



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

November 2022

It's November already!

It's finally here! The Larkspur Sentinel website is debuting this month! On it, you will be able to access, read, and print prior issues back to 2015, send messages to the Sentinel, click on links to reach our advertisers' websites, and within the next month, you'll be able to sign up to be added to our email list.* This email list will receive monthly notices with the link for the newest issue for your enjoyment! Bookmark the website for easy access.

Click here: larkspursentinel.org

Much gratitude must be expressed to the Perry Park Metro District who has supported the Sentinel for the past 7 years by storing the archived issues. They have also graciously sent out an email blast to their list every month informing about the Sentinel. Due to a new on-line server situation at PPMD, that involvement needed to end. And, truth be told, it's time for the Sentinel to stand on its own two feet. We're very excited about the website and hope you'll take a look. . .we're working hard to make sure that the links listed in each issue of the Sentinel actually take you to their intended destination, making it a more interactive publication/newsletter/??

We'd like your input, suggestions, comments as we implement this change! Please reach out!

We are grateful for our columnists - who are all volunteers, our board and staff (also volunteers), our generous advertisers, and of course for each and every reader! Enjoy this month of gratitude, have a lovely Thanksgiving or however you choose to celebrate your gratitude, and. . .

Please, be kind,

Margot Patterson

Editor

larkspursentinel@gmail.com

**The Sentinel will not sell or voluntarily disclose your email address to others, nor use it for any purpose other than informing about the Sentinel, and its local projects.*

Front page photo credit with appreciation. . . Mike Montgomery



ELIZABETH OWENS



THE RE/MAX COLLECTION

Broker / Owner - RE/MAX Alliance - 7437 Village Square Drive, Suite 105, Castle Pines, CO 80108
720.988.4058 | eowens@remax.net | www.ElizabethOwens.net



5133 ECHO VALLEY ROAD | 10 ACRES IN PERRY PARK! | NEW TO THE MARKET! | OFFERED AT \$2,250,000



6995 FOX CIRCLE | PERRY PARK | SOLD! | \$795,000



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 | SOLD! | \$702,000

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 is a Larkspur resident and is Broker/Owner at RE/MAX Alliance in Castle Pines. View the virtual tours for these homes and all Elizabeth's listings at 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.

Monthly Mixer
November 14, 2022 (Monday) @5:30 pm
Location: TBD
Check these websites for location info:
larkspurchamberofcommerce.com or
Facebook @
LarkspurChamberofCommerce

Larkspur Blanket Brigade

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

The Holidays are rapidly approaching and the Blanket Brigade is busily sewing Holiday quilts to bring cheer into people's lives.

The BB, a 501 (c)(3) formed in 2015 and now a group of 15 dedicated souls, makes quilts for anyone experiencing trauma, loss, adversity, or illness. We create and give away 300 quilts each year and we have hoping to beat that number this year!

If you know of anyone in need of a little extra comfort, contact Cindy Hotaling at cjaspsjr@yahoo.com. We will arrange to get a quilt to you. We

welcome donations of fabric, batting or yarn. As we spend our meetings tying quilts, you do not need any special sewing skills. All you need to know is how thread a needle, and if you like to sew or knit we'd love your help. Please consider joining us in this fun, rewarding endeavor.



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*





Perry Park Metropolitan District

The Special District For Perry Park Ranch

Thank you residents for all your participation and ideas on the multiple activities going on within Perry Park Metro District! We highly value your input.

The last slash pickup cycle for this year is in progress and will be nearly complete by the time of this printing! If your zone has not yet been picked up, please get your slash out asap to avoid missing the opportunity before winter. Please make sure to read the requirements for the program as you plan your work - <http://perrypark.org/resident-information/slash-pickup-free-mulch/>.

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 removed some dead trees in the Big D area, and also have cleared more of Wauconda Park along the creek. Come relax at our quiet Wauconda Park and bring the kids to enjoy the playground. Further park and recreational improvement ideas are being discussed.

After a lot of discussion, research with Douglas County, and community input, the board voted NOT to spend approximately \$10K on our electronic speed signs.

Instead, Douglas County has offered to rotate their speed signs for free for 2 weeks periodically.

The 2022 Junk Dump is being held again on the following days. While this is not a free event, it is offered as a convenient service to residents. See details in the article below, and visit our communications channels for prices and details.

Our November board meeting is scheduled for Thursday, November 10, at 6:00 pm at the Perry Park Country Club and on Zoom. You can see the meeting schedule and documents, as well as other neighborhood information and contact forms, at <https://www.perrypark.org> - Zoom and in-person attendance are options, making it convenient for you to participate. We hope to have you there. We also have committees and welcome volunteers. There are many great ideas for improving our community and to implement more of them, we need you!

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/>

2022 Perry Park Junk Dump

The 2022 Annual Junk Dump is again being sponsored and conducted by M.R. Hauling and will take place on the following dates:

- Thursday - November 10 from noon - 5:00 pm
- Friday - November 11 from 8:00 am - 5 pm
- Saturday - November 12 from 8:00 am - noon

Where: The old gravel pit at the back of Perry Park-take Perry Park Blvd all the way to where it turns to gravel, and just keep going.

Who: Perry Park Ranch residents only - proof of residency required

The cost to dump:

- Cars-\$30
- SUV-\$35
- Pickup-\$45
- Pickup and trailer or just a trailer-\$65



What are your neighbors saying about Wolfe Realty Group?

Feedback received from Rob Bowe

“Ben has been helping me to buy and sell homes since I relocated to Colorado 8 years ago. In each instance, Ben has always gone above and beyond. He is both professional and personable. He will watch out for your interests and protect you thru every step of the process. I truly feel that, with Ben, I have a good friend in the real estate business. With the way the housing market is now, you need Ben's integrity, sincerity, and experience on your side!”

Feedback received from JP and Karen Hulett

“We had used several local agents prior to engaging Wolfe Realty Group. After our first experience with Ben Wolfe, we never even considered using anyone else! I am just sorry that our last move took us out of state. I doubt we will ever find a realtor as wonderful to work with again.”

Feedback received from Charles and Debra Nienburg

“Need a great realtor? You need Ben Wolfe. Ben lives in the neighborhood and is an expert on our local market. He sold our house for a lot more than we would have dreamed of asking. He was very confident in his valuation of the house and was right on. He held firm when we were ready to drop the price. He is incredibly thorough, explaining his methods and array of tools in detail and always keeping us informed of status. He was on site for all inspections and was able to recommend local contractors to get needed work done quickly. Ben is a pleasure to work with and he made the whole process as smooth, efficient and as painless as selling your home can be.”

Feedback received from Greg C. and Donna H.

“Donna and I recommend the Wolfe Realty Group unconditionally. Ben is without question the best broker we've ever dealt with, in addition to being a fine human being. If I had to describe him in just a few words, those words would be honest, personable, smart, diligent and experienced. He really knows the market and always was impeccably prepared. Had we remained in Colorado, it is inconceivable that we would ever use anyone other than Ben for real estate transactions. ”



Ben Wolfe
Managing Broker & Owner
Larkspur Resident

Wolfe Realty Group, Inc.

Office: 303-681-3553 • Cell: 303-667-7995

Fax: 303-681-0678 • Home: 303-681-0679

Ben@DiscoverLarkspur.com

If you have any real estate needs call Ben Wolfe,
Your Larkspur Real Estate Expert!

www.DiscoverLarkspur.com

NEWS FROM THE WATER DISTRICT

by Brian Arthurs

“There are 10,000 local governments in the state of New York. Ten thousand! A town, village, lighting district, water district, sewer district, and a special district to count the other districts in case you missed a district.” - Andrew Cuomo

“We shape our infrastructure because thereafter they shape us.” — Dax Bamanian



- Over 148,000 municipal water systems distribute 39 billion gallons of water each day to homes and businesses throughout the country.
- It is estimated that more than 12,000 miles of water pipes were planned to be replaced by drinking water utilities across the country in 2020.
- Every 2 minutes, a break in the water pipes occurs, losing 6 billion gallons of water each day.
- The U.S. Government Accountability Office estimates that water and wastewater utilities are not generating enough revenue from user rates to cover the full cost of their service.
- The current estimated cost to repair, maintain, or upgrade the nation's water infrastructure is \$129 billion; unfortunately, only \$50 billion has been allocated to do so.

The Board met for the regular meeting on October 20 at 2:00 pm. Minutes of the September 2 regular meeting were reviewed and approved. Disbursements of \$233,418.06 were presented, reviewed, discussed, and approved by the Board.

The Board reviewed the District's Monthly Staff Report prepared and submitted by District Manager, Diana Miller. Detailed responses to all questions and inquiries were satisfactory. The District's Systems Report, compiled by Will Parker, Semocor Inc., was then presented. Answers to all questions and inquiries by the Board were deemed acceptable. GMS, Inc., the District's engineering firm, provided the monthly updated memo of construction in progress and summaries of future projects.

The proposed budget for 2023, as modified by the District Manager, was presented to the Board for further review and adjustment. After discussion, the Board will again review the modified budget individually for additional modifications to be considered for final Budget compilation.

Next on the agenda was consideration of an agreement with the Bear Ridge Development to provide water and sewer service to said parties. After review and modification, the agreement was approved.

Review of the gravel pit lease agreement and modifications suggested by lessee, the Perry Park Metropolitan District, was tabled until to the December regular meeting.

Notice of meetings November 9 and December 14 at 2:00 pm to consider increasing the District's water, sewer, and other rates, along with tap, development, and other fees was prepared by the District and executed by the Board. Meetings are held at the PPWSD office, 5676 Red Rock Drive, Larkspur.

Review of the Feasibility Study for five lots on Echo Hills Club Drive along with other issues was undertaken and subsequently resolved or tabled.

There being no further board member discussion, the meeting was adjourned. Further information is available on the district website, www.ppwsd.org.



Join Us for one of our:

November Open Houses!

Thursday the 3rd & Thursday the 10th
5:30pm-7:00pm

Golf & Social Memberships Available

Call to make your reservation today: 720.787.9353

Special Pricing for these events only!

Lana Milan | Director of Membership | Perry Park Country Club
7047 Perry Park Blvd. Larkspur, CO 80118
www.perryparkcc.com | lmilan@perryparkcc.com



November Gardening Plans

by Marla Leggette

Since it's now the beginning of November, we've all experienced freezing temperatures and end of season damage to our gardens. Our beds are cleaned out, maybe compost has been added and some seeds have been sown and bulbs have been planted. My last harvest provided green tomatoes that are safely ripening in paper bags. I hope to can a few batches of sauce.



What to do now?

It's hard to miss all the ads for seeds this time of year and easy to just randomly buy them because something looks good, or you want to try something new. Then, in the spring, you wonder where everything is going to go. The best way to get the most out of your garden is to plan in advance. If you're like me, you may have started out writing your plans and then things change as you recall what worked and what didn't work. Journaling your successes and not so great successes will help you plan for next year, including what seeds you need.

The winter months, are a good time to draw and/or write about your recent garden.

I always do this in pencil because you want to be able to make changes through the down months. Gardeners also often take this time to rearrange, expand, or condense their spaces. My plan for next year is to make longer rows of what I really like and I've started with garlic and onions. More carrots, more potatoes, more beans have all been added to my plans.

In mid-October I attended the Front Range Wild Ones Seed Swap in Denver. It was my 2nd experience attending the event and both times I've been very

excited about the native Colorado seeds I was able to bring home. The swap is held two times a year and in between times, they are always available to answer



your questions about Native Plant Gardening. Native plants require less maintenance and watering, provide nectar for local bees, birds, and butterflies. You can sign up for their newsletter at:

[Frontrange.wildones.org](https://www.frontrange.wildones.org)

There is a helpful video on their website about saving. Native seeds are perfect for winter sowing in your beds or in containers.

Here are some of my favorite seed websites.

<https://www.rareseeds.com>

They have a great catalog with beautiful pictures and choices of your favorite flowers and vegetables including a surprising selection of rare plants.



<https://botanicalinterests.com>

Located in Broomfield, they also have a wonderful catalog and a newsletter. They offer a wishlist for storing ideas before you buy.



<https://www.highcountrygardens.com>

Located in New Mexico, this company offers a wide variety of pre-planned gardens, pollinators, native plants and lawn plugs!



I hope you can get some nice gardening catalogs, sit down with a hot cup of tea, and plan your next garden.

--Marla



The holidays are upon us! It's that festive time of year for traditions, treasured family recipes, shopping for presents. The holidays are about coming together and spreading joy – not just for ourselves, but for others. Known as The Giving Season, it's a time where we give to our family and friends, but also give to those less fortunate than ourselves. By helping someone else you can brighten their holiday season AND help make your community a better place!

Volunteering is one way you can make a direct (and immediate) impact in your community. Many local non-profits have great ways to get involved and make a difference right here in Douglas County. You can



volunteer at one of our local food banks, you can provide a ride or some help at home to a local senior citizen, you can volunteer to serve a meal at a local soup kitchen. There are lots of great opportunities to offer your love and support to help those right here in Douglas County. Visit www.greatnonprofits.org and search by city for different options.

Colorado Gives Day provides another way to give back. Colorado's largest 24-hour giving event has raised more than \$362 million for Colorado since it began in 2010. Each December, Coloradans come together to

support local nonprofits and their communities. Community First Foundation and FirstBank have partnered to make this day rewarding for givers, nonprofits and the community as a whole. Additionally, your support is amplified by the \$1 Million Incentive Fund matching program thanks to special sponsors from around the state. Schedule your Colorado Gives Day donation early (beginning November 1st) and your donation will post on Colorado Gives Day, December 6th. Learn more at www.coloradogives.org. (source: <https://www.coloradogives.org/p/givesday/about>)

One final (and easy) way to support non-profits in the community is through Amazon Smile, Amazon's charitable platform. It offers the same great deals, Prime offerings, inventory, and more, but a percentage of every purchase you make using Amazon Smile gets donated back to your charity of choice, at no additional cost to you. If you're a big Cyber Monday holiday shopper, you can shop via Amazon Smile AND give back to your charity of choice. Win Win! Simply go to www.smile.amazon.com to get started.

No matter what your definition of giving is, there are many ways to give back and bring joy to others this holiday giving season.

www.agingresourcesdougco.org

303-814-4300



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 or calling us at **303-885-3800**

KNOTHEAD

TREE AND LAWN CARE

In Memoriam. . .

Craig Forrest Van Doorn Sr.

Nov 29, 1949 - Sept 30, 2022

Craig van Doorn, a Larkspur (Perry Park) resident since 2016, passed away on Sept 30.

Craig's life was full of love for his family, love for his friends, and service to his community. After being appointed to the PPM board in 2017, he spearheaded the community garage sale, the junk dump, the slash program, worked tirelessly on the dredging of Gateway Pond, and worked with county and state officials to meet specific regulations for the fence in front of the pond. He was our community's social media person, informing everyone of PPM decisions and projects. His "pet" project was the 4th of July parade and activities, even hosting poker games in his home to raise money for the fireworks. Many may remember him as the Grand Marshal of the parade this year. He also worked for a short time as a bartender at the Perry Park Country Club.



Most days Craig could be found with a beaming smile, working in his yard or riding his beloved lawnmower. The word 'retirement' did not exist in Craig's vocabulary - a true Renaissance man, Craig had more jobs than most people can name, and he was damn good at all of them. His wife, Linda, shared "He loved this community and the people here. He has always held the philosophy that he should serve any community in which we live. He loved Perry Park more than any other place that we have lived."

Craig and his infectious laughter will be greatly missed by his family and friends, especially his wife Linda, his 4 children, and 6 grandchildren.

Here's something we can do for others. . .

If you have coats* that you no longer need, please consider donating them to the Coats for Colorado program. Since 1981, Coloradans have kept each other warm by donating to Coats for Colorado, organized by Dependable Cleaners. Coats will be distributed by non-profit organizations.

*All sizes of winter coats are collected, but children's and extra-large men's and women's coats are especially needed.

*NOT accepted are: rain and snow boots, raincoats, ski pants, hats, gloves, mittens and scarves. Monetary donations are also NOT accepted.



Dropoff locations:

Perry Park - email larkspursentinel@gmail.com for location

Larkspur - Dave Gardner's Real Estate office across from the Corner Market, open M-F 8:30a-6:00p

Larkspur Elementary School - box inside front door - open during regular school hours

If you don't have any used jackets to donate and would like to offer a coat, Coats for Colorado has an [Amazon Wish list](#) with purchase requests and suggestions.

Dropoff Deadline is November 23



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



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



M.R. HAULING
303-919-1996



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

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



FROM THE LARKSPUR FIRE PROTECTION DISTRICT

From January 1 - Sept 30, we ran a total of 635 calls compared to 822 calls for the same timeframe in 2021: a decrease of 187 calls.

From Sept 1 - 30, we ran a total of 53 calls compared to 75 calls for the same timeframe in 2021.

- a. Fires: Total of 7 calls (5 in-district, 2 mutual aid)
- b. EMS: Total of 40 calls
 - i. Medicals: 28 (27 in-district, 1 mutual aid)
 - ii. MVA's w/Injuries: 12 (11 in-district, 1 mutual aid)
- c. Alarms: Total of 4 calls (3 in-district, 1 mutual aid)
- d. Other: Total of 2 calls (2 in-district)

Larkspur Volunteer Fire Auxiliary (LVFA)

Periodically in our area we see sandwich board signs along the road that LVFA is conducting a food bank collection or sponsoring a Pancake Breakfast. This may have left us wondering "What is LVFA?"

The LVFA, a 501(c)(3) nonprofit organization, was formed in 2009 by a small group of Larkspur Fire Protection District (LFPD) volunteer firefighters, retired firefighters and their spouses. LVFA's mission is to raise money, separate from that generated by the Fire District, for purchasing additional fire service equipment, and to support LFPD staff/community education and community wellbeing projects. 100% of donations and all money raised be used to benefit a worthy cause within the Fire District. Member are vital to our mission and membership in LVFA is open to the public.

Nicole Tahmindjis, President of LVFA: "As newly appointed president of the LVFA, I will strive to further the vision of service to the LFPD and our community within the Fire District. We will continue fundraising efforts for equipment and training for the firefighters in addition to community projects. I would like to expand on that by reintroducing basic first aid and CPR classes open to the community, taught by our professionally trained firefighters. Our firefighters help the community in times of need and LVFA helps the community show its appreciation. In order to maintain the momentum, I will

Larkspur Fire Protection District

Board Meeting

Thursday, November 10th

6:00 pm at Station 161

Public attendance is welcome.

Please check the website for details.

larkspurfire.org

strive to help LVFA membership grow, allowing for new ideas and enthusiasm. LVFA members have a lot of fun and camaraderie as we work for the community and the Fire District!"

LVFA fundraising is principally accomplished by:

- Membership: Annual membership is \$12
- Donations: Some are given as a means of appreciation for special services that were provided by Fire District personnel
- Annual pancake breakfast and spaghetti dinners: The most recent breakfast event cleared \$2,500

The LVFA efforts have provided air pack apparatus, radios, training, firefighter safety equipment, fire engine and ambulance equipment

LVFA supports community projects such as:

- Food Drive: All donated food is retained for those in need who reside within the LFPD boundaries. The next food drive will be in November.
- Larkspur Veterans Memorial
- Christmas tree decorations in Larkspur town park
- 4th of July parade in Perry Park

The LVFA Board meets monthly with the dates posted on their website, these are open to the public. They focus on managing the organization with a high degree of commitment towards their mission and maintaining financial resources to further what they've accomplished. To join or donate to LVFA, visit their website: www.larkspuraux.org

Perry Park Firewise Program Updates

by Keith Worley, Forester, Arborist and Wildfire Mitigation Specialist

Annual Gambel oak re-treatments (re-mowing) will be occurring this fall in some of the machine-accessible open spaces and undeveloped roadways to maintain their effectiveness as fuel breaks. Not all open spaces behind you may be done this year but please let us know if you see the oak resprouting aggressively and dead/dying trees so we can add them to the maintenance schedule for next year. Contact PPMD at info@perrypark.org using "Open Space Maintenance" in the subject line so it gets to the right board member.

Forest Restoration and Wildfire Risk Mitigation (FRWRM) grant will be submitted for Perry Park Ranch in 2023. We will be looking for neighbors who want to take their Firewise efforts to the next level of "Fire Adaption." This means unifying Defensible Spaces and Home Ignition Zones (HIZ) so when a wildfire occurs, the fire burns through with minimal impact on the forest. It will also require making your home "ember resistant" which is the number one reason homes ignite. If interested in being part of this project, contact the Firewise Committee at the info@perrypark.org and use "2023 Firewise Project" in the subject line.

Phase 2 of the Upper Cheyenne forest restoration and wildfire mitigation project is nearing completion. **Phase 3**, which may include helicopter logging (heli-logging),

is proposed to remove more Tussock Moth killed trees along our west and southwest borders. Stay tuned for project start dates this winter or next season. This is a joint project with Colorado State Forest Service, Haystack Ranch and Perry Park Metro District.

Slash pickups in Perry Park will be completed by the time you read this. PPMD encountered slash piles that had not been placed at the street properly (lots of little piles, piles too small, slash strung out along the entire lot front, etc.), costing the District extra money to pick it up. The PPMD Firewise Committee will be sending out a mailer next spring with the slash pickup rules that must be followed in order for your slash to be picked up. FYI: Perry Park, over the 21 years of this program, has removed over 400,000 cubic yards of fuels from around homes. Think in terms of "kilotons" of energy removed (Hiroshima at 18 kilotons and Nagasaki at 20 kilotons). Current rules are always available at www.perrypark.org

First draft of the updated Perry Park Community Wildfire Protection Plan (CWPP) will be available soon for public comments. It will be posted on the District's web site at www.perrypark.org. Be sure to sign up for PPMD notifications at info@perrypark.org.

Some thoughts on Thanksgiving

Ina Garten: If you think about a Thanksgiving dinner, it's really like making a large chicken.

Kevin James: Thanksgiving. . .not a good day to be my pants!

Erma Bombeck: I come from a family where gravy is considered a beverage.

Marcus Samuelsson: I love Thanksgiving because it's a holiday that is centered around food and family, two things that are of utmost importance to me.

Margaret Cousins: Appreciation can change a day, even change a life. Your willingness to put it into words is all that is necessary.

Marcel Proust: Let us be grateful to the people who make us happy. They are the charming gardeners who make our souls blossom.

W.T. Purkiser: It's not what we say about our blessings, but how we use them. . .That is the true measure of our thanksgiving.





DAVE GARDNER'S

Results Team

Office located on the Main Street of Larkspur



FOR SALE
\$599,900

Zoned Business

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
\$999,900

14000 True Mountain Dr. - Larkspur

Rare Offering--43.83-Acre Residential Build-Site with lush, forested land. Livestock/Horses Approved! County will allow 3 Houses on the total acreage - * NO HOA! No Covenants!



FOR SALE
\$184,900

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
\$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!



SOLD
\$189,900

8121 Bannock Drive - Perry Park

1-Acre lot in the Colorado Pine Forest of Perry Park. This lot backs to OPEN SPACE - NO homes behind you! Paved Road and all Utilities are IN! Buyer Assumed \$60k (LID) Assessment



SOLD
\$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 15 minutes from I-25. Tremendous Mountain Top View!



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





Douglas Land Conservancy Spotlight on Doug Reagan



Doug Reagan has been a member of the Douglas Land Conservancy's board of directors for more than ten years and currently serves on the Projects and Stewardship Committees. His scientific expertise as a naturalist/ecologist is a great asset to the organization.

Doug: Author

Doug is the author of [The Mercenary Naturalist](#). This recently published memoir chronicles his exploits as an ecologist on environmental projects ranging from oil exploration impact mitigation in the Amazon to protected area planning in the Philippines. With humility and humor, Doug recounts his experiences with engineers, conservationists, indigenous peoples, government bureaucrats, and even baboons. Real-life situations provide unique insights into the complexities of finding workable solutions to environmental problems.

While there is plenty of science in this book, it is always presented in a way that is accessible to non-scientific readers and blends in among the author's tales of confronting venomous snakes, learning to fuse his scientific data with the expertise of his local assistants, successfully communicating despite limited language skills, and narrowly avoiding close encounters with large beasts. Doug's adventures bring these exotic places and people to life. His experiences working with indigenous peoples in diverse environments and similar work with individuals from modern societies closer to home provided him with a broad range of unique insights into the current relationships of humans to other species and to the land, water, and air that support all life. [The Mercenary Naturalist](#) illuminates the ways in which we are interconnected and how what happens in faraway places has consequences for us all, presenting a thoughtful approach to the intersection of economic development and environmental protection.

Doug's background:

After receiving his PhD in Zoology, Doug found his calling as an applied ecologist and spent the next four decades working to understand, protect, and restore the natural harmonies of ecosystems around the world. During these endeavors, he worked with many members of cultures still embedded in (and dependent upon) naturally functioning ecosystems.

Doug has served as a consultant and advisor to US and foreign governments, a contractor to various industries, a research scientist executing projects in environments ranging from the Arctic tundra to tropical rain forest. He, his wife Julie, and their 2 children moved to Castle Rock in 1978. In 1979, the family left to spend two years in Puerto Rico before returning to Castle Rock in 1982. In addition to his fulltime job, he joined the graduate faculty of the University of Colorado at Denver, where he spent several years teaching a graduate-level course in applied ecology.

Doug's retirement:

Since retiring in 2017, Doug spends his time hiking, backpacking, writing, and as a volunteer for Douglas Land Conservancy, Douglas County Open Space, and as a hospice volunteer. While a volunteer for Douglas County, Doug worked with other volunteers to produce: [Sandstone Ranch Open Space Natural Resource Inventory and Analysis](#). The document provided critical information for protection and management of natural resources on the ranch.

Doug lost his wife of 52 years to breast cancer in 2019. Now, he particularly enjoys spending time in Colorado with his son, Darrell, and grandson, Blake (currently a freshman at the University of Hawaii) and in North Carolina with his daughter, Kathy, her husband, Jon, and their three children, Addy, Marlana, and Karsten, all of whom are in high school.

For interested readers, Doug's book is available on Amazon, as well as the Douglas County Library.

Perry Park Country Club
Invites you to the
2022 Christmas Bazaar

“Open to the Public”
December 4, 2022

Art/Craft show Opens 9 am-4 pm Public
Encouraged to come and shop!
Unique Christmas Gifts by
local artists and crafters!



Join us for a shopping extravaganza !
Browse a great variety of gifts
from over 30 local vendors!!

Dining Tidbits!

by Mary Ann Fonken

For those of you who are new to this area, I'd like to do a few "retakes" on some favorite local restaurants.

Bella Panini, Palmer Lake: KT consistently makes all his food special. He serves fresh bread right out of the oven, keeps fresh pots of coffee on hand and makes his own tiramisu which is out of this world!

Via Baci, just off Lincoln and Park Meadows Dr., east of the Super Target. The two ladies who run this restaurant have the most wonderful pizza crust and always use fresh herbs on their pasta. Also, they make a terrific martini!

Pegasus, in Castle Rock, west of the courthouse. John and Janie make you feel part of the family, and if short-handed they serve and bus tables energetically. One of most delicious specials is the Prime Rib Dip!

Cheesecake Factory, on the lower level of Park Meadows Mall. They have very well-trained, efficient servers. A popular venue, you often wait a while to get a table, however, the bar area, including actual bar and six high-top tables are open to first come, first served. As for the food, the fried calamari with two sauces is always excellent as are the Lemon Butter Herbed Chicken Medallions which are served with 6 tender, yet al denté, spears of asparagus. That is a special dish for anyone watching their calories. IF you don't need to worry about calories, then, by all means, have a slice of their famous cheesecake! They have about 20 flavors, and if you don't want a dessert right after your meal, you can always order a piece to take home – and it comes with a huge dollop of whipped cream!

Also, there are a few restaurants that good friends have recommended south of Larkspur at Briargate Promenade. If you'd like to avoid traveling south on I-25, you can reach these locations fairly easily by going south on Hwy. 105, take a left at the stoplight in Monument then go about ½ mile before turning right on Jackson Creek Parkway. Continue south on JC until you come to the intersection at Baptist Rd. where JC changes to Struthers Rd. Continue on Struthers to Northgate Blvd. Turn left and continue a short distance to Voyager Pky. Turn right on Voyager to the Briargate Promenade. There you will find three very nice restaurants: Seoul BBQ, Ted's Montana Grill and Biaggi's, a great Italian restaurant. So go down early in the afternoon to shop and then treat yourself to a fine dinner!





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Larkspur's Retina Specialist

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Fellowship-trained vitreoretinal surgeon

Call to be seen this week in our Castle Rock office
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GIVE THANKS WITH A GRATEFUL HEART

Happy Thanksgiving!

So grateful for all
my friends and
clients! How can I
help you in 2023?



NANCY PAGE COOPER
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nancy@linkrealestate.com
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A WALK ON THE WILD SIDE

by Susan Peters

¡Feliz Día de Muertos y Feliz Día del Pavo! Darkness Looms...New Sustainability Data...Short Takes

Going into the long darkness of winter, this is when I keep the Denver sunrise-sunset website up on my computer. The winter solstice is next month, but then gaining daylight takes a long time. Even with the Increasing darkness, we have had some pleasant weather and beautiful colors the latter part of October with the first snow occurring this past week! This year daylight savings time ends on Sunday, November 6. That is when I go into mourning.

Having been in tropical places several times, I realize that moving there is not a permanent solution. The sun rises about 5 am. Right after that the howler monkeys raise a ruckus. They wear themselves out and make sure that the people are wide awake before settling down for their morning nap. The sun then sets about 6 pm. People finishing work or students getting out of school are quite limited for beach time. Best to get up early and go in the morning.

People living far north have it worse. We once booked a fishing trip to Kodiak Island off the coast of Alaska. I was wandering around outside at midnight, saying “Why aren’t we fishing?” And then the permanent residents are in complete darkness from October to March, until spring announces its arrival with a tiny sliver of light appears and quickly disappears in the sky.

Yikes! The Newest Sustainability Research is Truly Frightening

Sustainability takes many forms. Recently most of it has taken the form of being able to sustain food sources, the environment, animal populations, etc. Various articles have popped up recently citing the near extinction of the North Atlantic right whales, caused almost exclusively by human activity. Say what? Extinction would mean taking out a cog in a large ecosystem upsetting the balance far and wide. We can’t hunt them, as if I would ever want to, so what gives?



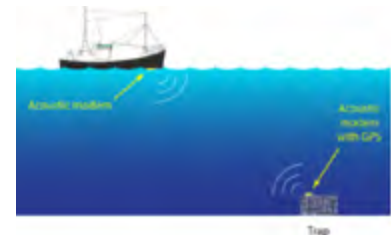
The whales’ population is down to under 340 and dropping steadily. The reported causes:



- Getting caught in fishing and lobster lines (ropes and chains)
- Encounters with vessels – these gashes can be horrendous. See the picture of Punctuation (no, I did not name her) who had survived two boat encounters only to succumb to a third more serious injury.
- Climate warming



So, the whales are a victim of most lobster fishing and there are some raising protests to take lobster off the menu. And of course, the fishermen have their hackles up because they have initiated responsible lobster harvesting practices to protect the whales. Cable and ropeless traps have been designed to keep whales and other sea creatures from getting tangled and dying a painful death. A modem, that can communicate with a ship or communications satellite, replacing the need for proactive hoisting of multiple lines. Although the traps still have to be retrieved, the amount of time the ropes/cables are in the water is greatly reduced.



What makes all this sadder is that a recent study found that crabs, lobsters, and many other creatures can feel pain. These animals have such highly developed and extensive nervous systems that boiling, steaming, cutting of crabs and lobsters may actually cause them excruciating pain.

And now snow crab fishing is banned due to the increasing warmth of the Bering Sea and other Alaskan waterways. There is a reason that they are called snow crabs and it’s not because of their liking to frolic in the Caribbean. It appears that there is little chance that the seas will become cool again during our lifetime. So, in the interest of sustainability and to spare the crabs,

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lobsters, and whales pain, I have chosen to make my diet more restrictive.

Now this one I am a little embarrassed about: Have you heard about the demand for adult McDonald's

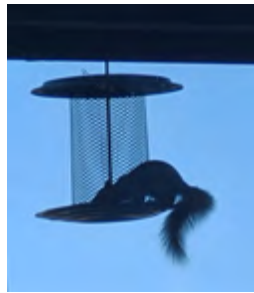
Happy Meals? So, what makes these so hot? Not the 10 Chicken McNuggets or Big Mac with fries and drink.

It's the four different collectible toys. Ebay even lists a new one for \$300,000! Particularly coveted is the hard-to-get Cactus Plant Flea Market "Cactus Buddy."



Short Takes

A welcome resident from the past graced our bird feeders once again – a petite black squirrel. The proliferation of rock squirrels had replaced the black squirrels and the chipmunks. Sigh.



In a recent conversation with daughter Cyndi, who lives in the country northeast of Boulder, she described her little piece of paradise. Her property is a virtual birds of prey Mecca breeding ground – Big Horned owl, a smaller owl of unknown identification, two species of hawk, Bald Eagles, etc. I told her get a free copy of Cornell Ornithology's Lab app called Merlin – it will make bird identification a snap.

Here in Larkspur, our daily list of birds identified by Merlin has greatly decreased in the last couple of weeks. We did have a Great Horned owl, which is exciting. With all the development around here, they seemed to have disappeared.

We are finally finishing up the prolific fall bird-feeding season, as adults and fledglings alike gobble up the food in anticipation of a long trip south to warmer climes. We have had a little help with a frequent buyer card from Murdoch's where we buy most of our wild bird seed, filling up the large trunk of our car.

We have a turkey that has been hanging out at the front door. When he sees us, he races to the other side of the house where we fill the bird feeders and he waits for us. Such a clever dude.

We purposely planted plants that produce bright red berries in the fall. The European Mountain Ash attracts a flock of robins. It looks like a Christmas tree. The Townsend Solitaire loves the Highbush Cranberry



along with the Robins, Bluebirds, Hermit Thrush, Cedar Waxwings, grouse and many others. Cedar waxwings, blue jays, and many other

backyard birds feast on the berries in late autumn. Considered poisonous for humans, the berries are mildly hallucinogenic for birds.

The spectacular Virginia Creeper attracts chickadees, nuthatches, mockingbirds, finches, flycatchers, tanagers, swallows, vireos, warblers, woodpeckers, and thrushes.

Plant these plants and others early in the spring. The Virginia Creeper is particularly hardy and will spread 10-15 feet quickly.



Beware of turkey poachers!!

And report them!! Over the years wild turkeys seem to disappear for a while starting in the third week of November. It is no coincidence that this happens right before Thanksgiving. Roving bands of hunters have been known to scout out the birds during the daytime and then come back in the wee hours of the morning to chase the birds up into trees just to open fire on them.

This is ILLEGAL AND DANGEROUS to people, their pets, and other wildlife. These hunters, if caught, can be prosecuted for hunting at night, trespassing, not having a permit, firing a firearm in a restricted area, like a housing community, as well as other offenses.

If you see or hear anything regarding suspicious behaviors, call 911 IMMEDIATELY, then call our Colorado Parks and Wildlife agent Sean Dodd at 303-291-7134. Then check your field camera and ring-type devices to see if you have hunters recorded on them. Field cameras now have instant transmission of pictures to a device in your house, like a computer or a pad.

That's all folks for this month. Gotta run. Many wasps have invaded the house and have worked their way to a well-lit bathroom and I have to sweep the little darlings out the windows, unless they want a shower.

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



LOG CABIN VILLAGE



Aging Resources of Douglas County

Larkspur Historical Society

Larkspur Nature Cabin

Flowers & Gifts

Three Bear Bike Rental E-Bikes

LOG CABIN #1 - Aging Resources of Douglas County



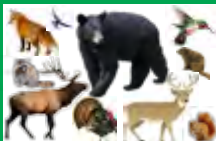
Now has a satellite office, in Log Cabin #1. Aging Resources has started their new Help at Home program. Folks in the program receive three nutritious and tasty meals per week, as well as a check-in with a member of our care team and access to the full suite of Aging Resources services. We're especially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

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://Larkspur, Glen Grove, Greenland, Huntsville, Perry Park, Spring Valley and Williamsville (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 - Flowers & Gifts



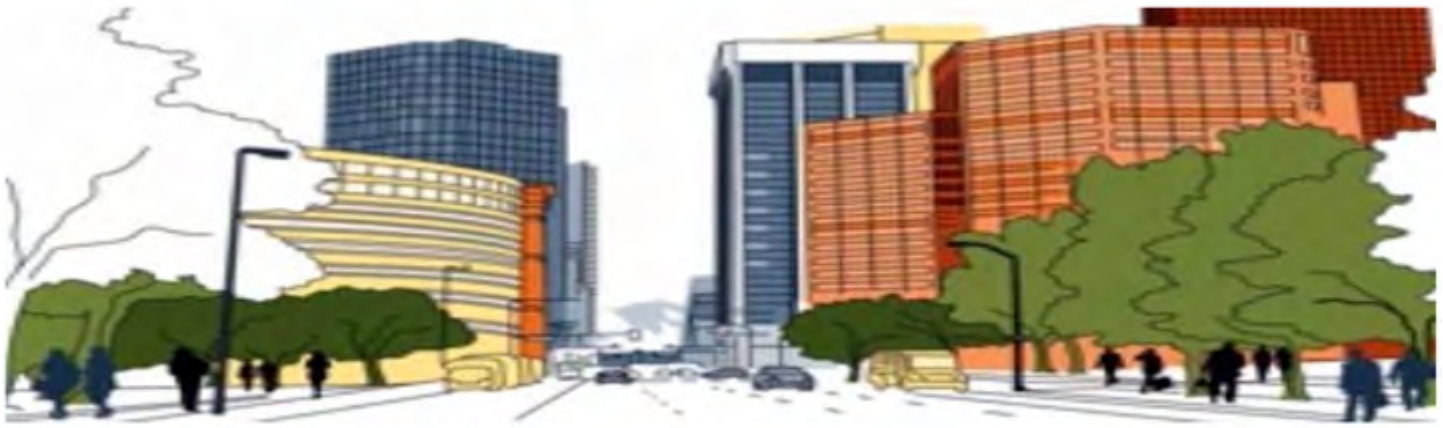
Shop Local - Flowers and Unique Gifts - Consignment Welcome. Opening November **720-289-8661**

LOG CABIN #5 - Three Bear Bike Rental - E-Bike Rentals & Sales



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 Trail-heads. **303-418-3696**

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



WALTSWORDS By Walt Korinke

Commercial Real Estate
November 2022

Perry Park - Sewer, utilities and paving work continues on the **Bannock LID** running between Cheyenne Drive and Crow. About 23 lots are contained in this sector with a variety of individual ownerships. While still in the early “dirt” stage, the **first “to-be-built”** 4-bedroom, 4-bath 3,750 sf home has been put on the market for \$1,097,000, located at 8121 Bannock – the 3rd lot from Cheyenne on the south side of Bannock. At this time, we do not know how many lots will be built by their current owners vs. developed for sale. It is a very green sector and the south side backs to either the Haystack Ranch or PP Metro District property. Buildable (streets and utilities) lots within Perry Park are rapidly disappearing; quickly being picked



up by local spec builders and listed as high as \$240K. Lots on the edge of current development tend to run in the mid to upper \$100K range. Perry Park was originally platted for about 1,600 homes with many sites not readably developable and the group of lots behind the Cheyenne gates held by foreign ownership. Possible other pending development could be the 71-acre Bear Ridge Track at 7787 Perry Park Blvd southeast of the Country Club entrance which has shown some recent planning activity and the former Draper Ranch that is zoned for 22 residences. Other sections of Bannock, Mohawk and Comanche will someday see LIDs and development but with a little over 900 homes and condos presently, it is unlikely the Park will approach the original allotment in the foreseeable future.

Castle Rock - IF we get started late this year, it will be about three years before the completion of the Crystal Valley I-25 interchange and the now confirmed new **COSTCO** which are planned to open simultaneously. The Dawson Trails development master plan includes over 2,000 acres on the west side of the highway abutting the frontage road with 5,850 residential units and 3.2 million sf of office, retail, hotel, and light industrial development. The long running Costco rumor is no longer a rumor as the Town committed up to \$10 million assistance to Costco to lure them to town with their future \$4 to \$6 million in annual tax revenue (making them the town’s leading tax generator). Thirty-five years of planning finally reaches its time and hopefully will help relieve the extensive north



side of the highway. The long running Costco rumor is no longer a rumor as the Town committed up to \$10 million assistance to Costco to lure them to town with their future \$4 to \$6 million in annual tax revenue (making them the town’s leading tax generator). Thirty-five years of planning finally reaches its time and hopefully will help relieve the extensive north

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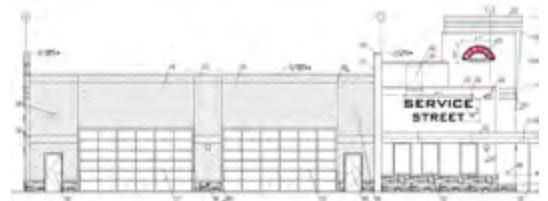
side development pressures by spreading out the traffic, shopping, and residential living across town. Today, the south end of Wilcox is getting considerable attention and Dawson Trails will add to the growth movement on Castle Rock's southside. Like it or not, Colorado continues its explosive growth as is evident in Perry Park with the Remuda Ranch development underway beside us and the just sold Draper Ranch with its existing +/- 22 residential unit zoning.



A combination of **townhomes and mixed-use apartment buildings** with 85 residential units is proposed for three parcels across the road from the Adventist Hospital and behind the Meadows Town Center on Future and Mercantile Streets. On the ground floor of one of the buildings will be 6,248 sf of retail space. Amenities will include surface and garage parking, an outdoor pool, and a gathering area.



In the shopping center south of Adventist Hospital where Maverik Gas and the theatres are located, recent plans indicate that a medical office building and a retirement home are also in planning. One of the last vacant parcels in the complex will be occupied by a 4,554 sf **automotive service station** with 8 bays at the Prairie Hawk/Sol Danza Drive entrance.

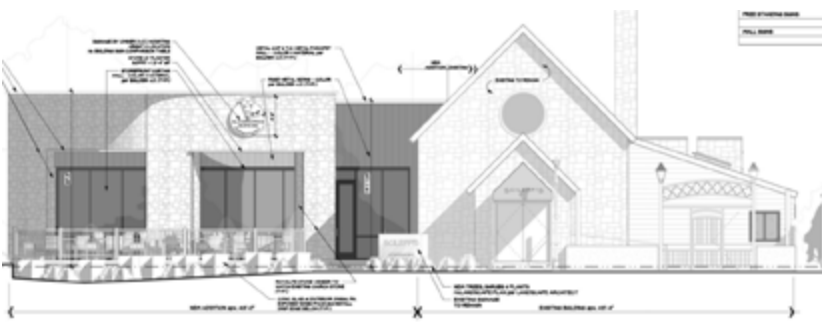


Confluence Companies has started to develop the remaining Riverwalk parcel on the corner of Wilcox and 3rd St. (across the street from the old courthouse) which has served as a temporary parking lot since the completion of the



main Riverwalk development. A variance has been approved for adding a floor to the planned mixed-use, five-story building. The first floor will have 8,300 sf of retail space including a setup for a restaurant which already has a letter of intent for a "bourbon and burger concept" and a Duffyroll Bakery. The second

floor will have 12,000 sf of office space. The upper three-floors will have 28 apartment units with 28 underground parking spaces, and 27 off-site parking spaces. The Town is supporting the development with a \$3.5 million sales and property tax rebate equivalent to 50% of the annual tax revenue.



The 3,192 sf Old Stone Church at 210 Third St. across from the Old Courthouse, was built 142 years ago. In 2017 it was sold to **Scileppi Properties LLC** for \$750,000, the beginning of a family owned and operated Italian restaurant with a faithful following of customers. With Covid in the rear-view mirror, and a growing list

continued on next page



of customers, they have started the Planning Dept. process for an addition to the east side of the building, The documentation states 6,000 sf while the site plan calls for a 12,000 sf addition – we’ll see. The overall character will retain the old church look on the exterior. Open seven days a week for lunch and dinner with inside and outside seating.



Confluence Companies, developers of the downtown Encore Condominiums and Riverwalk Apartments has started the process for another renewal development in the 31-acre, old Brickyard site on Prairie Hawk Drive north of Plum Creek Parkway and south of Topeka Way. The three-phase, mixed use development has preliminary plans for an 8-story hotel, a new town recreation center, office, and retail space, and



in the 3rd phase mixed use residential and townhomes. Walking trails already exist, and a new trail will be added connecting the site with downtown. This will be Confluences’ fourth major Castle Rock development.



Castle Pines - Coming to the King Sooper shopping center in the space adjacent to Ziggy’s Coffee is a **Sushi Bowl restaurant**. Renovation of the vacated space has commenced, and a sign has been ordered. Get your chopsticks ready.



Monument - Closed several years ago, the former Wells Fargo building in the large retail complex on Route #105 located behind Rosie’s Diner has finally found a tenant. **Freedom School Martial Arts** has been instructing young students in the martial arts in Monument since 1986 and will be moving from their current space on Beacon Lite Road in order to double their space and provide two distinct training areas. They have a long list of satisfied youngsters and their parents who embraced the training of the martial arts which encompasses both physical and mental focus. Respect and humility are prime traits of the training.

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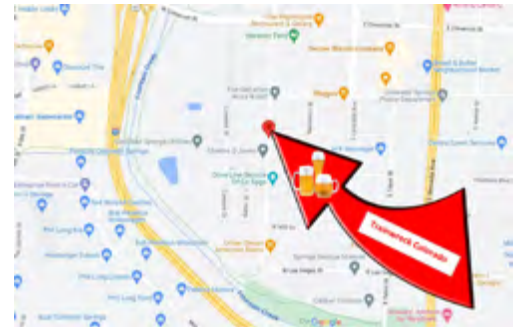
Colorado Springs - The experienced restaurant operator, Altitude Hospitality Group, has just added another and very exciting sports bar to its portfolio of Springs locations (Garden of the Gods Market & Café, Garden of the Gods Catering and events, Till Kitchen, The Pinery at the Hill, Vine & Wheel, and the Pinery North).

Trainwreck Colorado transforms the former Advanced Auto Parts industrial building into an outdoor sports-themed tap room with tons of activities. The location is on downtown's south side at 810 S. Sierra Madre.



Inside the food and drinks include chicken wings, mac and cheese, sliders, salads, pizza, sandwiches, burgers, tacos, barbecue ribs, steaks and fish, and a collage of beers. Outside in the front and backyard, you will find sand volleyball, bocce ball, yard games, and a nine-hole

putting green. Music, food, and beverages, and lots of fun can be had 7 days a week from early afternoon to 2 am except Sunday when you go home at midnight to rest up for the other late nights.



Denver – In 1911, **Gates Rubber** was founded at Broadway and I-25 and served as one of the world's largest



manufacturers of automotive and industrial belts and hoses. The massive plant was finally shut down in 2001 and Gates Corporation moved its headquarters to Denver's Lodo. Since then, there have been stops and starts to demolish the old structures, decontaminate the trichloroethylene and asbestos, fight historic preservation challenges, begin parts of the \$1 billion redevelopment plan and various interruptions. In 2007 the southern portion of the development met the wrecking ball, replaced by the 419-unit Windsor @Broadway Station apartment

complex. In 2013, plans to demolish the north side of the factory and build 3,000 housing units and 1.75 million sf of retail, restaurant, and office space ran into a wall with the recession. Several other development attempts over the past 20 years also went nowhere. Now, Texas-based Endeavor Real Estate Group has submitted plans for a six-story, 359-unit apartment complex totaling 564,600 sf of space on a portion of the Gates Complex near the Broadway Station. On another 10-acre parcel they own in the development, they are planning five buildings to contain 887 residential units, 380,000 sf of office and 180,000 sf of retail and restaurant space. Hopefully, these do not add to the historic "attempts" and really do make a change for the corridor.





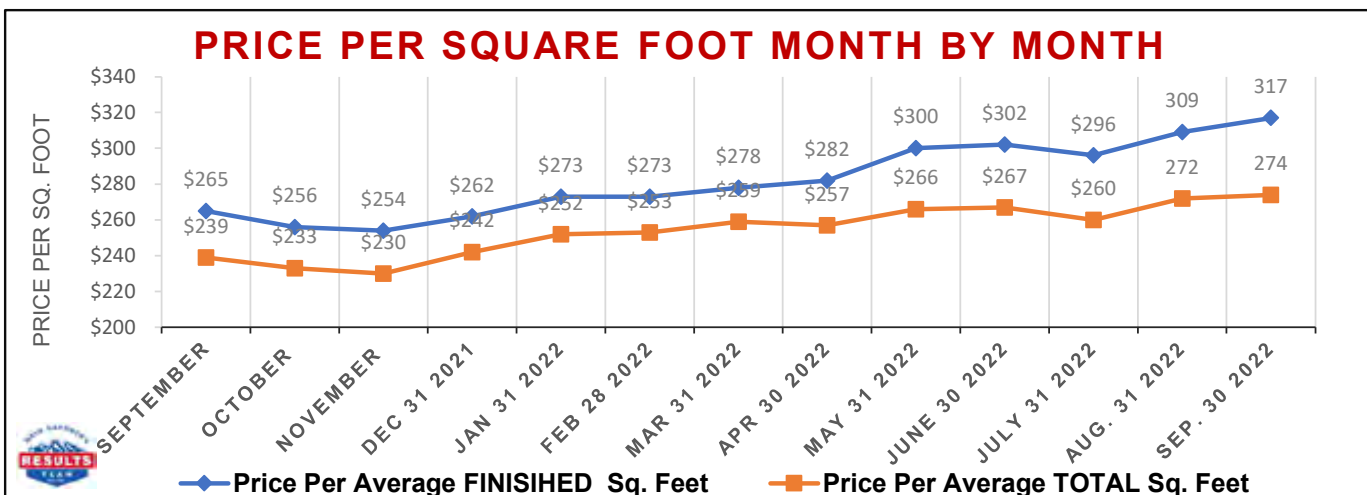
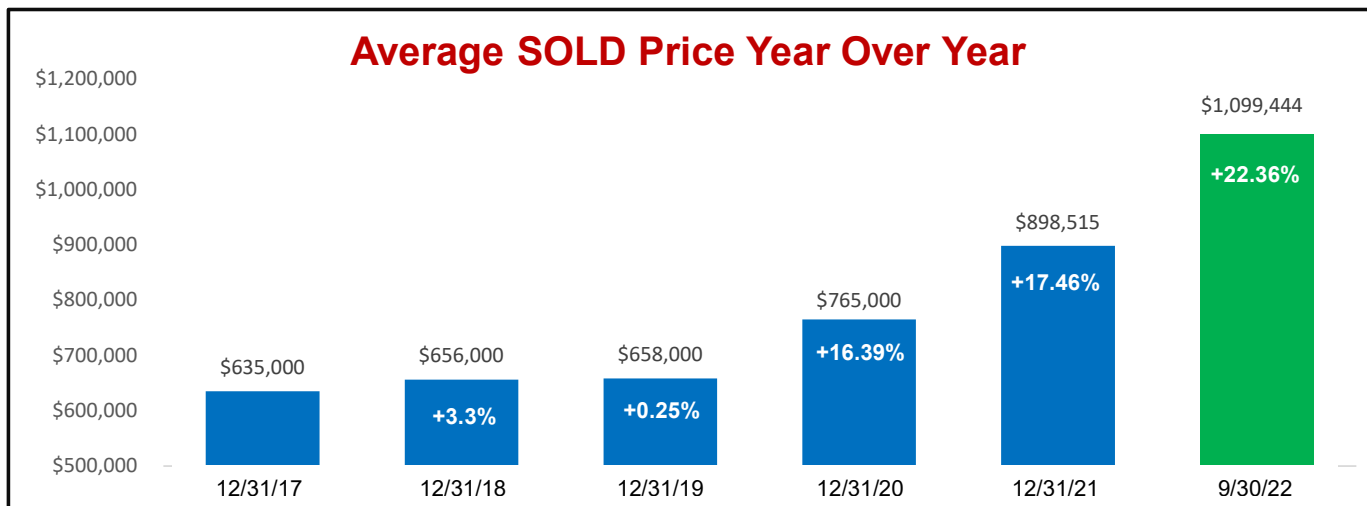
Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (10/17/2022) ---26 (\$399,000 to \$3,999,999) --- Median \$1,100,000

➔ Average Days on Market --- 70

Homes Currently “Under Contract” --- 14 (\$465,000 to \$2,499,000) --- Median \$954,500

➔ Average Days on Market --- 51



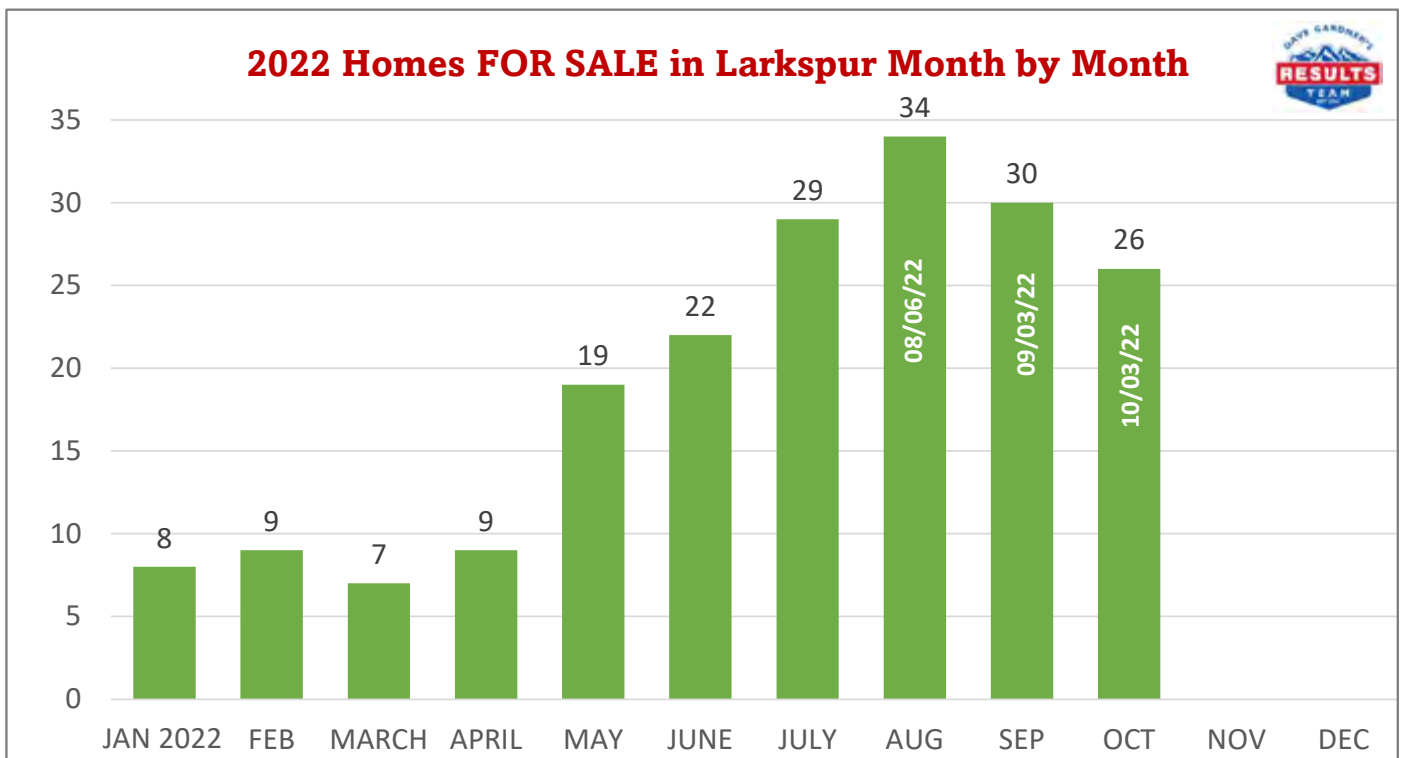
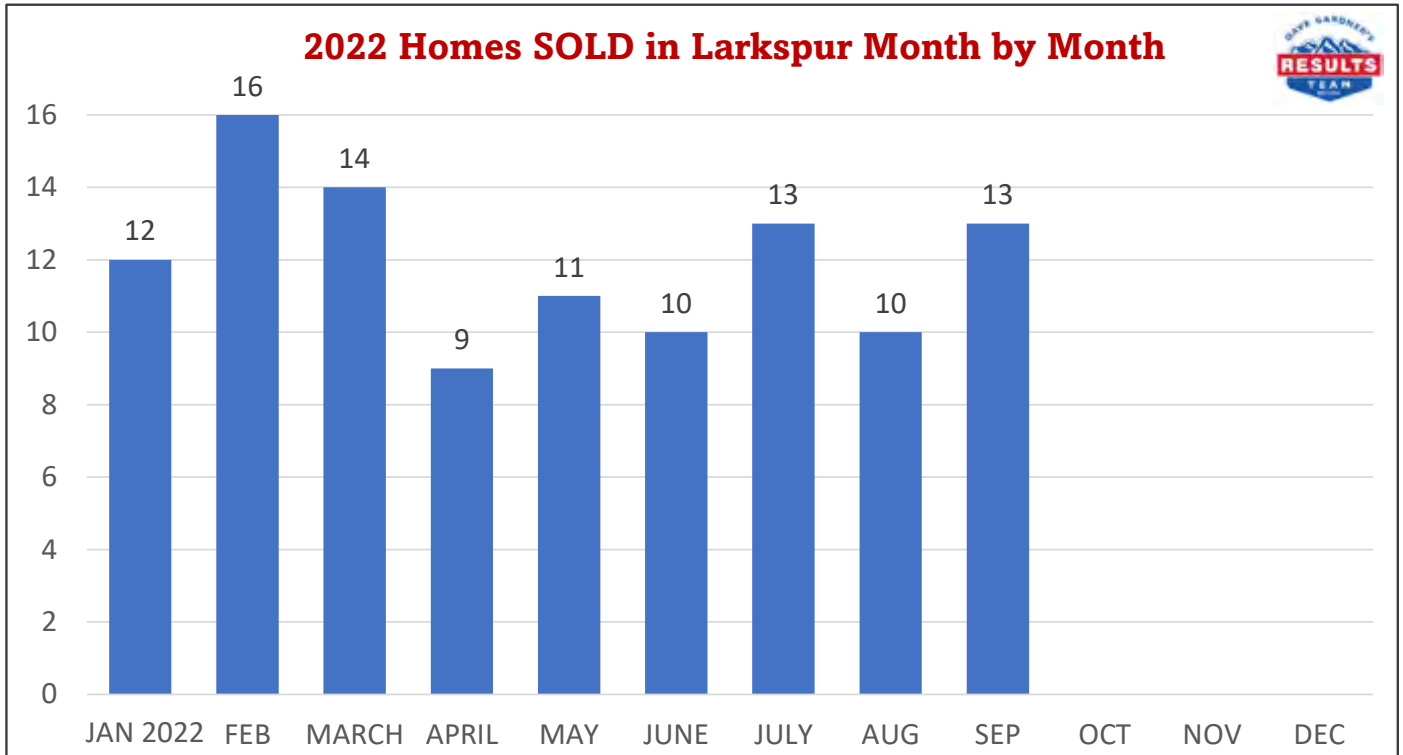
---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 figures have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property 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



More Larkspur Real Estate Stats



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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 Truck For Sale

1996 GMC Jimmy SL very reliable, newer BF Goodrich T/As. Recent tune-up, recent new battery, good heater.

Great ranch truck. \$5000.00

Call **Tom 303-919-7550**

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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

TEENS FOR HIRE!!

Colin: I'm 12, responsible (for my age) and live in Perry Park Ranch. I'd like to help you with pet sitting, plant watering, light yard work or other tasks you need help with. Please text 414-430-1363. My older brother Bennett (14) may also be available if you need snow shoveling help or heavier yard work assistance.

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.**

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

larkspursentinel@gmail.com

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

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

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