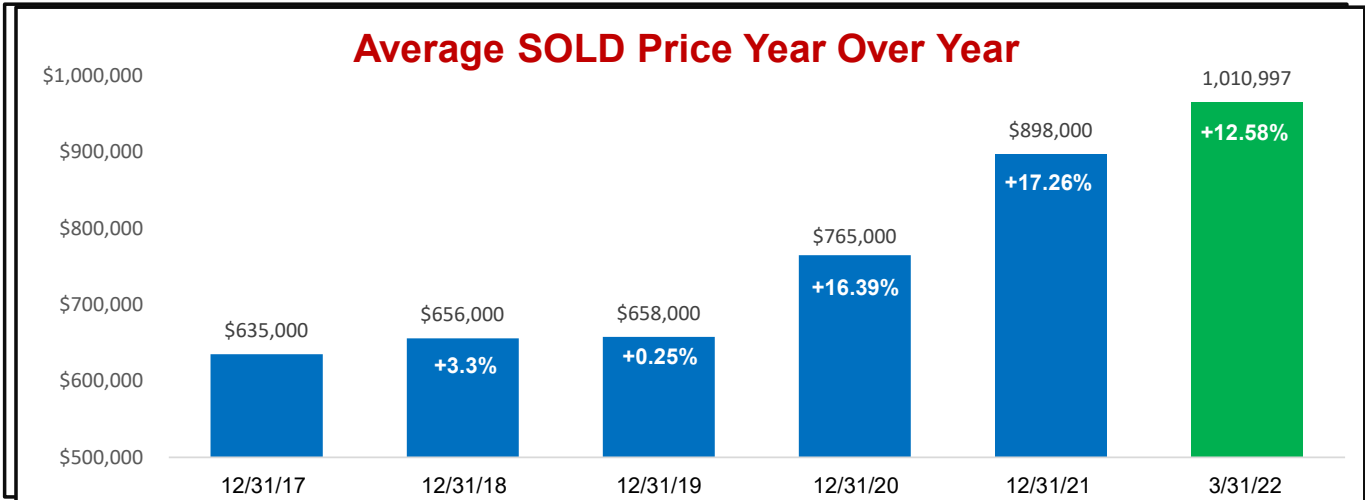
Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (4/06/2022) --- 9 (\$899,900 to \$4,350,000) --- Median \$1,699,900

➔ Average Days on Market --- 50

Homes Currently “Under Contract” --- 9 (\$470,000 to \$2,790,000) --- Median \$999,000

➔ Average Days on Market --- 18



---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

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

Submit ad art to

larkspursentinel@gmail.com

DEADLINES

Articles/Letters/Ad Artwork/Classified Ads

20th of each month

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

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

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

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

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