



# *Larkspur Sentinel*

Serving Perry Park, Larkspur, and the surrounding community

October 2022

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## **Happy October everyone!**

In previous years, we were able to look at fall with a sigh of relief: Fire season was ending. The Marshall Fire last December showed us that, in current climate conditions, fire season will not end. There is much value in being vigilant, proactive, and prepared. We have experts in our communities who work very hard toward that end, and you will read some informative articles in this issue. I have a particular awareness of fire danger. . .I've mentioned my college friend who lost her home in a rainy, wet area along the McKenzie River in Oregon 2 years ago - they evacuated in the middle of the night assuming it was precautionary - house was completely destroyed about 3 hours after they evacuated, and they lost everything they owned!

Perry Park is fortunate to have a metro district board that provides many quality services, with a main focus on keeping our community safe. With the election of new board members, the PPMD board took the opportunity to review current programs, and assess the priorities of the community through the recent survey. Following the survey, there has been much discussion about the slash pickup and burn program. Wildfire concern has never been higher across Colorado, and since the fall slash pickup begins on October 3, a review of the facts and guidelines for that program seems timely. Please see both Keith Worley's article which includes the history of the Firewise USA and Slash Pickup Program, and my bulleted article with facts on the Slash Pickup program.

Of course we have some new articles, and our regular entertaining and informative submissions - all from volunteer writers! Gratitude always for each one of them!

Readers, I need your help. Can you please reach out to me with fire prevention programs, news, interesting things about neighborhoods in Larkspur other than PP? SagePort, Hidden Forest, Bear Dance, Spring Valley, and everywhere in between! Thank you all for your part in protecting our beautiful community. . .

Please, be kind,

*Margot Patterson*

Editor

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



# ELIZABETH OWENS



## THE RE/MAX COLLECTION®

Broker / Owner - RE/MAX Alliance - 7437 Village Square Drive, Suite 105, Castle Pines, CO 80108  
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5133 ECHO VALLEY ROAD | 10 ACRES IN PERRY PARK! | JUST LISTED! | OFFERED AT \$2,350,000



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7980 SHOSHONE PLACE | PERRY PARK | OFFERED AT \$\$\$1,250,000



4646 DELAWARE DRIVE | PERRY PARK | SOLD! | \$1,570,000



7951 RED ROCK CIRCLE | PERRY PARK | UNDER CONTRACT! | OFFERED AT \$695,000



6616 WAUCONDA DRIVE | PERRY PARK | OFFERED AT \$825,000

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

**SCAN HERE FOR AN AUTOMATED HOME VALUATION! CALL FOR A MORE IN-DEPTH VALUATION! →**





**Monthly Mixer - Monday, November 14, 2022 🍷**

Location: TBD - FREE to attend - Head to our FB Page for details, search LarkspurChamber

**Annual Tree Lighting- Saturday, December 3, 2022 🎄**

Location: Larkspur Community Park

This event is back to being an in-person celebration with tents, Santa Claus, Hot Chocolate & more. More details to come & how to sponsor a tree.

In addition to our events, we also have an upcoming Chamber Board election. In December we will be voting for a new President, Vice President, and Secretary. If you are interested in running for one of these positions, please contact [info@larkspurchamberofcommerce.info](mailto:info@larkspurchamberofcommerce.info).

**Monthly Mixer**

October 10, 2022 (Monday) @5:30 pm

Location: TBD

Check these two websites for location information: [larkspurchamberofcommerce.com](http://larkspurchamberofcommerce.com) or Facebook @LarkspurChamberofCommerce

**Larkspur Free Library**

9524 Spruce Mountain Road

Starting October 5, new Winter Hours:  
Wednesdays and Saturdays  
10:00am - 3:00pm

TWO days each week to peruse all the offerings and choose some to take home! Thank you, Cyndi and Kathy, our wonderful volunteers who make this possible!!

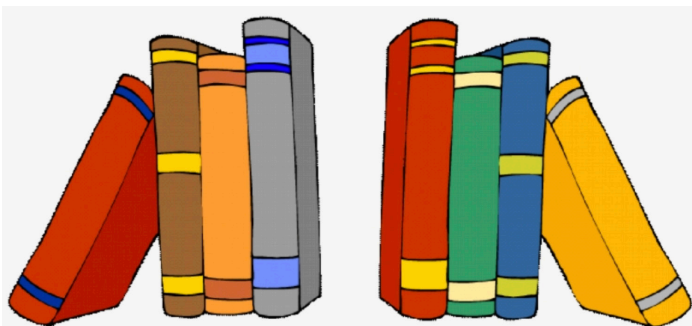
*Questions? Call Cyndi Cramer  
at 303-681-3046*

**Larkspur Blanket Brigade**

Meets at the Perry Park Country Club  
2nd & 4th Wednesday of each month

The Blanket Brigade is perking right along. We are currently trying to get some quilts ready for the upcoming holidays as well as keeping up with our everyday quilts. We look forward to seeing the smiles on the people who receive them.

We make quilts for anyone experiencing trauma, loss, adversity, or illness. Formed in 2015 with 4 ladies, we have grown to 15 dedicated souls. We are able to create and give away 300 quilts each year! If you know of anyone in need of a little extra comfort, contact Cindy Hotaling at [cjaspsjr@yahoo.com](mailto:cjaspsjr@yahoo.com). We will arrange to get a quilt to them or 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. No special sewing skills needed, as we only do the tying of the quilts when we meet. If you can thread a needle, sew, or knit we would love to have your help. Please consider joining us in this fun, rewarding endeavor.





# Perry Park Metropolitan District

The Special District For Perry Park Ranch

Thank you to the 272 respondents that completed our online survey and those that provided feedback in person at meetings! Your input is extremely valuable and highlighted the services that residents prioritize and their views on multiple topics in our neighborhood. A link to the survey results summary has been posted on our Facebook and Nextdoor pages. We plan to have more frequent surveys to keep in touch with the community.

Our second and final slash pickup cycle for 2022 begins in October. Please start your fire mitigation cleanup now so you don't miss the opportunity before the snow. Please make sure to read the requirements for the program as you plan your work - <http://perrypark.org/resident-information/slash-pickup-free-mulch/> - you can also bring your slash to the Douglas County free slash-mulch site in Castle Rock through October 29<sup>th</sup> - see <https://www.douglas.co.us/public-works/slash-mulch-program/> for more information.

The fire mitigation work in the Upper Cheyenne area will soon be entering a new phase with removal of dead and dying timber. Eventually you will see helicopters clearing the area. We also have dead tree removal scheduled for part of the Big D area.

Our October board meeting is scheduled for October 13<sup>th</sup> at 6pm at Perry Park Country Club and on Zoom. You can see the meeting schedule and documents, as well as other neighborhood information and contact forms, at <https://www.perrypark.org> - Zoom and in-person attendance are options, making it convenient for you to participate. We hope to have

you there. We have several committees and welcome volunteers. There are many great ideas for improving our community and to implement more of them we need you!

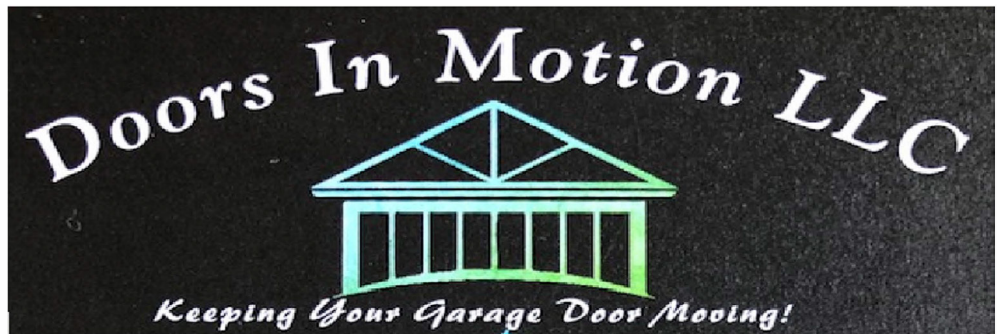
We have many residents and families that participate in Trick-or-Treating on Halloween. We're looking forward to seeing the great decorations and the joyful children. Please be extra careful driving through the neighborhood as our young ones are walking through the dark streets that night.

Thank you on behalf of the Board of Directors,

**Steve Ostrowski**

Director & Secretary, PPMD Board

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



- ★ **LiftMaster Installer**
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- ★ **Garage Door Service and Installation**



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



# NEWS FROM THE WATER DISTRICT

by Brian Arthurs

*"We have not even had the decency to maintain the assets that our parents and grandparents built for us - our roads, our bridges, our wastewater systems, our sewer systems; much less build the infrastructure we need for the 21st century."*

- Michael Bennett



## Facts about wastewater:

- ◇ The average US citizen generates 231 cubic meters of wastewater per year.
- ◇ 2% of US electricity usage goes towards wastewater treatment.
- ◇ There are more than 16,000 wastewater treatment plants in the US.
- ◇ As much as 50% of water may be lost from leaking pipes.
- ◇ 15% of wastewater treatment plants have reached or exceeded their capacity.
- ◇ More than \$3 billion was spent in 2019 to replace nearly 5,000 miles of pipeline.

The Board met for the regular meeting on September 21, 2022 at 2:00pm. Minutes of the August 17th regular meeting were reviewed and approved. Minutes of the September 12<sup>th</sup> Work Session were reviewed and approved. Disbursements of \$282,392.39 were presented, reviewed, discussed, and approved by the Board.

The Board reviewed the District's Monthly Staff and Systems reports. All questions and inquiries were satisfactorily addressed.

The initial proposed budget and required Budget Message for 2023 were drafted by the District Manager and presented to the Board for further review and adjustment.

A Resolution declining participation in Colorado Paid Family and Medical Leave Insurance Program was approved and adopted.

GMS, Inc., the District's engineering firm, provided an updated memo of construction in progress and summaries of future projects.

Also on the agenda were requests for credit on a high water bill, reduction to the letter of credit requirement for the Bear Ridge Development, use of a water tap out the District borders, and a request for credit for water and sewer taps no longer needed by a customer electing to obtain these services from the Jellystone system.

D.A. Davidson, along with a representative of Raftelis Financial Consultants, provided updated funding options for capital improvements necessary for ongoing projects including renovations to the Glen Grove Water Treatment facility, Wauconda, and Sageport Wastewater Treatment Plants, along with other projects deemed critical according to GMS, Inc.

Examples of funding for \$10-20 million of funding were presented. Terms for 20-30 years, lease purchase or bond issuance, along with other options were also brought forth. After discussion, direct questioning, and requests for adjustment and refinement to the models given, the Board decided a special session would be held October 4<sup>th</sup> to review the updates.

That special session will also include a presentation of the rate study by Raftelis Inc, discussion of the results as presented, acceptance of the study, options for increases to tap and service fees, commercial and residential rates, and all other available sources of revenue needed to accomplish the capital projects.

The committee appointed to identify and search for a part-time employee to assist the District Director reported progress has been made in determining the duties and compensation needed.

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](http://www.ppwsd.org).

# DENVER BRONCOS

## 2022 SCHEDULE

Date	Day	Time	TV	Opponent	Broncos	Opponent	W	L
<b>Pre - Season Games</b>					<b>Final</b>	<b>Score</b>		
13-Aug	Sat	6:00 PM	ABC	Dallas	17	7	✓	
20-Aug	Sat	1:00 PM	ABC	@ Buffalo	15	42		✓
27-Aug	Sat	7:00 PM	ABC	Minnesota	23	13	✓	
<b>Regular Season</b>								
12-Sep	Mon	6:15 PM	ABC	@ Seattle	16	17		✓
18-Sep	Sun	2:25 PM	CBS	Houston	16	9	✓	
25-Sep	Sun	6:20 PM	NBC	San Francisco	11	10	✓	
2-Oct	Sun	2:25 PM	CBS	@ Vegas				
6-Oct	Thurs	6:15 PM	CBS	Indianapolis				
17-Oct	Sun	6:15 PM	ESPN	@ LA Chargers				
23-Oct	Sun	2:05 AM	CBS	New York Jets				
30-Oct	Sun	7:30 AM	ESPN	@London - Jaguars				
6-Nov	<b>Bye Week</b>							
13-Nov	Sun	11:00 AM	CBS	@ Tennessee				
20-Nov	Sun	2:05 PM	FOX	Vegas				
27-Nov	Sun	11:00 AM	FOX	Carolina				
4-Dec	Sun	11:00 AM	CBS	Baltimore				
11-Dec	Sun	6:20 PM	NBC	Kansas City				
18-Dec	Sun	2:25 PM	FOX	Arizona				
25-Dec	Sun	2:30 PM	CBS	@ LA Rams				
1-Jan	Sun	11:00 AM	CBS	@Kansas City				
8-Jan	Sun	2:05 AM	CBS	LA Chargers				

# INSURANCE

## Kathy Lobato Insurance Agency

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

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

[kathy.lobato@gmail.com](mailto:kathy.lobato@gmail.com)

720-496-1679

# Ladies of Larkspur (LOL)

by Stephanie Deininger

When you see the letters LOL, you may be thinking of the newer and popular term “Laugh-Out-Loud”, right? Well, in our community, it means something way more meaningful. LOL stands for the “Ladies of Larkspur.” With our upcoming 1-year anniversary, I’d like to share a bit about this group.

Fall 2021, Ladies of Larkspur was started by Kimberly Ridlerhuber-Santulli when she posted on one of the Larkspur FB pages to see if there were other women interested in getting together for activities, hobbies, events, etc. With much enthusiasm, hundreds of ladies from Larkspur, Palmer Lake, Monument, and even Castle Rock, responded to the post. An executive committee (EC) was formed with Kimberly, Matisha Stanton, Mary Ellen Fitzsimonds, Angie Hermanstorfer, Rhonda O’Brien and Heather Yanda, which hosts monthly meetings to discuss, organize, and finalize all events, welcoming suggestions from the members.

On October 20, 2021, the first official gathering took place at a local barn, fitting for our local roots, and from that moment on, there has been an abundance of laughter, support, love, and fun. The Ladies of Larkspur is a social group for women to participate in activities and events, as well as giving back to the community through volunteer opportunities. While LOL is the main group, there are subgroups that break out and host various types of activities like Bunco, Book Clubs, Coffee Cruisers, Hiking/Walking Group, Mountain Bikers, Zumba,



Pickleball, SUP Group, Crafty Chicks, and of course Happy Hours which occur on the second Thursday of each month either at Bear Dance, or Perry Park Country Club.

Oh, and what’s with the acronym, LOL? It all started with the name Ladies of Larkspur, which is fitting, and then by accident, we realized that the acronym was LOL. They figured that it was appropriate because they wanted the mission of the group to connect, have fun, and mostly having Lots of Laughter with Lots of Ladies.

Events in the past year have included: Comedy Works evening with several couples attending, A|R Workshop in Castle Rock, The Chocolate Therapist with women enjoying chocolate and wine pairings, Garden Tour followed by lunch, Holiday Party at Sinners and Saints, Holiday Cookie Exchange, and Dueling Pianos at the Boot Barn Hall and the monthly subgroups that meet with their own activities. As you can see, there is never a dull moment with this community.

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**It's time for winter pruning!**

**Did you know?**

**Some fruit trees like Crab Apples, Pear and Hawthorne can only be pruned in the winter due to the risk of bacterial diseases.**

Keeping your trees healthy is tough, but we can help!  
Get your free winter pruning estimate by emailing us at [knotheadtree@gmail.com](mailto:knotheadtree@gmail.com) or calling us at **303-885-3800**



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### Our current volunteering focus includes:

- Spruce Up Colorado Adopt A Highway Program – LOL adopted a two mile section of Hwy 105 and 14 ladies participated.

- Lifting Up Our Community – LOL will highlight a different charity every three months. The current focus is Help and Hope Center in Castle Rock.



As you can see, there are activities that can appeal to everyone, and we even include partners in some. If you are a woman in the Larkspur community looking for a break from the daily routine, experience new things, making some new friends, or maybe have a much needed “girl talk”, then you will want to join one of LOL’s get togethers. We have named a few here, but for a full list, please head to our FB page, answer a few questions, and join our group:

[www.facebook.com/groups/ladiesoflarkspur](http://www.facebook.com/groups/ladiesoflarkspur)

We look forward to meeting you! And Happy Anniversary Ladies of Larkspur!

### Mark your Calendar for these Upcoming LOL Events in October and early November:

For information on LOL and these upcoming events, join the group “Ladies of Larkspur” on Facebook, and RSVP for any events that interest you.

#### Saturday, October 1st LOL First Anniversary Party

12-3pm at Josie “Joanne” Earles’ beautiful home in Bear Dance.

Please bring food that you are able to donate to the local Food Pantry

#### Thursday, October 13th, Monthly LOL Happy Hour, Perry Park Country Club, 6:00pm

#### Friday, October 14<sup>th</sup> - Menopause the Musical



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

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



# AGING RESOURCES *of Douglas County*

There's a chill in the air, leaves are starting to turn, football is back.... It's FALL! Fall is a season that awakens our senses and stirs our souls... from the lush pallet of colors to the inviting taste of all things pumpkin, it can be the perfect time to practice the three R's... relaxing, reflecting, and refocusing.

It's human nature when the weather gets colder for us to want to nestle in and hunker down. The hectic pace of summer – travel, holidays, outdoor activities – is winding down, and we have a little respite before the holidays approach. It's a great time to pause and reflect on what the year has brought, and what we hope it's yet to bring. Fall can be a wonderful time to pick up a new hobby, read that book you've been wanting to read, start a new volunteer venture, or even enroll in an online class.

Our friends at the University of Denver have a wonderful continuing education program through the Osher Lifelong Learning Institute (OLLI). This membership program is designed for adults 50 and over, who wish to pursue lifelong learning in a relaxed non-competitive atmosphere. There are no tests, grades, or academic requirements - only a desire to learn and a curious nature. Classes are offered both in person and via Zoom. OLLI at DU joins a network of 124 Osher Lifelong Learning Institutes (thanks to the Bernard Osher Foundation) across the United States that believes that



the development and delivery of quality educational programs for 50+ adults is important for sustaining quality of life and healthy minds. You can peruse their online course catalog and learn more about their offerings here: [www.osherfoundation.org](http://www.osherfoundation.org)

If you're looking for something closer to home, there are lots of great things happening at the Douglas County Libraries. With branches located throughout the county, they're easy to access and fun to visit. There are several exciting events happening this fall, including book clubs, and new book releases! Much of their catalog is also available via eBook, which means you can enjoy a new read from the comfort of your own home. You can check out their upcoming events, new book releases, author visits, and other offerings via their website at: [www.dcl.org](http://www.dcl.org).

If you're looking for an opportunity to volunteer in the community, Aging Resources of Douglas County is the place for you! We have a variety of different ways to help make a difference in the lives of older Douglas County residents that range from providing rides to appointments, delivering hot meals, light help around the house, and more! You can volunteer as little or as often as you'd like and we even have opportunities to help in the Larkspur area. Learn more and apply to volunteer at [www.agingresourcesdougco.org](http://www.agingresourcesdougco.org).

No matter how you choose to welcome fall, we hope you're able to carve out some time for yourself to relax, reflect, and enjoy this beautiful time of year in Colorado!

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

303-814-4300

**VOLUNTEER**

LEND A HAND...MAKE A DIFFERENCE!

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

AGING RESOURCES  
*of Douglas County*



## FROM THE LARKSPUR FIRE PROTECTION DISTRICT

From January 1 - August 31, 2022, we ran a total of 747 calls compared to 606 calls for the same timeframe in 2021: a decrease of 165 calls.

From Aug 1 - Aug 31, 2022, we ran a total of 81 calls compared to 141 calls for the same timeframe in 2021.

- a. Fires: Total of 5 calls (3 in-district, 2 mutual aid)
- b. EMS: Total of 67 calls
  - i. Medicals: 47 (45 in-district, 2 mutual aid)
  - ii. MVA's with Injuries: 20 (19 in-district, 1 mutual aid)
- c. Alarms: Total of 3 calls (3 in-district)
- d. Other: Total of 6 calls (5 in-district, 1 mutual aid)

Within the 109 square mile area served by the Larkspur Fire Protection District (LFPD), calling 911 for help often involves some type of service that LFPD personnel provides. On average, 80% of responses are for Emergency Medical Services (EMS) and motor vehicle accidents, less frequent are wildland fires, and fortunately we rarely experience residential fires. Then what else is it LFPD firefighters and paramedics do that benefits our community?

There is a wide spectrum of services we provide to the LFPD community:

- We are often called to change a residential smoke alarm battery for residents who don't feel safe climbing a ladder.
- Sometimes we're asked to assist someone with moving from their car into their house when coming home from the hospital.
- We can help people unlock their car when the keys are locked inside. This is requested more often than you would think! Our firefighters take personal pride in how quickly they can get the door open!
- We often help pets that have gotten themselves stuck in very unusual places.
- On request, we assist property owners with evaluating their wildland fire mitigation measures and make recommendations.

### Larkspur Fire Protection District Board Meeting

Thursday, October 13th

6:00 pm at Station 161

Public attendance is welcome.

Please check the website for details.

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

- We sometimes send apparatus and personnel to other fire agencies per mutual aid agreements.
- We also do some fun things. For example, we send a fire apparatus parade to a child's birthday on the street in front of their house.
- During summer, there is the Spray Day, spraying kids and occasionally adults using a fire hose nozzle, in Larkspur's town park.
- We offer tours of Fire Station 161. This is an interesting family or group activity and can be scheduled by calling the LFPD administrative office.

These are but a few of the many services that our LFPD personnel willingly provides. These ancillary duties have an added benefit: firefighters become acquainted with the people in our community, some that may require EMS treatment in the future. Also, these duties promote familiarity with individual houses, neighborhoods, and fire hydrant locations.

Ultimately, LFPD's mission is to provide help, occasionally for very unusual problems.



# Preparedness Reminders

*Keith Worley, Forester, Arborist and Wildfire Mitigation Specialist*

## Code Red Sign-up Reminder

In order to receive emergency notifications from the Douglas County Sheriff's Office for your area, you must be signed up at Code Red through DCSO. This is of particular importance if you have discontinued your landline service through Century Link. Go to [www.dcsheriff.net](http://www.dcsheriff.net) to sign up your cell phones and phone lines through Comcast/Xfinity.

## Special Needs Registry

If you or someone in your household has impairments that will make it for them difficult to evacuate, you can sign up on the Douglas County Access and Functional Needs Registry (AFN) through the Douglas County Sheriff's Office. Emergency responders will be notified of these individuals so they know additional assistance may be necessary. Go to: <https://www.totalvisibilitysolution.com/DouglasCO/> You can also find the link at the DCSO website at [www.dcsheriff.net](http://www.dcsheriff.net). If you are keeping an eye on an elderly or impaired neighbor, work with them to make sure they are on the registry.

## When You Get the Emergency Message!

If you receive an emergency notification from the Sheriff's Office, be sure to listen to the entire message. There may be information on how to evacuate or where to go. In some cases, the call may be a notification to "prepare to evacuate" putting you on standby notice should the event escalate requiring a mandatory evacuation.

## Preparations for Red Flag Days or Standby Evacuation

If you are advised to evacuate, do so immediately. Do not worry about anything else but you, your family, and pets. However, if you are on standby notice, there are things you can do to prepare your home, assuming you have done all your wildfire mitigation and implemented your evacuation plan (pets rounded up, valuables and medications already in the car, etc.). Here is a list of things you should be able to do in less than five minutes if you are on standby:

- Place doormats inside entry areas.
- Throw cushions from deck and patio furniture into the adjacent indoor space.

- Put any lawn mowers or gas-powered equipment in the garage or at least 30 feet from the house, but not along the driveway.
- Any grill propane tanks, or fuel cans should be put in the garage. (NOTE: Do not put these at the end of your driveway where these could endanger firefighters. The garage is the safest place for these items in order to protect firefighters. If your gas grill propane tank is within the grill, don't worry about it. Leave it in place since it may take too much of your five minutes to unhook it.
- Pull outdoor patio or deck storage containers away from exterior walls where embers might become trapped.
- RED FLAG DAY prep: Hook up garden hoses to hose bibs and set out sprinklers by the hoses.
- DO NOT TURN ON YOUR SPRINKLER SYSTEM before you leave. This will waste valuable water needed by firefighters. During the Hayman Fire evacuation of Perry Park, crews spent hours going through the neighborhoods turning sprinklers off to protect the community's emergency water tank storage capacity.

Other preparations you can make ahead of time are to have a pre-arranged location to meet other family members once evacuated. An example might be meeting in the Castle Rock Safeway parking lot. Be aware that during emergencies, cell phone networks can become overloaded and prevent you from making calls. Additionally, designate another point of contact outside of your community, like a relative who lives elsewhere, so everyone can check in to confirm they are OK.

Remember: You may only have five minutes or less to evacuate. Go! Evacuate when told to do so. Homeowners died in the Lower North Fork and Black Forest Fires because they took too long to evacuate.

## Forest Health Update

None of the recent rains have helped our drought-stressed forests. We need lots of good winter snows to deeply water them. This time of year, it's a good idea to give key trees a deep soaking with soaker/

*continued on next page*

weeper hoses. Prioritize highest value trees around your home first. I have not observed any mountain pine beetle (MPB) attacks yet but you can expect to see them soon. Outbreaks of less common and usually innocuous bark beetles are starting to appear as pines and Douglas firs become more stressed, making them more vulnerable. Even the Rocky Mountain juniper, the most drought tolerant tree in Colorado, is under siege.

The Gambel oak (oak brush, scrub oak) is also taking a hit from the drought. Be aware your Gambel oak is "over-mature." Historically, Ma Nature burned it to the ground causing it to resprout vigorously. As oak matures, it also develops decay in the main trunk making it more prone to snow breakage. I'm calling it "geriatric" oak that is in a state of decline. You could say it has osteoporosis.

### **Upper Cheyenne Project Update**

Phase 2 of the wildfire mitigation project in the "Upper Cheyenne" is still in progress and nearing 60% completion. Much of this work is forest and ecosystem restoration that will significantly reduce the impacts of wildfire and potentially modify catastrophic crown fire behavior. Access is OPEN to all hiking, biking, and horseback riding. For now, no keys will be issued to Perry Park residents for motorized vehicles. Phase 3 is set to begin this winter depending on contractor availability.

### **2002 Hayman Fire- 20 Years Later**

Perry Park residents remember well the notification they got on a Sunday night at about 10:30pm to evacuate. The fire was anticipated to reach Perry Park within 24 hours through Bear Creek Canyon. The wildfire started on June 10<sup>th</sup> in the Lake George area and grew very quickly. Initially the fire was only a distant threat. But the decision was made to put Perry Park on a "voluntary evacuation" status. Residents took this time to evacuate many of their valuables to other locations. The daytimes were sunny with a clear sky. The evenings however shrouded the area with dense smoke. Life continued on with a wary eye to the west.

Fortunately, the wildfire was not at our boundary when the mandatory evacuation order came. Although dense smoke filled our lungs, the evacuation occurred in an orderly manner given the fire was still in the distance.

I had remained to assist the US Forest Service Group Team Leader with any other preparations that could be made. Engine strike teams were stationed in the park and a 20-man hand crew was on site. The first assignment was to send the engine crews to assess

every home and prep them if possible. Homes were given a "grade" and flagged as: 1) "Stand Alone", defensible with minimal effort; 2) Defensible but requiring at least 20 minutes of prep time by a four-man engine crew; and 3) Defense will place firefighters and their engines at risk and not be effective.

I was helping a firefighter log in the addresses on a map since I knew all the streets. As he marked them, he stated its color code saying "Green". "Yellow". "Yellow". "Green". "Historic". "Yellow". I asked, "Historic?" He looked up at me and grinned but did not need to explain as I caught on to the reference. "Historic" as in "It is history" with no chance of defense. As I looked at the map, there were too many yellows and reds with very few greens.

### **Perry Park Takes Action- Firewise USA**

In 2001, the Perry Park Metro District (PPMD) took on the task of managing our wildfire risks knowing it would take both community-wide and individual homeowner actions to minimize property losses. In 2004, PPMD codified this into its Service Plan Amendment in cooperation with Larkspur Fire Protection District as its advisor. PPMD also included traffic safety into the amendment, given that Perry Park only had one-way in and out as well as other safety issues like speeding.

Also in 2001, PPMD was recognized as one of the first 12 "Firewise USA<sup>®</sup> communities in the nation. Basically, this meant we recognized WE have a significant wildfire risk and only WE can solve it. Not LFPD, or Douglas County or the state or the federal government. What worried me most was the opinion of our own firefighters that Perry Park was potentially a "write-off" and "hopefully everyone gets out safely". Fortunately, under the leadership of past PPMD boards, their resolve to begin managing our wildfire risk has never wavered.

Our first step was to survey residents on why they live here. It was: 1) the trees and forest; 2) the wildlife; and 3) property values. We then tailored classes to help residents handle their fuels. But we knew the first impediment they would run into was "What do I do with all this slash?"

In 2001, the only way to get rid of slash was to haul it to the slash disposal site in Castle Rock, a pickup or trailer load at a time. PPMD went after grants starting in 2001 that helped address this question by setting up what became the slash pickup program. **Slash began flying out of the woods at 10 (20?) times the rate of other communities reliant on the county slash site.**

*continued on next page*

At times, PPMD was overwhelmed but adjusted as needed as community wildfire awareness increased. And a “new aesthetic” was created that realtors reported as increasing property values. Initial fears of impacts to wildlife were overcome as people watched our wildlife thrive in this newly mitigated environment.

Initially, the slash pickups were funded by 50:50 matching grants matched with homeowner “in-kind” converted to a dollar value as PPMD match. About five years into this program, grant funds began to dry up as competition from other communities increased. By this time PPMD recognized the importance of the slash pickups to our property values and began funding the program from its general funds with no impact on its reserves.

And the slash continues to fly out of the woods. To date, we estimate over 100,000 cubic yards of fuel have been removed from around homes. It was also in place when Mother Nature dealt us some heavy blows like the March 18, 2003 blizzard with five feet of tree breaking snow. Or like this year with the May snowstorm smashing oak left and right. The PPMD wildfire mitigation (aka Firewise) program continues to be a success and can report:

- Firefighter perceptions have changed radically since 2001, with our front-line firefighters now telling me they stand a much better chance of protecting more homes and containing wildfires in the community.
- Over \$1.5 million in grants received to assist us including the costs of the Douglas-fir Tussock Moth dead tree cleanup.
- PPMD reserve funds have allowed it to go after larger grants that smaller communities cannot match.
- The 2007 Community Wildfire Protection Plan is being updated and will be completed soon by the PPMD Firewise Committee.
- PPMD continues to partner with LFPD, Douglas

County, Colorado State Forest Service and other federal agencies to address wildfire threats currently outside of our control.

- PPMD’s continued commitment to addressing its wildfire problems within its boundaries allows us to keep holding politician’s feet to the fire.
- Insurance companies are now weighing in as their losses from wildfires continue to mount. PPMD’s programs are assisting many owners with maintaining their current coverages. One insurer even gives its customers a discount for being in a Firewise USA community. Continued availability of the slash pickups has also become an important aid/tool when their insurer requires additional defensible space.

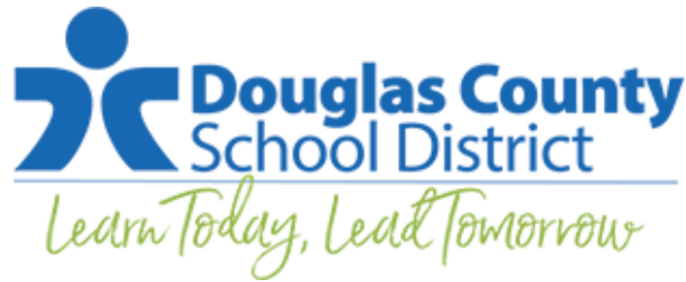
Our next focus will be helping you learn how to “harden” your homes against the ember blizzards that will put every home in Perry Park at risk. “Ember Proofing” is our next task along with continued homeowner and PPMD wildfire mitigation. Round up all your neighbors and we will bring the classes to you!



**Looking for Artists and Crafters  
for Christmas Show at  
Perry Park Country Club on  
Dec. 4th, 2022**

Call Pati Palumbo at 303-956-1222  
for more information.





## **Douglas County School District Board of Education Authorizes Mill Levy Override and Bond for 2022 Ballot**

The Douglas County School District Board of Education (BOE) has authorized Mill Levy Override (MLO) and Bond questions for the 2022 ballot. At the August 23 meeting, the BOE unanimously voted 7-0 to place before voters a \$60 million MLO and a \$450 million Bond.

If the MLO and Bond are approved by voters, Douglas County homeowners will pay \$1 per week per \$100,000 of home value. For example, a Douglas County resident with a home valued at \$500,000 would pay approximately an additional \$250 per year if both measures are approved.

“Do not doubt the dedication of this Board,” said DCSD Board of Education President Mike Peterson. “As the largest employer in Douglas County, if voters approve the MLO in November, our community will provide a raise to the largest employee base in the entire county and it is absolutely the right thing to do - to take care of the teachers who are partnering with our parents to take care of our students.”

DCSD’s average teacher salary is more than \$18,000 less than that offered by Cherry Creek School District. A \$60 million MLO would enable DCSD to provide pay that is more competitive with other school districts to retain teachers and staff. Should an MLO pass, DCSD teachers, on average, would receive a 9% pay increase, [as reflected in these salary schedules](#). Classified staff members, such as bus drivers, educational assistants, custodians, etc., would also receive a 9% increase. Other staff, including school principals and administrators, would receive a 6% pay increase. Charter schools share in DCSD’s MLO on a 100-percent equal per student basis.

“Our teachers and our employees desperately need this,” said Board of Education Director Elizabeth Hanson. “I need to make a plea to our public education warriors and everyone else, it’s time to do the right thing for our kids. We need you very, very much right now to put aside any hard feelings and fight for this and fight for our teachers.”

The BOE also authorized a \$450 million bond for the 2022 ballot. A \$450 million Bond would help DCSD construct three new neighborhood elementary schools and create additions to two existing middle schools to reduce crowding and plan for growth. The Bond would also assist DCSD in implementing safety and security upgrades, and updating and repairing its existing school buildings, to provide safe, efficient, quality learning environments for students and staff. [Click here for details](#) on what each of DCSD’s existing schools would receive should the Bond be approved by voters.

“We need to build new neighborhood schools in our communities that are experiencing tremendous growth, and we need to be able to offer a competitive salary to our teachers and staff,” said Superintendent Erin Kane. “This is an issue we can all agree on - we must do what’s best for our 64,000 students.”

[Read more about DCSD’s comprehensive MLO/Bond plan.](#)



# DAVE GARDNER'S

## Results Team

Office located on the Main Street of Larkspur



**FOR SALE**  
**\$699,900**

### 103 E Perry Park Ave - Town of Larkspur

Location, Location, Location! Right across the street from the Larkspur Corner Market. This property is zoned "Business" with Residential & many Commercial Uses Allowed.



**FOR SALE**  
**\$874,900**

### 8281 Inca Road - Perry Park

Custom Two-Story Home has 4,099 Total Sq. Feet and features a Main-Floor Master Suite, Located on a 1-acre lot in pristine Rocky Mountain Pine Forest with Beautiful Mountain Views!



**FOR SALE**  
**\$189,900**

### 5422 Country Club Drive - Perry Park

Ready-To-Build 1-Acre LOT in popular Perry Park \* PRE-PAID Water and Sewer Tap Fees! All utilities are here. \* Backs to OPEN SPACE with Soaring Red Rock Formations!



**PENDING**  
**\$799,900**

### 13084 Deer Ridge Way - Woodmoor Mountain

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



**PENDING**  
**\$124,900**

### 6202 Valley Hi Road - Perry Park

Breathtaking 1-Acre LOT has Tremendous Mountain Views!! \* Rare FLAT TOPOGRAPHY and southwest exposure!! Both Backs and Sides to OPEN SPACE. Approx. 2 blocks from existing paved road and utilities



**FOR SALE**  
**\$134,900**

### 6412 Thunderbird Dr - Perry Park

1-Acre LOT in Perry Park with SPECTACULAR RED-ROCK FORMATIONS ON-SITE! It's just like being in your very own "Garden of the Gods. Backs to OPEN SPACE. Approx. 2 blocks from existing paved road and utilities.



**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**



# Perry Park Slash Pick Up Program - Facts and Guidelines in a Nutshell

*by Margot Patterson*

- Slash is defined as brush, scrub oak, and cut tree branches no larger than 4" in diameter, and no longer than 4'. Pine needles are NOT included in slash pickup as they burn too fast, and larger logs and stumps take too long to burn – all safety considerations.
- "Firewise" is an earned designation that involves specific community involvement and commitment towards good fire mitigation and fire prevention programs. The Perry Park Slash pickup and Firewise programs are now in their 21<sup>st</sup> year.
- Our area is flagged with a high fire score, and insurance brokers have reported that the "Firewise" designation allows them more flexibility when trying to secure insurance for homes in the Larkspur area.
- An integral part of our Firewise program is the Slash Pickup. The recent PPMD survey showed a 90% level of support for continuing the slash pickup program.
- In Spring 2022, slash was picked up from 650 homes, resulting in 75-80 truckloads delivered to the back of the park. Fall pickup will begin the first week in October.
- The slash pile is burned when there is significant snowfall to minimize smoke and risk. What has accumulated now at the back of the park is the result of three pickup seasons! (See photo below with 5'6" human.)
- According to the PPMD financials, the budgeted expense for slash pickup and burn is 6.3% of the PPMD annual total budgeted expenses. The household average is about \$242 annually in taxes to the PPMD. (Total PPMD property tax revenue divided by 875 Perry Park homes). It turns out that slash pickup is a **SMALL** expense of the total services provided by the Metro District to the community (\$50K out of \$794K).
- With a LOW cost, an immeasurable benefit if a wildfire strikes, and an obvious protection of our property values, . . . what a great program!



## **Guidelines:**

Slash should be placed at the curbside near, but NOT on the asphalt road and NOT on a paved surface. Material should be in a single concentrated pile, stacking the pile HIGH, not long; the higher the better! Any piles smaller than 2 cubic yards (size of a large refrigerator) should be combined with your neighbor's pile as tiny piles and individual tree branches will not be picked up. Please follow the Zone schedule to have your slash ready on time!

## **Slash pickup occurs in June and October – with a different zone being picked up each week.**

Zone 1: From the stables to the back of the park on the LEFT side of Perry Park Blvd.

Zone 2: From the front of the park to the stables on the LEFT side of Red Rock Dr.

Zone 3: From the stables to the back of the park on the RIGHT side of Perry Park Blvd – including Country Club Drive, Echo Valley and Echo Hills.

Zone 4: From the front of the park to the stables on the RIGHT side of Red Rock Drive.

**IMPORTANT!!: Zone 4 ALSO includes any address listed on Red Rock Drive or Perry Park Blvd.**

***More information on the Slash Pickup program can be found on the [PPMD website here](#).***



# Transition Time

by Marla Leggette

As the nights and early mornings become cooler, it's time to assess what we can still get from our gardens, what plants to take out, and maybe what we can plan to harvest in the next 30 days.

Go through each one of your vegetable beds and remove any debris or plants that are not producing any longer. This will help you free up some space, and



harvest produce that is ready. If you find you have empty spaces where you are willing to try to replant these areas for a less than 30 day harvest, try lettuce, pak choi, a variety of Asian greens like mizuna or chijimisai, mustard greens, arugula, spinach, chard, radishes, green onions or turnips.

Annual herbs that you can plant now for spring harvest include parsley, cilantro, chervil. leafy greens, spring onions, onions, garlic, asparagus, carrots, turnips, and rhubarb. I admit, I've ordered seeds for some of these plants and will plant soon. We often have a slow start in the spring, waiting for the weather to warm up so we can begin our work now. By planting in the fall, it may encourage us to begin work on our gardens in the spring as we see sprouts coming out of the ground.

Many herbs also do well by being planted in the fall. Sage, thyme, marjoram, chives, lavender, or oregano, will enjoy the cold stratification of the seeds and come up early in the spring.

Deadheading your perennials is important this time of year too. It helps keep plants looking nice and sends the energy back into the plant and roots for winter protection. Find a list here of what also might re-bloom after deadheading.



<https://www.finegardening.com/project-guides/gardening-basics/off-with-their-heads-deadheading-perennials>



If you can't resist the nursery sales on perennials now, it's a fine time to get those in the ground. Fall planting helps the roots become established in the warmer soil, and they will benefit from the fall moisture.

Many of us still have green tomatoes and this month it's time to decide how we can ripen them. The temperatures now are below 55 degrees consistently, so prune back your plants even more than normal. Try cutting the tops off your plants and any big stems that don't have tomatoes on them now. By attaching or placing brown paper bags to your tomatoes will cause ethylene to form which ripens them faster.



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

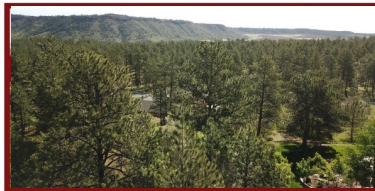


**Ben Wolfe**  
 Managing Broker & Owner  
 Larkspur Resident & Larkspur Real Estate Expert



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

"Ask yourself what you would want from a relationship with your realtor. We did and got that plus more from Ben Wolfe with Wolfe Realty Group. We needed someone flexible to our schedule and highly responsive as we were trying to locate a home or land while still living in Chicago. We needed someone who was willing to understand what we really wanted and sometimes, that takes a good deal of time to discover. We needed someone with a balanced point of view to provide advice in our best interest. We needed someone who was a skilled and fair negotiator. Thanks Ben. We love the land we bought, the builder you recommended, and have already benefitted greatly from all your advice about Colorado. Nice to do business with someone who is genuine and goes above and beyond." **Feedback from George and Corrine Miller**



**Under Contract!**  
 8038 Monarch Road  
 Hidden Forest ~ Larkspur  
 \$175,000

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



**Just Listed!**

**2205 Vista Drive ~ Valley Park ~ Larkspur**  
**\$749,000**

This quaint cottage with a mountain feel is nestled on a private 5 acre wooded horse property showcasing 3 bedrooms, 2 full bathrooms and a large patio. The main level master bedroom features numerous windows with a relaxing sitting area or home office and access to the back patio. The unfinished lower level provides ample storage space or could be finished adding an additional guest suite, home office or recreational room.

**CLIENT TESTIMONIALS**



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

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

**Wolfe Realty Group, Inc.**

Office 303-681-3553

Cell 303-667-7995

[Ben@DiscoverLarkspur.com](mailto:Ben@DiscoverLarkspur.com)

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

## Dining Tidbits!

by Mary Ann Fonken

Just think of a lovely atmosphere with linen table cloths and vases of roses on each table! Well, that's what you will see at Vista Vino Modern Grill (611 Wilcox Street) which is now under new management with a fantastic menu! The current manager is Ignazio Mulei from Palermo, Italy. Some of you may remember years ago a restaurant in Castle Pines called La Dolce Vita; after successfully running that restaurant for many years, he left to open a new Italian restaurant in Denver. So, now we are delighted to have him in Castle Rock with a very exciting menu! I highly suggest reservations on weekends (303-660-2005). Specials include Tuesdays, 50% off all bottles of wine and on Wednesdays, 50% off select pasta dishes. Another note about the menu – they have a wide variety of fish dishes!

My Lobster Stuffed Ravioli was just as rich and decadent as you would expect it to be! My hubby was delighted with his Veal Marsala which consisted of very tender veal slices seared with prosciutto ham, jumbo mushrooms and Marsala wine sauce served with homemade pappardelle pasta and a side of seasonal vegetables. In spite of all this wonderful food, we still made were able to share a piece of delicious tiramisu & coffee!

O.K. – now for the other side of the coin! How many of you have been to Bud's Bar in Sedalia? It's truly a step back in time complete with a jukebox, kitschy décor, and they only take hard, cold cash--no plastic! But, when you walk into that bar, honestly, it's like everybody knows everybody (like that old TV sitcom), and if it's your first time, you will soon be talking to some stranger who has suddenly become your new best friend! Bud's *only* serves beer, cocktails, soft drinks and burgers/cheeseburgers with a side of sliced onions, pickles and a packet of Lays Potato Chips. The burgers are honestly the **best** and juiciest ever! And, the owner will often come around to chat with you and ask "Are any of you military or retired military?" And, if someone speaks up, he will buy you a drink on the house!



Perry Park Country Club presents Larkspur Historical Society

# DREAMS ...shattered and realized

1967 to present day

In the late-1960s through the 1970s, Colorado, Douglas County, and what would become today's Perry Park were very different environments. It was a time of cultural turmoil and the beginning of Douglas County's explosive subdivisions' starts and housing dreams that evolved into nightmarish and shattering failures. But the time was also a time of shifting residential culture, changing industries, County government's maturation and the birth of master plans and metropolitan districts across the County that ultimately, like the Phoenix rising out of the ashes, saw such dreams become realized. Today, Douglas County has literally hundreds of housing developments that are the beautiful and well-maintained areas in which we live. Perry Park Ranch is such a place.

**October 20, 2022 6:00PM to 8:00PM**

**Perry Park Golf Course Manor House, the Colorado Room**

The Manor House

Light refreshments will be served.

Space is limited.  
Please **RSVP** to Jim Weglarz  
at  
[jimweglarz924@gmail.com](mailto:jimweglarz924@gmail.com)



# LOG CABIN VILLAGE



Aging Resources  
of Douglas County

Larkspur  
Historical Society

Larkspur  
Nature Cabin

Gift Shop

Three Bear Bike Rental  
E-Bikes

## LOG CABIN #1 - Aging Resources of Douglas County

Now has a satellite office, in Log Cabin #1. Aging Resources has started their new Help at Home program. Folks in the program receive three nutritious and tasty meals per week, as well as a check-in with a member of our care team and access to the full suite of Aging Resources services.

We're especially in need of volunteer drivers for the Larkspur area to help deliver meals to those folks who might be unable to make it to the pick-up site. **303-814-4300** [www.agingresourcesdougco.org](http://www.agingresourcesdougco.org)

## LOG CABIN #2 - Larkspur Historical Society

The Larkspur Historical Society is dedicated to the identification, collection and preservation of the history and people that lived in southern Douglas County Colorado and the Platte Arkansas Divide. LHS provides educational programs for the general public and area school children. We provide opportunities to visit Historic buildings and sites normally closed to the general public. **303.681.3537** [Larkspur, Glen Grove, Greenland, Huntsville, Perry Park, Spring Valley and Williamsville \(larkspurhistoricalsociety.org\)](http://larkspurhistoricalsociety.org)

## LOG CABIN #3 - Larkspur Nature Cabin

**MISSION STATEMENT:** Our mission is to provide the understanding, appreciation and conservation of the outdoors and our natural resources through educational and recreational outreach to all ages.

**VISION:** To organize a group of local residents to make the Larkspur Nature Cabin possible. The Larkspur Nature Cabin will serve as a classroom and meeting room to host exhibits, presentations and nature walks. A portion of all proceeds go to the Town of Larkspur Park and Recreation Department for improvements in the park. **Volunteers wanted, 720-289-8661**

## LOG CABIN #4 - Gift Shop

Shop Local - Unique gifts and collectibles, Artist and Crafters Welcome  
Opening October **585-746-9338**

## LOG CABIN #5 - Three Bear Bike Rental

We want to make your E-bike rental experience as fun and memorable as possible, so you can enjoy the freedom and mobility of an E-Bike. Discover the beauty of Larkspur with miles of scenic trails to explore. "Come Ride with Us" We deliver to the Trailheads. Opening October **720-289-8661**

The Log Cabins are located at the North end of the Larkspur Community Park.



# LARKSPUR NATURE CABIN



We are proud to announce that the first and last month's rent for the Nature Cabin has been paid for by the following Local Residents, Business Owners and Organizations:

- ◇ Bob & Irene Arfsten Family
- ◇ Larry Armbruster Family
- ◇ Paul & Lisa Bowers Family
- ◇ Marvin Cardenas & Shannon Buss Family
- ◇ Jim & Louanne Landon Family
- ◇ Lorie McDonald & the Starr Family
- ◇ Moondance Gardens  
Roger & Dana Fuller
- ◇ Aging Resources of Douglas County
- ◇ Larkspur Sentinel
- ◇ Larkspur Historical Society
- ◇ Results Realty of Colorado  
Dave Gardner

**MISSION STATEMENT:** Our mission is to provide the understanding, appreciation and conservation of the outdoors and our natural resources through educational and recreational outreach to all ages.

**VISION:** To organize a group of local residents to make the Larkspur Nature Cabin possible. The Larkspur Nature Cabin will serve as a classroom and meeting room to host exhibits, presentations and nature walks. The Nature Cabin is an outlet for local residents to exhibit and sell their wildlife/nature art as well as creating jobs within the community as instructors and teachers.

We are fortunate that we have several local residents that are enthusiastic about sharing their time and knowledge by helping organize and facilitate the Nature Cabin.

## Donate

### Support the Larkspur Nature Cabin

We have raised \$1,400 with a goal of \$4,800 to pay the first year's rent. All RENT proceeds go to the Town of Larkspur Park & Recreation for future improvements to the park. With your help, we know we can get there to give the Nature Cabin time to become self-sustaining. Volunteers welcome - For more information contact Marvin Cardenas 720-289-8661

Please make checks payable to the TOWN OF LARKSPUR, in the memo please write Nature Cabin.  
8720 Spruce Mountain Rd. Larkspur CO 80118

THANK YOU!

# A WALK ON THE WILD SIDE

by Susan Peters

**Ah, Crisp Fall Days...Tarantula Tunnels? ...Short Takes ... Freeze Warnings!**

**First!!! If you are not planning on feeding birds this winter and are feeding them now, please stop. Otherwise, they will be dependent on you for food when the snow tops the Mulleins, and they will have a hard time finding any food.**

I swore to myself after last winter and spring that I would not complain about the weather being too hot day after day. Guess what! I did not! Even when the hot days continued into the third week of September. I will have to admit that the cooler days seem to liven the senses. The cooler weather and shorter days remind us to use the pleasant weather to prepare for the not-so-pleasant weather, unless you are one of those freakoids, in my mind, that relishes freezing cold temperatures, blizzards, moving avalanches of snow, hauling in wood with their freeloaders – spiders, stink bugs, earwigs – all to entertain your winter guests.

As it cools off, mice, spiders, particularly black widows, and other critters seek the warmth of our houses for the winter.

By now all of my hummingbird feeders would be cleaned and tucked away for the winter, but a few tenacious youngsters still want their sugar-water joy juice. Young broadtails and Rufouses were play fighting over us while we were sitting next to our koi pond. They were practicing for next spring when they will be mature and ready for the babes. They would occasionally approach my phone with its bright cover.

Heading into October I will definitely leave one feeder for the migrating stragglers. By the end of October, if they have not gotten the message, it is sayonara. For his birthday, I purchased my daughter's partner hummingbird feeders just in time for the pre-migration frenzy. See the picture of a young one at Tony Cominiello's feeder.



It's also time to stock up the birdseed – black oil seed and a good quality seed mix with no red millet and only



a small quantity of white millet, and Nyjer thistle, found at feed and grain stores in Castle Rock. My current favorite is Murdoch's with their frequent buyers' card and an awesome selection. Whole unsalted peanuts, best bought at Costco, delight the jays on snowy days, and direct them away from the regular feeders so smaller birds can feast in peace. And put out a small salt block with fine crystals also offered at feed and grain stores. Salt is an essential mineral, but not the salt we use in our food. But watch where you put a salt block, it will dissolve stucco when rain or snow washes the salt away.

## ***Insect Armageddon?***

With increasing climate changes, insecticides, and loss of habitat, there are increasing fears of an insect Armageddon. Up to a half a million species may go extinct, disrupting a delicate food chain, and causing the production of our food to become difficult. And about 40% of insects are in serious decline.

I know that you arachnophobes are relieved that Colorado brown tarantulas are winding down their migration. Migration from where to where and why? From their deep burrows to running amok for up to a mile for a male to find a female to impregnate. She returns the favor by eating him. After all she generates from 70 to 200 babies in her egg sac that need the protein. Occasionally a male escapes her charm and then later freezes to death. Silly males.



In the quest to find a female, the males frequently find themselves squished on country roads, mainly in the southern part of the state. Watch groups are concerned and raising alarms to organizations such as CDOT, the Butterfly Museum, and Fish and Wildlife about the alarming decrease in spider numbers. They are not yet under the protection of threatened or

*continued on next page*

endangered status when it is easier to come up with solutions. But CDOT is consulting with biologists from the Butterfly Museum. It has set up cameras in major spider migration areas. The thinking is to put in cement culverts under roads along with fencing that is curled at the top to guide the spiders under the roads. Cool, huh? Other critters, like box turtles and salamanders, would also benefit.

Tarantulas are at the top of the food chain among insects, and sometimes people. They eradicate pests like beetles, grasshoppers, caterpillars, cicadas.

Make a trip to the Butterfly Museum in Westminster to spend a delightful few hours. They will even let you hold a tarantula. Cringe.

I once drove over a turtle in Virginia. The sound and feel of the crushing of the shell still give me goosebumps. When I arrived at my destination, I opened my car door only to find a large, dead upside-down turtle swarming with ants and other critters. I had really ticked off the God of Turtles.

### **Short Takes**

Early one morning, as I was putting out seed for the birds, I saw a beautiful, svelte buck crossing our property. It stopped and stared at me while I stared back. This is a reminder that it is rutting season for elk and deer. Do not put your dogs out unescorted lest they find themselves as full of holes as Swiss cheese, as the bucks will gouge any perceived competitor to their babes. Enjoy the elk bugling for those of you who are fortunate to live near the herds.

Then I turned the other way and saw some scrub oak branches swaying. Out rambled our resident bear whom I have dubbed Sophia. She paused, and looked at me. While deciding which path to take – toward me and the seed or toward the bird feeders on the deck furthest away, I hobbled in and grabbed my phone. She was gone. But, wait, there she is. The dogs must have scared her off from the deck. I was able to snap a few pictures, as she returned to picking acorns off the scrub oak.



Occasionally the turkeys will fly up to the platform feeders to snack. One crow who I call Henri regularly sits on the deck close to one platform feeder awaiting his turn to feed. I had to laugh when he chose a large



morsel, went back to his perching spot, and spit out the morsel. It was a large turkey turd!

Every year when the weather warms, we put out yellow jacket bait and traps. We were wondering why the traps were missing the usual large numbers of corpses this year.

Boy, did we find out. They had taken over a birdhouse-looking shelter for the winter, built by Hubby Dave. He went to do the annual clean out, getting it ready for the winter. He was greeted by hundreds of yellow jackets! Now what to do? We have opted to wait for a hard freeze, then dump them out for the birds to eat. We will clean out and move the shelter to another location. When the weather warms up next spring, we will seal the opening with Gorilla tape while awaiting another solution. Any ideas?

Enjoy this moment of Zen in early autumn at the koi pond while friendly birds, namely chickadees and pygmy nuthatches, flock to the birdbath.



You must stop eating lobster and some species of crab! Why?

Check out next month's article.

That's all folks for this month. Gotta run – I have to wash out the birdhouses to ready them for shelters for winter and clean out any parasites from this year's breeding birds. Whoops...I hobble and wobble too much. I will have Hubby Dave do the job. Bleach, water, and dish detergent in a solution – that's the ticket! Oosh...another demanding turkey wanting the platform feeder filled.

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





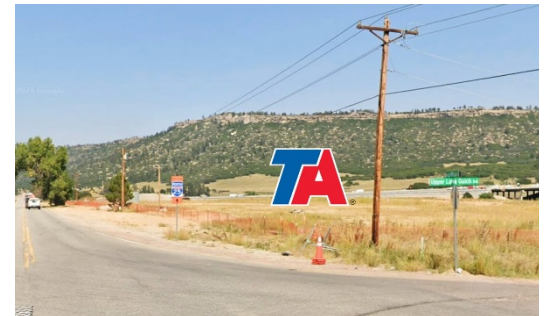
# WALTSWORDS *By Walt Korinke*

Commercial Real Estate  
*October 2022*

**Larkspur** – Seven years ago (2015), former Perry Park resident Tim Dumler began the development process of creating a **Travel Center** on Larkspur’s Spruce Mountain Road near the I-25 access. The project has had many stops and starts, permits issued and refunded, much dirt movement to lift and increase the pad area out of the flood plain, but the



intent has never deviated – to build a **Travel Center**. The zoning on the parcel was PUD and was not appropriate for the planned use, and until now, no effort was made to change the zoning. It appears that the development is in the “on again” stage and Dumler approached the Town and received the needed zoning change to commercial. It now appears that the parcel will be leased to TA, the 50-year-old travel center giant, and that TA is in planning preparation for the actual buildings and the needed sewage lift for connection to the sewage lines down the road. Original plans called for 32 fueling stations with only 6 designated to trucks. If it proceeds as currently planned, there could be a new Travel Center in place by late next year. TA has over 275 locations in 44 states and operates over 600 full service and quick service restaurants in their travel centers including nine proprietary brands i.e., Iron Skillet and Country Pride. Fast casual dining, comfort foods, sit-down dining or to go. Can’t wait to see the Larkspur Plans.



**Monument** - The land along both sides of Jackson Creek Parkway has been scraped in preparation for the start of the planned single and multi-family development approved by the Town. Widening of the remainder of the parkway (Higby



to #105) is under design with a start date for mid-2023. All those people will want to eat and **Whataburger** is coming to save the day basically at the entrance from #105 to JC Pkwy. With 4 recently opened Whataburgers in the Springs and a 5<sup>th</sup> on the way, this will be their first Colorado store outside of the Springs. Could Castle Rock be next? The 3,800 sq. ft. Whataburger will be one of several commercial facilities on the 4.8-acre zoned plat.



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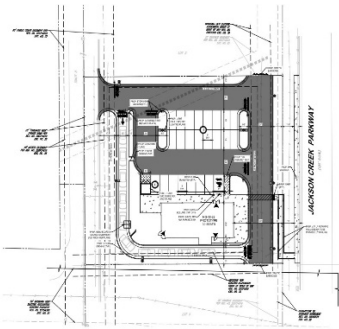




The apartment site depicted above adjacent to the Whataburger is planned for 264 units in 11 three-story buildings plus a clubhouse, pool, and tenant storage. Each building has 24 units and there is a 50/50 mix of 1- and 2-bedroom units.



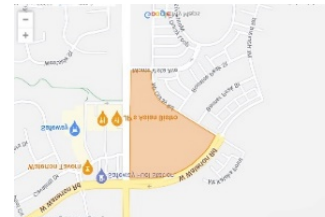
For a number of years, **Kentucky Fried Chicken** was rumored to be coming to the small, fenced site next to the Wells Fargo Bank. Not happening – there. But they are in the planning process for a restaurant in the Monument Marketplace North PUD on the west side of Jackson Creek Pkwy across from the retirement home. Yes, the 70-year-old, world’s 2<sup>nd</sup> largest restaurant chain with over 22,000 locations in 150 countries is finally coming to Monument.



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



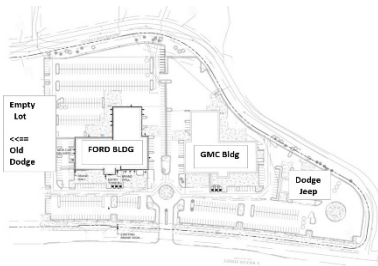
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**Castle Rock** – With auto sales slow and few cars & trucks on site, **Castle Rock Ford** took the opportunity to complete the remodeling of their building. The **Ford** sales staff moved into a temporary on-site trailer while the main building underwent both inside and outside renovation with auto maintenance continuing in the garage portion. The **old**



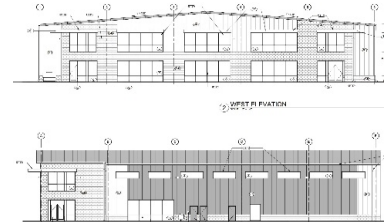
**Dodge building** to the north expanded their garage area using converted shipping containers and creating work space on the north side of the building. They are working with the planning department to add an upper level to the existing building along with expansion of the ground area space. Their plan is to shift the Dodge/Jeep sales operation to this building and follow through with converting the current Dodge/Jeep building south of the GM building to a new dealership, presumably KIA. That leaves the vacant parcel



between Ford and Old Dodge for another dealership which they are working on (Mercedes?). This complex controls the expansion of new 3<sup>rd</sup> party dealerships in Castle Rock thru a first right of refusal with the Town.

Behind the Castle Rock Autoplex, at 1184 Brookside Circle, the site will be developed as an automotive body shop, **the Castle Rock Automotive Repair**. The building will be 26,000 sf with 63% of the site devoted to parking for up to 540 inoperable vehicles awaiting to be serviced.

Industrial and commercial development continues south along the E. Frontage Road with the start of ground work adjacent to the Plum Creek Church. The 2.61-acre parcel will be the site of Colorado's largest independent heating and plumbing equipment distributor, **George T. Sanders (GTS)**. The 20,000 sf pre-engineered metal building will have a 24' clear stacking height. About 4,000 sf will be showroom and office and the remainder will be warehouse storage. Forty parking spaces will be provided.



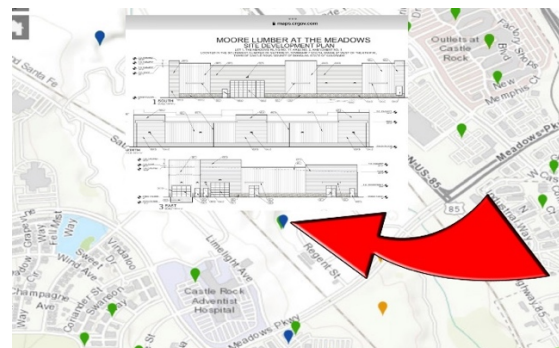
The Victorian Retail Center at 611 N. Wilcox St. that houses the Vista Vino Restaurant will be undergoing a façade modernization and a renaming to **The Silo**.



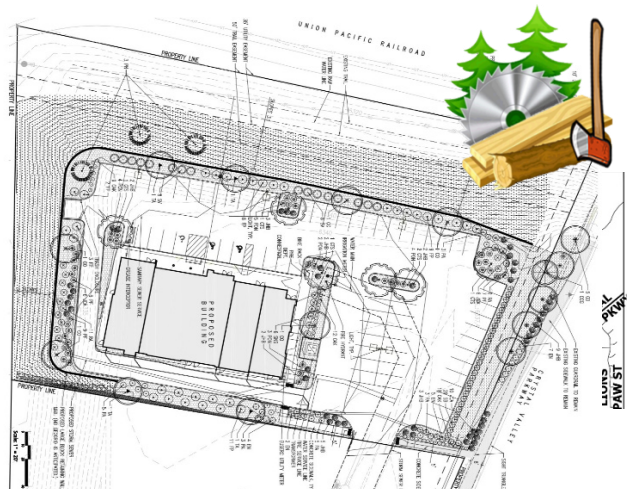
The historic **Castle Café** and adjoining **Next Door Bar** located in the heart of downtown on the n/w corner of Wilcox and Fourth St is in the planning stage to add a 702 sq. ft. patio adjacent to the west wall of Next Door. Amenities will include a wood pergola with festoons/string lights, dining tables, lounge seating and an outdoor fireplace. An entrance will be added to the west wall, and most importantly, the existing ivy will remain.



To be built north of Meadows Parkway in the new development midway between the Adventist Hospital and the Promenade is a 16,680 sq. ft. light industrial building to contain office, warehouse, and showroom space for **Moore Lumber**. The Moore family has run Moore Lumber & Hardware since 1947 with its first store in Bailey and three more in Bennett, Pine, and their current location at 1335 Park St. in Castle Rock.



Under construction, the **Heckendorf retail project** at 488 Crystal Valley Parkway will be an 8,700



sf multi-use building. Proposed uses are a coffee shop with an open-air roof patio, a martial arts (Dojo) gymnasium, and some spec space.



**Castle Pines** – The City has applied for a grant from the Denver Regional Council of Governments (DRCOG) to fund engineering and preliminary design for a **bike/pedestrian bridge** over I-25 adjacent to the Castle Pines Parkway. This will enhance the north and south regional trail which runs partly on both sides of I-25 and tie in Coyote Ridge Park to Gemstone Park. The city is in the stage of seeking public input prior to going forward. This is the very beginning of the planning process, and many changes can be expected as plans come together and as the 3-phase project moves through development.

**Colorado Springs** – From 1975 to its closing in 2018, the former Sunbird Restaurant overlooked the city from its mountain perch and was a welcome sight from I-25 as you drove by. Known for its award-winning cuisine and incredible views, it started showing its age as well as deterioration of its menu, and it’s time arrived. Acquired for \$1.8 million, the 9,700 sf structure is scheduled for demolition and replacement with a new 16,000 sf event center. **The High Garden** plans to accommodate weddings, corporate gatherings, baby showers, and other events on the 4 acre site with completion scheduled for the summer of 2023. Divided into four parts, the High Garden will have a 350-seat banquet hall, a separate indoor event side with a stage seating another 350 people, a common area lobby connecting to covered patios and decks and a kitchen facility. The view remains unchanged – incredible!



Day 1 of the 5-year project to develop “a new front door” for the Air Force Academy has begun. The 32 acres lies outside of the North Gate entrance paralleling I-25. **TrueNorth Commons** will include a new, larger visitors center, a 375-room hotel and conference center, a cybersecurity/space/aerospace office complex



and a retail area with a gas station, restaurants, and shops. The \$35 million visitors center is expected to receive over a million annual visitors and will be easy to identify with its wing-shaped roof. The nine-story hotel will be second in size to the Broadmoor in number of rooms, it will be linked by a bridge to the



Visitors’ Center, and it will be targeting a four-diamond rating from AAA. Koelbel & Co will start construction of the 200,000 sf of office space next spring. The Madera Center will be a 44,000 sf war fighting research center and a 30,000 sf retail center will accommodate several restaurants, a dozen retail tenants, and a convenience store/gas station. Cost estimate - \$500 million.





With the 3.2-acre site purchased in 2019 for \$1.76 million, following a start delay due to covid, another hotel is now ready to get underway in the Interquest Town Center. GAP Hotels is planning a 160-room, dual-branded hotel consisting of Hilton Hotel brands, Home2 Suites, and Tru Hotel. **Home2 Suites by Hilton**, one of the fastest growing brands in **Hilton's** history, is a mid-tier,

all-suite, award-winning extended-stay hotel concept whose patrons stay several days, weeks, and sometimes months and require apartment-like amenities. Hilton started the Tru brand in 2016 designed to compete against Comfort Inn and La Quinta. The goal was to create rooms of 228 square feet with "clever" bathrooms. The brand uses platform beds instead of box springs and uses a landing zone where guests can place their luggage and hang their clothes rather than a dresser. Hilton realized that they could shrink the width of the room from the typical 12 feet to 10 feet because typically the TV cabinet would accept 2 feet, but with flat screen TV's the space could be spared.



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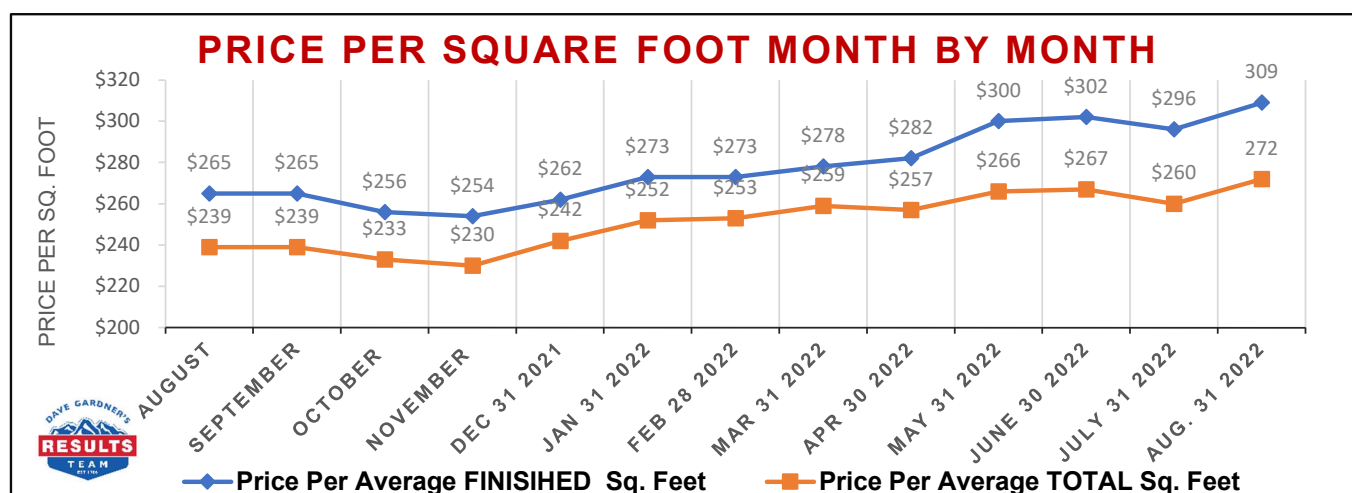
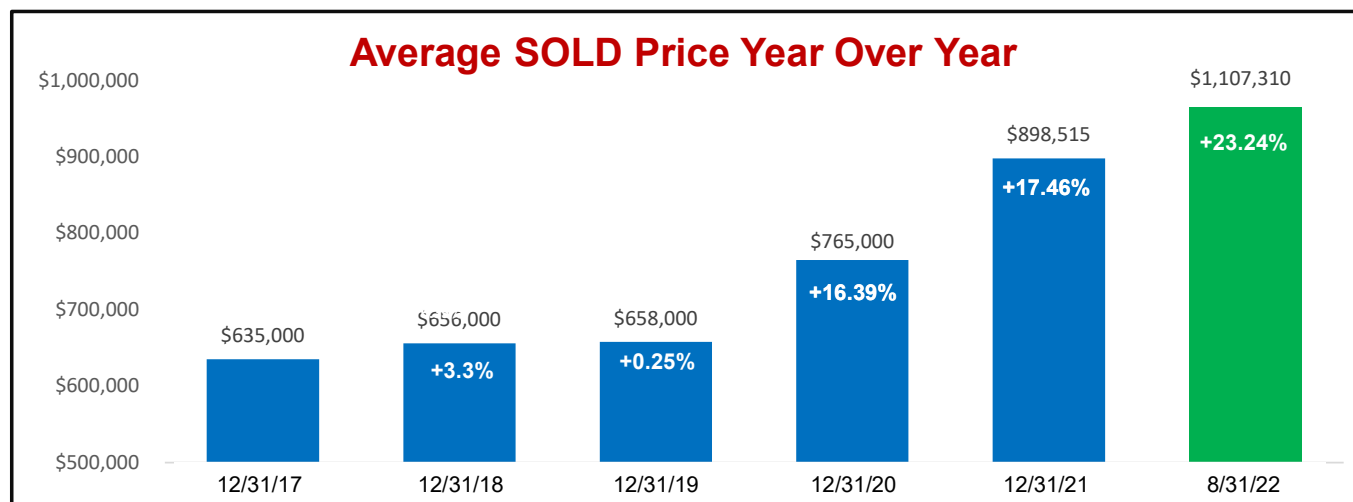
# Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (9/16/2022) ---29 (\$399,900 to \$3,999,999) --- Median \$1,097,000

➔ Average Days on Market --- 56

Homes Currently “Under Contract” --- 16 (\$695,000 to \$1,250,000) --- Median \$852,500

➔ Average Days on Market --- 44



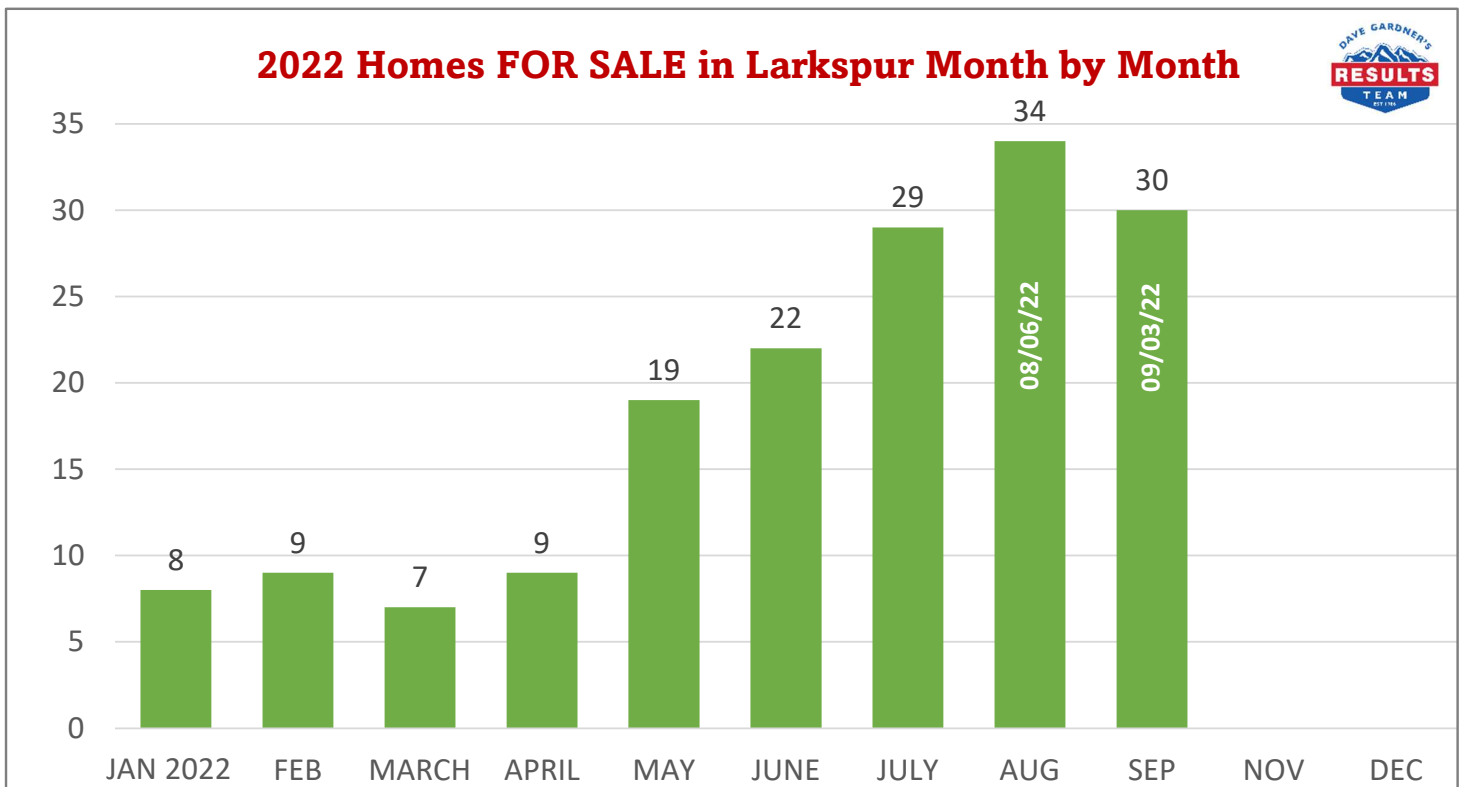
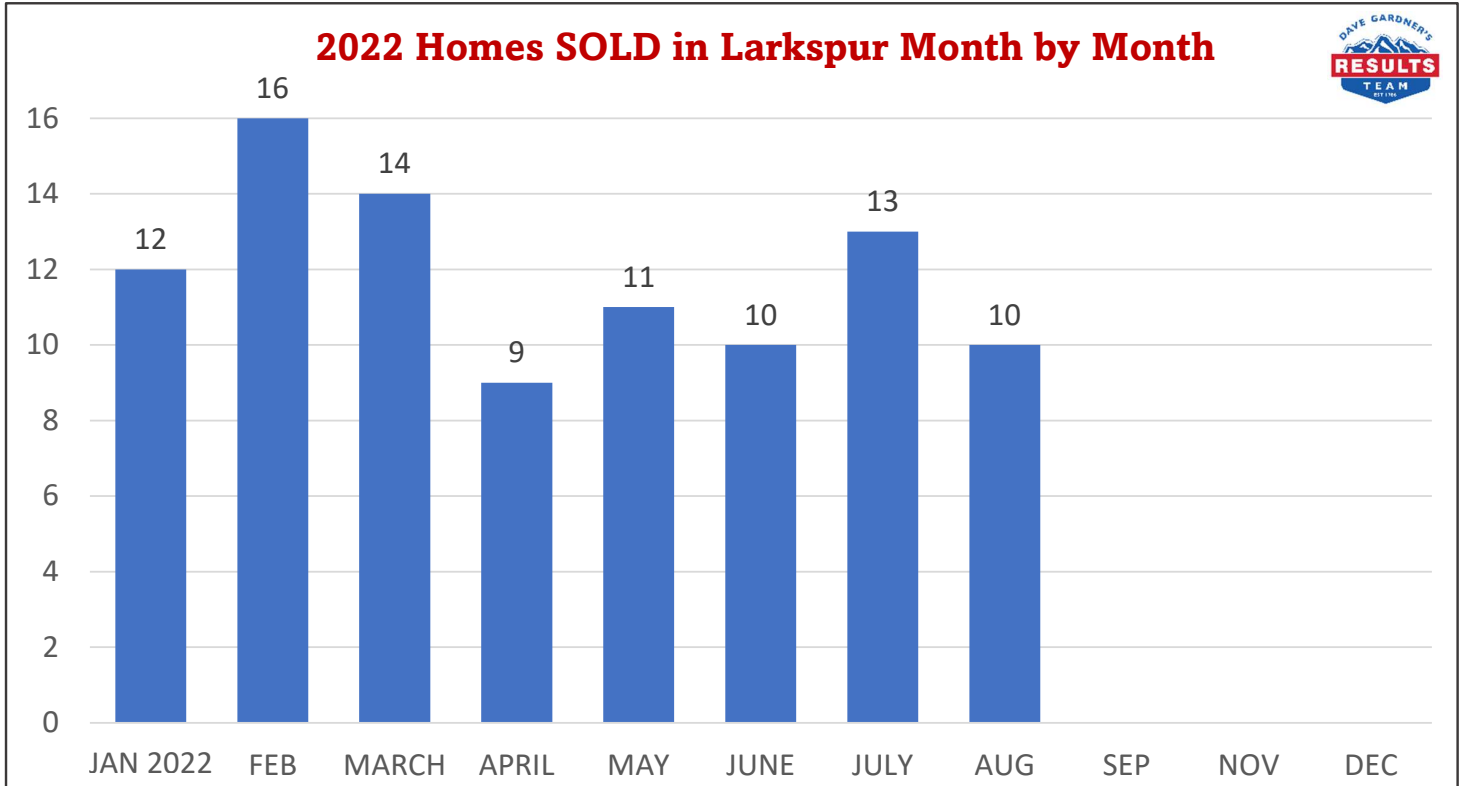
---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 figures have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property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

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

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



# More Larkspur Real Estate Stats



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Results Realty of Colorado—Dave Gardner's Results Team

## CLASSIFIED ADS

**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**

**Security Doors & Retractable Screens** for sale along with screen repair in the Larkspur area.

Call **Jack Hoyt 719-231-1719.**

### **Snow Plow Business for Sale**

Business for long-term established customers. 1996 GMC Jimmy SL with plow, 4.3 V-6 gas 4X4 automatic, very reliable, newer BF Goodrich T/As, recent tune-up, recent battery. Driveway service only, no shoveling walks. 19 current customer list from years of service. Call **Tom 303/919-7550.**

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Pricing is for Camera Ready Art

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

Submit ad art to

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

### **DEADLINES**

**Articles/Letters/Ad Artwork/Classified Ads**  
20th of each month

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

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

## TEENS FOR HIRE!!

**Bennett:** I'm 14 and live in Perry Park. I'd like to help you with yard work, snow shoveling, pet sitting, plant watering or other tasks you need help with. Please text **414-430-1363.**

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

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

**Do you have a teen who would like to advertise here? Please email [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)**

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

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