



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

December 2022

Happy Holidays!!

What lovely weather we had for Thanksgiving, and then snow to get us ready for December! Aren't we lucky to have the sun come out after a very cold snowstorm; everything sparkles, (we almost don't need those Holiday lights!)

Last month, we announced the new Larkspur Sentinel website. We have added a very important feature. You can sign up on our website to receive email notifications with the link for each new issue of the Sentinel. The Perry Park Metro District has graciously sent these notifications for several years, but wishes to phase out, and with the arrival of our website, we can do that ourselves. (We may do BOTH for the first month or so during this transition time.) So PLEASE, go to the website and sign up!

Click here: larkspursentinel.org

Sadly, one of our regular columnists, Walt Korinke, is retiring from his many years of writing for this publication. He has entertained us with news about commercial and residential real estate happenings in the local area, and been a long-time favorite of our readers. He has our most sincere appreciation for his hard work every month! That said, we need to try to fill that void. If you are interested in writing that column, or any other articles for the Sentinel, please reach out to us.

Finally, we will see you again in February 2023, as we do not publish in January, giving our writers a well-deserved month off during a busy time of the year. Please have a most lovely holiday, stay safe, and remember to . . .

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 | ewens@remax.net | www.ElizabethOwens.net



6956 FOX CIRCLE | PERRY PARK | NEW TO THE MARKET! | OFFERED AT \$999,000



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



6231 S PIKE DRIVE | PERRY PARK | JUST LISTED! | OFFERED AT \$895,000



5133 ECHO VALLEY ROAD | PERRY PARK | \$2,250,000



7951 RED ROCK CIRCLE | PERRY PARK | SOLD! | OFFERED AT \$685,000



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

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, December 12, 2022 🍷

5:30-7:00 pm Location: TBD

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

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.

Larkspur Holiday Tree Lighting

Saturday, December 3, 4:30 - 9 pm

Larkspur Community Park

Come on out and join us on December 3, for our annual tree lighting event! See over 40 trees light up all at once. There will be Santa, hot drinks, caroling, bonfire, the Elf's smores tent,



and more at this event. Starts at 4:30 pm and all of the trees will be lit up at dusk. This event is in partnership with the Town of Larkspur.

Larkspur Blanket Brigade - Perry Park Country Club

2nd & 4th Wednesday of each month



In 2022, this dedicated group of 15 has made 174 blankets and donated 156 to folks experiencing trauma, loss, adversity, or illness. If you know of anyone in need of a little extra comfort, contact Cindy Hotaling at cjaspsjr@yahoo.com to receive a quilt. Also, contact Cindy with any questions about joining the group, or donating sewing supplies.

Larkspur Free Library

**9524 Spruce Mountain Road
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

*Christmas Bazaar
Perry Park Country Club
Sunday, Dec 4, 9 am - 4 pm*

*Art/Craft Show
Unique Christmas Gifts by
local artists and crafters!*

*Come and do some holiday gift
shopping!*





Perry Park Metropolitan District

The Special District For Perry Park Ranch

Thank you to everyone who participated in our second slash pickup and final one for 2022. We will resume the slash pickups in 2023. We also appreciate the increased participation by Perry Park residents in our Board of Directors meetings and topics. For our larger grant program, the fire mitigation work in the Upper Cheyenne area is finishing up its current phase, and will then be entering Phase 3 with removal of dead and dying timber in 2023. During this phase, you will start seeing helicopters clearing the area. We've also applied for additional grants to continue our major programs. In order to qualify for grant matching in our fire mitigation programs, a portion of resident homeowner participation is required. The more resident participation we can demonstrate, the more grant money we can request for major programs!

Due to his upcoming move out of the neighborhood, Chuck Wagner resigned from his position on the Board of Directors effective November 10th, and Bonnie Schwam was appointed to fill his seat until the 2023 elections. In 2023, three positions on the Board of Directors will be up for election.

Other current topics on the board include:

- 2023 Budget - will be completed in December.
- Gateway Pond water rights - there is a pending water court case where we are seeking approval of a plan to maintain water levels to the current levels on the pond.

- Gilloon Pond improvements - we are seeking Douglas County support for improving this natural area
- Hay Cutting and Weed Spraying - we are still seeking an effective hay cutting and weed spraying solution for the Big D and front neighborhood areas.
- Upper Cheyenne access - we are working with Douglas County to transition access control of this area to the County.

Our December board meeting is scheduled for Thursday – December 8, 2022, at 6:00 p.m. 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 we would welcome more 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, Perry Park Metropolitan District

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

Walt Korinke is retiring!

Walt Korinke of Walt's Words and long time contributor to this community is retiring after this issue of the Larkspur Sentinel! We extend our heartfelt gratitude to Walt for his entertaining and most informative column about commercial and residential real estate development in the greater Denver/Larkspur/Colorado Springs area.

When asked how he's going to fill his free time since he won't be researching articles, Walt replied, "Not looking to slow down - can't sit still for long. Still love to write; it's the fact gathering that takes so much time. I enjoy building outdoor furniture and drive my UTV thru Perry Park daily to observe the continuing growth in our little community of over 900 homes. Hit 80 and looking forward to the next +20 years."

thank you





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
\$175,000

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!



SOLD
\$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!



PENDING
\$209,900

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! This Road has just been Paved! Buyer Assumed \$60k (LID) Assessment.



SOLD
\$199,900

8124 Bannock Drive - Perry Park

1-Acre SOUTH FACING LOT in Perry Park. Water and Sewer TAP FEES have been Pre-Paid. Buyer assumed \$60,000 Local Improvement District (LID) Assessment.



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



Fire Marshal Randy Johnson (RJ) retires from Larkspur Fire Protection District (LFPD)

Having served the LFPD for 27 years, Randy Johnson retired on October 31st. He started as a volunteer firefighter in 1995 and became our Fire Marshall in 2002. During his time with the LFPD, he was involved in every aspect required of being a firefighter.

Over his years with the District, RJ is best remembered for his work in wildfire awareness and preparation measures. RJ individually met with many homeowners, walking their property and discussing measures to reduce their risks if fire were to move through. He played a significant role in Perry Park being designated as a Firewise Community and ongoing measures to meet the requirements of the program. Additionally, he was instrumental in the Community Wildfire Protection Plans (CWPP) for the Town of Larkspur, Woodmoor Mountain, and Greater Sageport communities. Having these established programs will influence the continued insurability of homes within those high risk wildfire areas besides the improved chances of personal and property survivability. He also conducted the District's annual Community Wildfire Symposiums which focused on measures that homeowners may take in reducing their risks from forest fires. For his fellow firefighters, RJ greatly enjoyed being involved in wildfire training.



thank you

When you see RJ, please acknowledge his years of dedicated service and offer him the well-deserved gratitude for all that he has done for the LFPD, its people, and the Larkspur community.

M.R. HAULING
303-919-1996



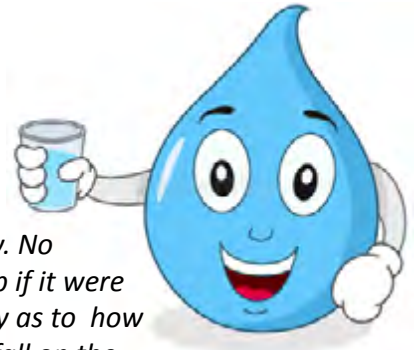
Affordable Pricing
Fire Mitigation
Remodel and Construction Debris Demolition
Ranch Land Cleanup

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

NEWS FROM THE WATER DISTRICT

by Brian Arthurs

"If we lived in a desert and our lives depended on a water supply that came out of a steel tube, we would inevitably watch that tube and talk about it understandingly. No citizen would need to be lectured about his duty toward its care and spurred to help if it were in danger. Those in such a community would develop a sense of public responsibility as to how that tube got built, how long it would last, how vital the intake might be if the rainfall on the forested mountains nearby ever changed in seasonal habit or amount. It would be a most unimaginative person, or a stupid one, who could not see the vital relation between the mountains, the forests, that tube and himself."



- an American geographer

- A pot of water will boil even if you don't look at it.
- Groundwater occurs almost everywhere beneath the land surface. The widespread occurrence of potable groundwater is the reason that it is used as a source of water supply by about one-half the population of the United States.
- Hydrologists estimate, according to the National Geographic Society, U.S. groundwater reserves to be at least 33,000 trillion gallons — equal to the amount discharged into the Gulf of Mexico by the Mississippi River in the past 200 years.
- At any given moment, groundwater is 20 to 30 times greater than the amount in all the lakes, streams, and rivers of the United States.
- About 27 trillion gallons of groundwater are withdrawn for use in the U.S. each year.
- The High Plains Aquifer covers eight states and 175,000 miles.

The Board met for the regular meeting on November 9, 2022 at 2:00 pm.

Minutes of the October 4, 2022 special meeting and October 20, 2022 regular meeting were reviewed and approved. Disbursements of \$200,876.59 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.

The proposed budget for 2023 as modified by the District Manager, was presented to the Board for further review and adjustment. Specific line items were noted, reviewed, questioned, and clarified.

The final budget compilation will be presented to the Board for approval at the December meeting.

Other items on the agenda:

Gravel pit lease agreement with the PPMD.

Water taps - Perry Park Entry – Jill Arthurs.

Security reduction request. – Brett Patrick

Phoenix Feasibility Study - Garry Lawrenz

Echo Village Feasibility Study.

As a reminder, the regular meeting December 14, 2022 at 2:00 pm. to further consider increases to the District's water, sewer, and other rates, along with tap, development, and other fees, is open all interested parties for comment (as was the November regular meeting).

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

At Your Service 80118

Your Indispensable Holiday Helper

If you can think of it, I can probably do it!

Thank You Neighbors! At Your Service 80118, LLC was voted a NextDoor Neighborhood Favorite! What a joy serving my regular clients! I'm looking forward to helping new and established clients have stress-free Holidays. Let me be your HOLIDAY HELPER!

Holiday Shopping

- *Forgot the butter, marshmallows? Order it online and I will get it to you ASAP without you missing a beat.
- *Outsmart the Porch Pirates. Text me, I can secure your package until you get home.

Holiday Gifting

- *I can pick up those online orders or a last minute gift, just order it and I can pick it up.
- *Need gift wrapping? I will pick up and deliver.

Holiday Travel

- *Need a ride to and from the airport? I can get you there with or without the Christmas Music.

Holiday Parties

- *Need more liquor, cookies or cheese? Order it and I will pick up and deliver.
- *Need a ride to your Holiday Celebration or even a safe ride home? Just call or text!

Holiday Guests

- *I can pick up Uncle Jim and Aunt Bonnie from the airport.
- *Did Grandma forget her arthritis cream and toothbrush? Order, and I can pick up from the pharmacy.

Holiday Pets

- *Even the pets need to look their best for the Holidays, I will take them back and forth to the groomer.
- *Dog (and Cat!) for a Day - Get your stuff done! I pick up and they hang out with me until you're ready for me to bring them home.
- *Dogs underfoot? Text me and I will walk them to give you a break.

Holiday Eating

- *Order your food online between Castle Rock and Monument and I'll deliver.

Post Holiday Blues and The Flu!

- *I will return gifts after the holidays, keep those receipts!
- *Order it online and I will pick it up and deliver it to your front door: Food, cold/flu medicine, a much needed bottle of wine, dog toy; What else do you need?
- *Did you know I do private training? After all the holiday parties, cookies, wine tasting, etc. I can help you lose those unwanted pounds and get you feeling fit.



How Can I Help You?



Call or text

720-557-7600



www.imatyourservicenow.com

Holiday Plants

by Marla Leggette

The holiday season is here and you can walk into any garden center, home improvement store, or grocery store and see holiday plants. Poinsettias, Holiday Cacti, and Amaryllis can put gardeners in the mood to buy and maintain one or all of these. And because it's winter, we crave something that is blooming!

IDENTIFYING HOLIDAY CACTI



If you've recently purchased a holiday cactus, or you have had one for years, you may notice that it has, or will bloom about the same time every year. If yours is in full bloom now, you may have a Thanksgiving cactus, if it blooms in December, a Christmas cactus, and in the spring, an Easter cactus. The difference is in the shape of their leaves and flowers.

A Thanksgiving Cactus has stems that grow upright and may arc. Their segmented stems will have 2-4 pointed edges. Christmas Cactus stems are breakable have smooth, round edges, and hang down. An Easter Cactus has tubular flowers and segmented round leaves.

To get your cactus to bloom, allow it to have time in the dark when the buds are forming. Each cacti likes well-drained soil and as with most succulents, wait to water until the soil is dry.

Amaryllis comes in many beautiful colors and different bloom shapes. You can buy them either already planted, or as a plain bulb. Cover your roots and about a third of the bulb in well-drained soil and place in a sunny spot. After it blooms, and dies back a little, cut the stalk about 2 inches above the bulb. Store in its pot in a cool dark space. Bring it out next year to bloom again!



Poinsettias can have either the popular red flowers, or white or pink and can last up to three or four months. I've also known gardeners who keep them alive longer and may even get them to bloom again the following year. They will however lose their ornamental value as leaves drop after the first bloom. They like bright sunlight, and an evenly moist soil.



In this last article of the year, I wanted to recommend some interesting books that I've enjoyed during our down gardening time. Each would make a great gift.

Two Gardeners by Katherine S. White & Elizabeth Lawrence

This book is a collection of letters sent from 1958-1977 documenting the friendship and gardening experiences of two grown women.

Why We Garden: Cultivating a Sense of Space by Jim Nollman

Coming from a different garden perspective, the author takes you month by month through the art of gardening and cooperating with nature.

The Language of Flowers by Vanessa Diffenbach

This is a fiction story about a foster child whose first real connection is to flowers and their meanings. This story has stuck with me since I read it in 2018.

And that's all for this year! Enjoy your holidays and please bring in the new year safely.



Happy Holidays Larkspur Neighbors and Friends,

It's hard to believe I'm saying "holidays" when it feels like I was just telling my husband what a hot summer we're having! As this holiday season approaches, we count our blessings and hold our friends and families near, we also recognize how fortunate we are to live in such a beautiful place as Larkspur where we not only have the natural beauty of the trees, red rocks, and wildlife, but we also have some pretty terrific people!

If you want to be a part of this Larkspur area team that provides help to our older neighbors, visit our website to sign up as a volunteer. Or please consider donating to help support our efforts!

This past year, Aging Resources has extended services to Larkspur to assist older residents. We have a fabulous group of local volunteers ready to provide service to those who might appreciate a helping hand. We're a community-based service provided by a trusted Douglas County nonprofit. There is no income qualification/disclosure. Help might include meals transportation, connection, and help around the home.

So who could benefit from Aging Resources services?

Someone over 60 who finds it difficult to do all the cooking. Someone who doesn't drive and needs some help getting groceries or attending medical appointments. Someone who lives alone and primarily eat alone, and might enjoy some company at meal time. Give Aging Resources a call to sign up!

Counting our blessings!

Our volunteer make all it all happen! If you have some free time, and are looking for a way to make a difference, you may want to join the Larkspur area team! Please visit our website to sign up as a volunteer, or to give a financial donation to support our efforts!

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**



In Memoriam. . .

Marcy Lenz

June 27, 1956 - November 25, 2022

Marcy is an unforgettable icon in the Larkspur and Castle Rock areas. Raised in Jewell, Iowa she moved to Colorado when she was 18 years old to go to florist school. She spent a great deal of her younger life on the water and loved the outdoors.

Marcy has always been a sponge for knowledge as a lifelong learner. She never met a stranger. If you had a need she not only helped you with that need, you left having resources for continued assistance.



Marcy loved people, plants, and animals. Two of her favorite loves were Haffa and Waffa, her “boyz”...the tiger striped kitties.

Join us in honoring Marcy by learning something each day and helping a person in need. A memorial service will be held at The Spur, in Larkspur, Sunday, December 11 at 2pm. Donations welcome for food and excess will go to a “no kill shelter” in Marcy’s memory.

(Photo to left marks Marcy’s favorite seat at The Spur



**Thankful for the open spaces,
beautiful views and wildlife habitat
in Douglas County?**

**This holiday season, please remember
Douglas Land Conservancy
has been protecting what is special
in our region for 35 years.**

**Visit www.DouglasLandConservancy.org
for more information and to donate.**



**DOUGLAS LAND CONSERVANCY
YOUR LOCAL 501(C)3 LAND TRUST SINCE 1987
(303)688-8025**

photo credit: David Walker



FRONT RANGE
RETINA

Front Range Retina is committed to preventing vision loss through world-class retina care.

Larkspur's Retina Specialist

Steven M. Christiansen, MD

Board-certified ophthalmologist
Fellowship-trained vitreoretinal surgeon

Call to be seen this week in our Castle Rock office

(720) 828-3937 | frontrangeretina.com



LIBERTY
DOORS ~ WINDOWS

STAY WARM INSIDE.

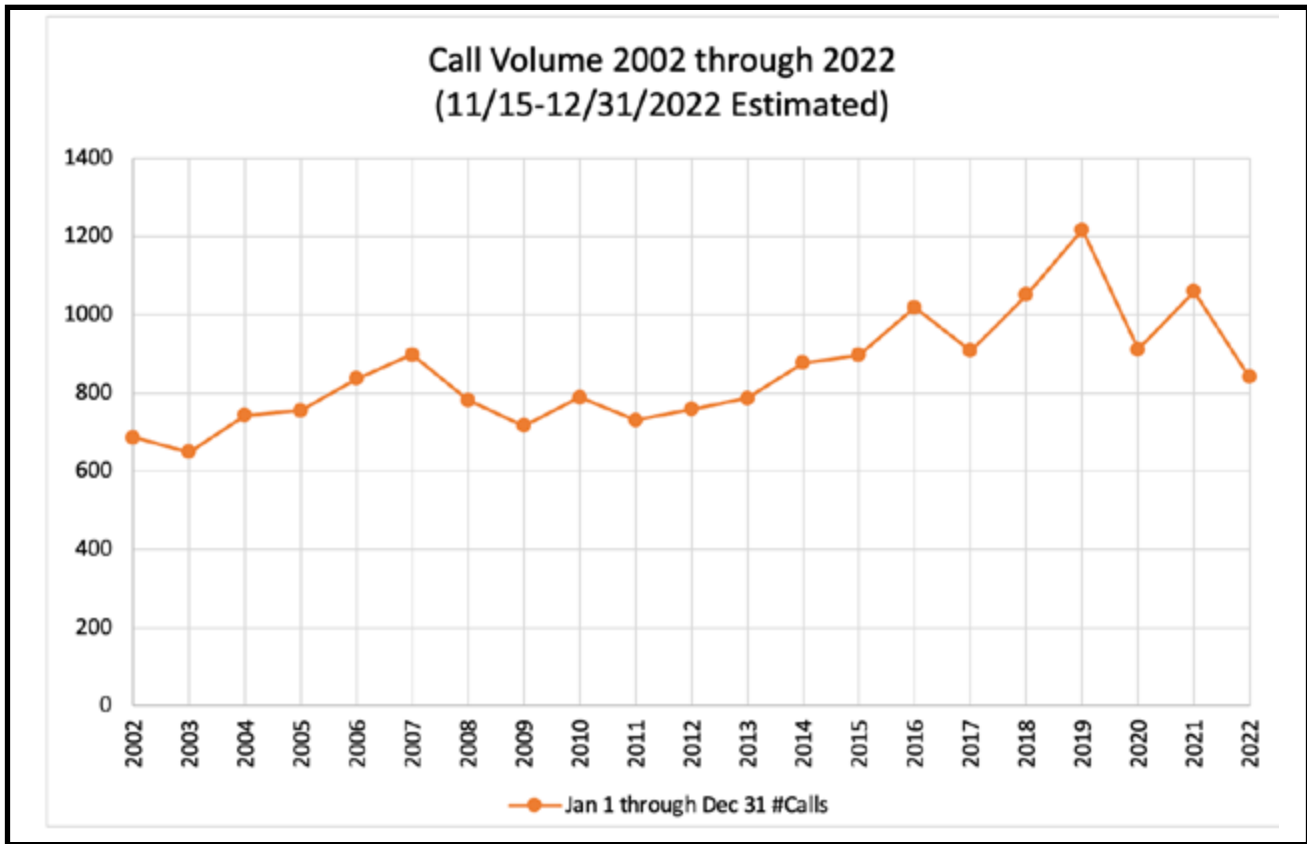
Quality Doors, Trim, and Hardware for over 30 years | www.LibertyOpenings.com



FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by Wayne Moore, Member-Board of Directors

(In lieu of a monthly report, Wayne has prepared this chart)



Larkspur Fire Protection District
Board Meeting
Thursday, December 7th
6:00 pm at Station 161
 Public is welcome to attend.
 Please check the website for details.
larkspurfire.org



Larkspur Fire Protection District - History and Outlook

by Rodger Greer, President, LFPD Board of Directors

The Past

The Larkspur Fire Protection District (LFPD) was born out of necessity in 1963 after a large fire north of the Tomah Road campground threatened the community. Individuals dedicated to protecting their community answered the call and established the district. The City of Fort Collins donated the first fire truck, which consisted of a 200-gallon tank and a low-capacity pump mounted on a 4x4 military pickup. The LFPD strives to be worthy of the dedication and sacrifice of those who came before.

Initially, the LFPD was staffed almost entirely by volunteer firefighters who resided in the district and responded from their homes to one of four fire stations. A time of change came in 1997 when commercial ambulance services were no longer available to provide time-critical advanced life support and emergency transport services. The district adapted by hiring firefighters and paramedics and eventually staffing three shifts with paramedics at two stations. The main station, designation 161, in Larkspur was upgraded in 2010, providing additional individual living quarters, administrative offices, storage and mechanical areas, and a firefighter gymnasium. The Perry Park station, designation 162, was also upgraded to provide similar accommodations.



TANKER 9



RESERVE ENGINE 161



The Present

A publicly-elected five-member Board of Directors governs overall functioning of LFPD as fiduciaries for the citizens in the District. The current board includes two retired LFPD volunteer firefighters and three community members who have stepped forward.

The Fire Chief is responsible for the operational aspects of LFPD. In addition to Shift Captains, the Fire Chief supervises a Fire Marshal, a Training Officer, an Administrative Assistant, and a part-time accountant. LFPD is unique if compared to larger fire service agencies, as our Fire Chief also manages the functions that are usually assigned to specialists. These include budgeting, human resources, facilities management, legal, and information technology, to name a few.

Larkspur Fire currently employs 15 full-time firefighters and nine part-time firefighters. An officer, as Captain leads one of the three shifts, balancing resources between the two stations and implementing a diverse web of fire, medical, and motor vehicle accident training activities. When the call goes out, the Captain is first in command for the incident and requesting additional resources if needed. The district relies on volunteer firefighters to augment the paid staffing positions. A Volunteer Chief has provided critical operational and administrative support for many years, also supplementing the Fire Chief's role. The District recently funded, through a grant, a part-time grant administrator position. Grants are a vital contribution to the budget and administration of grants is an ongoing and time-consuming process.

LFPD has a very active ongoing training program, which includes a firefighter academy for new volunteers. The program's roots reach back to the days of the resident

continued on next page

volunteer firefighters. The Training Lieutenant/Volunteer Coordinator orchestrates the training activities across the shifts and often leads the training. This position is also responsible for tracking the multiple certifications which each firefighter has achieved.

Over the years, many factors have led to a decline in active volunteer firefighters that live within the district (at this time we have only two). Current academy recruits tend to be individuals who are seeking a career in the fire service. They come from all walks of life and nearby Front Range communities. Larkspur Fire has a comprehensive selection process for academy recruits. Whether they graduate from the academy or are hired with experience, all firefighters are well-trained, certified and prepared to provide multiple facets of emergency services to the district.

With the completion of the I-25 Gap Project, the number of traffic accidents has significantly decreased, reducing our overall call volume along with the number of ambulance transports within the district. This has been a welcome result of improved highway safety on I-25. This reduced call volume does not reduce the number of staffed positions which are required on each shift. There remains a staffing level that is necessary to safely attack a residential structure fire, contain a wildfire before it spreads to homes, treat medical emergencies and respond to motor vehicle accidents.

The Future

Larkspur Fire will continue to face challenges. On the positive side, it has been decades since the district faced a major wildfire. This is due in part to good fortune, but also to the rapid response of our dedicated and skilled staff. Several of our firefighters deploy with wildland teams that fight wildfires from coast-to-coast and Alaska. They bring this experience back to the District, improving the capability to make an initial attack and coordinate outside resources as they arrive at the incident. The LFPD has long recognized wildfire fuel mitigation's importance and actively supported homeowners by offering educational seminars and on-site advice for residential protection against wildfire .

Larkspur Station 161 is fully staffed at all times with a minimum of a Captain, Engineer, Firefighter and a Paramedic. Our volunteers supplement this minimum staffing level. They will work, in their level of training capacity, at either station, during a shift just as paid personnel do. Perry Park Station 162 is staffed with an Engineer/or Firefighter and a Paramedic. It is a priority

of LFPD to always maintain full strength staffing at Station 161. To accomplish this, Station 162 personnel may be temporarily shifted to Larkspur Station 161. As a result, the Perry Park Station 162 is currently staffed about 70 percent of the time. This is principally due to ongoing challenges in recruiting and retaining qualified firefighters and paramedics. LFPD must compete with larger and more lucrative fire agencies for personnel. We've made significant progress in offering competitive salaries for a fire agency of our size. A silver lining is that the graduates of the LFPD fire academy are a source of volunteer staffing and provide an experienced candidate pool for full and part-time positions.

Starting as the first LFPD Paramedic twenty four years ago, Fire Chief Stuart Mills intends to retire in January 2024. The Board of Directors has developed a hiring process to recruit a replacement and facilitate a smooth transition. The first phase of this process is to seek qualified candidates from the current staff. For day-to-day operational continuity, the Board of Directors is considering creating a Deputy Fire Chief position in conjunction with the hiring process. This position may be combined with the duties of the Fire Marshal and will not result in an additional full-time position.

From a financial perspective, the District appears to be in good standing for the next few years. But as the adage reminds us, "It is difficult to make predictions, especially about the future." How will current economic trends impact the District's residential property values and the corresponding revenue base? Will labor shortages continue to shrink the pool of qualified personnel, particularly in the Emergency Medical Services field? Will inflation increase operating expenses to a point that it out paces the District's revenue sources? The LFPD, with your support, is committed to meeting these challenges.

The community has overwhelmingly recognized the necessity of emergency services for public and personal safety and to protect property. This support has sustained the District through some lean times over the last six decades, and for this, we are thankful. We have always been in this together.

About the author: Rodger Greer became a volunteer in 1992. He served as a firefighter and then as a volunteer lieutenant until 2018. Since that time, he has served on the LFPD Board of Directors and is the current President.

BUYING? SELLING? INVESTING? NEW BUILD? UPSIZE/DOWNSIZE? MOVING OUT OF STATE?

Work with an experienced, trusted realtor
to meet your 2023 real estate goals!



LISTED AND SOLD • \$459,900

5300 E. Aspen, Castle Rock



SOLD, BROUGHT THE BUYER! • \$1,100,000

5333 Plum Creek Meadows-40 acre ranch

My client is so happy!



HELPED MY CLIENT RENT HIS

INVESTMENT PROPERTY • \$3495 per month

15684 Split Creek Parkway, Monument



LISTED AND SOLD • \$699,900

2730 Crestwood Way, Monument



NEW BUILD!

SHEA HOME IN SOLSTICE • \$709,000

8952 Bellsong Circle, Littleton

HOW CAN I HELP YOU IN 2023? COFFEE'S ON ME!



NANCY PAGE COOPER

303-681-3392 | nancy@LinkREgroup.com

www.nancyrealestateonline.com

LICENSED IN COLORADO AND FLORIDA



Wildfire and Embers

by Keith Worley, Wildfire Mitigation Specialist

It is estimated that 60-90% of homes lost to wildfires are ignited by embers, sometimes called firebrands. During major wildfires, typically pushed by high winds, a blizzard of embers is cast well ahead of the fire front. These do not rain down but instead are driven horizontally like snow in a blizzard.

What can you do to prevent these embers from igniting your home? Learn how to “harden” your home against embers. There are many tips at www.firewise.org that describe techniques you can use to modify your home, and here are links to two helpful videos on Youtube:

- [“Your Home Can Survive a Wildfire”](#) by Dr. Jack Cohen.
- [“Tips to keep Homes from Igniting”](#) by Michele Steinberg

You can even take a short (and free) on-line training at the website called “Reducing Wildfire Risks to Property: Protecting Your Home or Business.” There are also links to the Insurance Institute for Business and Home Safety (IBHS) research showing key areas of structures prone to ignition by embers. We can learn how to adapt our homes to the inevitable wildfire. Take time to learn these critical steps which, when combined with defensible space and home ignition zone fuel modifications, can improve your home’s chances of surviving.

Perry Park Community Wildfire Protection Plan (CWPP) Draft Available Soon

The Perry Park Metro District’s Firewise Committee is planning to release its first draft of the Perry Park CWPP for public review. It will be posted on the PPMD website at www.perrypark.org. Be sure to sign up for notices.



Perry Park Applies for Cost-share Grant

Perry Park Metro District has applied for a cost-share grant to assist homeowners with their wildfire mitigation. If awarded, the District will begin accepting applications from residents willing to meet the following criteria:

- Partner with two or more of their neighbors to unify their home ignition zones per Colorado State Forest Service publication “The Home Ignition Zone: A guide to preparing your home for wildfire and creating defensible space” (go to www.csfs.colostate.edu to download).
- Complete a “structural ignitability assessment” and agree to implement measures to reduce ember ignitions.
- Must agree to implement fuel reduction work as recommended by a trained wildfire mitigation specialist.

There will only be a limited number of cost-share grants available. The proposed outcome is creation of “fire adapted” homes and surrounding ecosystems by using the latest science available. Homeowners abutting zones of vacant undeveloped lots are encouraged to apply. If the program is successful, PPMD will apply for additional funding. Interested homeowners should email PPMD at info@perrypark.org and include “Wildfire Grant” in the subject line.



LOG CABIN VILLAGE



LOG CABIN #4

Rent: \$400 per Month, First & Last Month + \$100 Damage Deposit + Insurance. The Cabin is 12' x 12' w/ 6' Covered Porch with electricity & heat, NO water. Restrooms are located in the Park. 720-289-8661

LOG CABIN #5



8720 Spruce Mountain Rd.
Larkspur, CO 80118
303-418-3696



<p>LOG CABIN #1</p>	<p>LOG CABIN #2</p>	<p>LOG CABIN #3</p>
----------------------------	----------------------------	----------------------------

For more information call - Marvin Cardenas 720-289-8661

A Note from Buddy the Elf!

What an honor it has been to return to the Larkspur area and spread Christmas cheer.

With permission from the Cotton-Headed Ninny Muggin (Rick Silva), the Larkspur Neighbor to Neighbor Facebook page administrator, Mrs. Elf and I have been able to hide monetary gifts throughout Larkspur again this season and identify others in the community that may benefit from a little support.

The way we do this is simply by posting hints on the Larkspur Neighbor to Neighbor Facebook page when and where the gift will be hidden. Sometimes the hints are dead giveaways, while others are a bit more challenging. Sometimes the hints are in a single post, and sometimes the hints are independent of each other.

Our hope is that the hunts provide fun for those that participate, and perhaps the person(s) that finds the gift pays it forward or uses it to buy a nice dinner, or gift for a loved one during the holidays.

We do this anonymously because we have found lasting happiness doing good deeds no one knows we did. Mrs. Elf and I certainly aren't rich by any means, but we have enough resources to pay our bills, put food on the table, and buy gifts for our family – This is much more than many people can say.

Mrs. Elf and I have found that planning and executing the gift hunts is a huge mood booster. The knowledge that we are helping others or bringing spirit during the holiday season is empowering.

We believe most people want to give during the holidays, but in many cases, they are concerned their donations may be reduced by taxes or administrative costs. We believe by delivering small gifts anonymously in the manner we do, directly to those that can benefit, and through the hunting game, the entire amount of the gift can be received. Shhh, don't tell the tax man, he may knock on your door with a bag of coal.

Finally, Mrs. Elf and I believe knowing someone who gives to charity can be a catalyst for giving yourself. By giving to those in need, you may well be helping to remind friends and family of people or causes they themselves are passionate about and would like to support.

Happy Hunting, Merry Christmas, Happy Holiday Season!

Buddy The-Elf



Larkspur Elementary School News

Bobcat Kids Adopt-a-Family Wish List

Bobcat Kids is a 501c3 organization that supports local Larkspur Elementary families in need. We provide school supplies, snacks, winter gear, Thanksgiving and Holiday assistance for groceries and holiday gifts. If you would like to assist a local family, please consider selecting a gift or need from this list and deliver to Larkspur Elementary by December 14, 2022. Thank you so much for your support.

[Bobcat Kids Adopt a Family Wish List](#)

Support LES PTO Spirit Nights

Enjoy eating at PRESS WAFFLE COMPANY, (4991 Factory Shops Blvd Suite A-110, Castle Rock) on Dec 13. They are open 8 am to 8 pm. A percentage of proceeds will be donated to the school. Be sure to mention you are there to "support Larkspur Elementary School!"

LARKSPUR FITNESS OPEN HOUSE



**JANUARY 3RD & 4TH
9 TO 11AM , 201 PERRY PARK AVE**

You're invited!

Join us on January 3rd and 4th between 9 and 11AM to check out Larkspur Fitness. Participate in the 9:30 class or simply take a moment to meet our leaders, check out the facility, and get a feel for our amazing workout community.

Larkspur Fitness is a group of Larkspur area men and women who work out together each week. Group leaders plan and lead workouts that are appropriate for all fitness levels, with low and high intensity modifications provided. Whether you are new to working out or a seasoned gym goer, everyone can benefit and all are welcome! If you want to work on your fitness goals without having to leave our beautiful town and want to have a ton of fun in a zero judgment and highly supportive environment, we hope you'll join us!

CLASSES

Total Body Circuit, Cardio Tabata, Strength & Cardio, Zumba, Simply Strength, with new classes forming soon

COST

\$5 drop in fee per class

FIND US

facebook.com/groups/larkspurfitness

CONTACT

Emily Boyd at 860-869-4898
emilyboyd869@gmail.com

Heather Yanda at 303-253-1725
heatherlynnfry@gmail.com



The new year is coming. Let's support each other in our fitness goals!

December Dining Tidbits!

by Mary Ann Fonken

For a delightful change of pace, go to Park Meadows, shop till you drop, then relax for lunch or dinner at the Nordstrom Grill up on the 3rd floor of the store. Throughout the last 10 years, the Grill has undergone several changes, and the end result is a very comfortable atmosphere, extremely attentive waitresses, and a posh bar. They now have a fabulous chef and often a daily special. For example, on a recent Saturday lunch menu, the features were Lamb Meatballs served with sourdough bread or a Lamb Burger sandwich with your choice of salad. All of their salads are absolutely outstanding. Of course, I always start with my favorite appetizer – Calamari with Aioli sauce, and theirs was excellent. The grill has an extensive wine list and often serves a special drink of the day. This time it featured a sparkling holiday libation with gin, cranberry juice and a sparkling soda! Much of the crowd was enjoying mimosas, and you often hear the frequent “pop” of the champagne bottles opening!



Now, for a very special treat, you must try the Bistro on 2nd Street in nearby Monument, a quaint bistro in an old Victorian house that has a casual and upbeat atmosphere with a very energetic wait staff. While not quite a 5-star Michelin, it comes very close. Unlike ordinary cafés, their menu is always changing according to the season. For example, during the summer months, you will find a salad composed of watermelon, blueberries, and strawberries dressed with a very light balsamic vinaigrette. Last week, one of the appetizers consisted of a lovely pumpkin/cheese fondue served with nuggets of pork belly, chunks of lightly toasted French bread and sliced apples. A very favorite entrée of mine is the Pan-seared Chicken Saltimbocca served with sage, prosciutto, fontina, a side of summer squash, mashed potatoes and au jus. If the extensive wine list seems confusing, just ask your server what he/she recommends to pair with your entrée. If you go on a weekend, be sure to make reservations (719-480-8822). Also, if you have difficulty with stairs, please ask for a dining room on the first floor.

Bon Appétit!



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



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



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



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



Just Listed!

802 Independence Drive
Sage Port, Larkspur
\$1,195,000

1 Wooded Acre

Just Listed!

This custom 5,006 sq ft ranch home in Sage Port features 4 bedrooms and 5 bathrooms on 1 wooded acre. The entire main level of this custom home showcases wood floors, a study or hearth room with a fireplace and a master suite. The great room includes a fireplace, 2 story windows and access to the covered deck. The kitchen boasts high end appliances, slab granite counters and an enormous pantry. The master suite includes a private deck and a 5 piece bathroom with a huge master closet. The walk out lower level includes 3 bedrooms, 3 bathrooms and a family room with a wet bar.



Just Sold!

Just Sold!
 8000 Monarch Road
 Sterling Pointe, Larkspur
 \$165,000



5 Acres!

For Sale!
 2205 Vista Drive, Valley Park, Larkspur
 \$749,000

This quaint cottage with a mountain feel on a private 5-acre wooded horse property with stunning views of the foothills and Sandstone Ranch. This home features 3 bedrooms, 2 full bathrooms, wood floors, a spacious kitchen with stainless steel appliances and a large deck. The main level master bedroom features numerous windows with a cozy sitting area or home office.

CLIENT TESTIMONIALS



"Ben is an extraordinary real estate broker. He was our agent to sell our old home and buy our new home. Not only is he knowledgeable and professional, Ben Wolfe truly puts his client's goals first and performs with integrity in every

regard. Throughout the journey of both transactions, Ben demonstrated full mastery of the nuances of selling and purchasing a home in Colorado, allowing us to operate from a position of confidence. He is an expert in the Larkspur region and beyond, and he will be our first choice in any future real estate transaction. His network and support team is also first-rate, further demonstrating his ability to communicate, perform and succeed for his clients. A+!" **Feedback from Ted and Elizabeth**

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

A WALK ON THE WILD SIDE

by Susan Peters



Suggested Nature Gifts...Perry Park Christmas Bird Count.....

Short Takes

Gift Giving Gone Wild

Ah, holiday season. Lots of lights and cheer and more cheer, and maybe a gift or two.

For your gift-giving, I can suggest a few things.

For birders or would-be-birders, you can browse the Duncraft website or go to a local bird store like Wild Birds Unlimited in Castle Rock. It has great ideas and gifts. AND if your gift recipient doesn't have a bird reference book, I can suggest Peterson and/or Sibley for WESTERN birds. A must is a heated bird bath that can be used in winter or summer and the birds will LOVE you. All birds need water, so you end up sighting a plethora of species.

For nature lovers, there are a variety of reference books available – mammals and snacks, tracks, reptiles, butterflies, etc. Maybe a book on hiking trails in Colorado and the area. A butterfly net to get the birds out of your house. A gift certificate to one of the outdoor programs at Cherokee Ranch. A pair of binoculars come in handy for many purposes, or a spotting scope.

If the recipient of your gift is really adventurous, drop by the Denver Animal Shelter and pick up an unusual pet:

Hedgehog	Pot belly pig	Owl	Fish
Roosters	Geckos	Iguanas	Snakes
Turtles	Cockroach	Tarantula	Goat
Alpacas			

You'd have to find a tiny leash to take the cockroach for a walk. Someone even turned in fire ants and then came back and took them back. REALLY? I'd hate to walk all those fire ants.

And what a great way to get children interested in nature – a bird store can help you put together a suitable kit with a book, feeder, seed, and possibly binoculars.

Or how about those interested in dinosaurs? Do a day trip to the Dinosaur Ridge in Morrison,



have lunch, then go to small museum with its dinosaur display in Morrison – Morrison Natural History Museum. You could let them pick out a dinosaur-oriented souvenir.

I introduced my graduating grandson (M.S., Aero science – great for birding) to the free Merlin app, which one of his best friends has. He is hooked and buying all sorts of birding paraphernalia, even though he lives in an apartment in Chicago now. Fun fact: Chicago has the highest density of rats of any city in the U.S. Once the word is out, expect a huge exodus of population from there.

Mother Nature: How cruel or maybe just giving us a dose of realism...going from sitting next to the pond on a sunny, 65-degree day in November to single digit, still November, plus a dash of snow here and there to remind us that it is winter in Colorado, no matter what the calendar says. Snow? Put out the whole peanuts for the jays (and crows – it is illegal to feed them, but YOU tell THEM that

Annual Bird Count – Y'all Come

Audubon's 123rd Christmas Bird Count will be held from Dec 14, 2022 to January 5, 2023! Go to <https://www.audubon.org/conservation/join-christmas-bird-count> to sign up.

Short Takes

Wow. The hummers did not all leave until the last week in September. The latest yet since the 26 years I have lived here.

And once more the turkeys have left town before Thanksgiving. Obviously the poachers have hit again, but not near us. Sob.

Last month a Florida scientist discovered an 18-foot Burmese python, one of the largest snakes in the world, had eaten a 5-foot alligator WHOLE.

And my holiday gift to you: a variety of nature pictures.

continued on next page

First, Ted Roberts snapped this picture of a great blue heron flying away with a baby alligator while it was said that mama alligator was running to save her kiddo. Guess again. Mamas consider their young to be tasty morsels.



The Colorado Parks and Wildlife caught this picture of a mass migration of elk. Colorado's elk herds are the largest in the world.



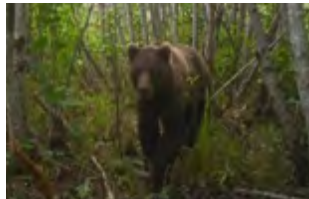
And here is a series of photos taken on trail cameras – amazing what goes on when you are not looking. A trail camera can snap a photo whenever it detects motion. Usually it's a blank screen, but often you are surprised with a night visitor or two. Some photos are knock-your socks off, others are scary, and still others will have you rolling over in laughter. Our camera transmits the pictures back to our computer.

So here we go (credits are on the photos and credit to Abi Stram for some content):

Here is something you don't see every day - a deer with a barrel stuck on its head. It seems that sometimes being a young buck is so hard. It reminds me of years ago when a neighbor had a deer get decorated in her Christmas lights.



This picture will give you the chills. It looks like this bear is running straight at you. Imagine how the owner of the trail cam felt when he saw this picture for the first time? How insane is it to catch a bear charging towards the camera?



Here is a picture that was taken seconds before a deer got ornithophobia (fear of birds) for the rest of its life. Does this owl really think it's going to pick up this entire deer and eat it for dinner?



And this squirrel was caught gliding over a deer.



This raccoon decided to snap a selfie with two majestic bucks that he happened to come across. Since he's so good with technology, he must have sent this photo to all his raccoon friends and they all had a good laugh.



Here is a cat that is riding a buffalo. How often do you get to see something like this?



This deer might look in pain, but these are warts caused by Papillomavirus that affects several species of wildlife. This deer was caught on a trail cam walking calmly towards some snacks. Usually, these warts clear out on themselves, but in this case, they are interfering with this deer's ability to feed itself. Let's hope they will be gone before the deer's health deteriorates.



Even tigers love to have some relaxing time. Clearly, this one has just taken a mud bath to cool off in the hot weather.



As you can see, this raccoon is taking a much-needed break by hitching a ride on a friendly warthog.



continued on next page

Would you ever expect an otter to catch a baby gator and eat it? At least we think this is a gator.



While their large size may make them intimidating, they still need to protect themselves from predators. To do so, the huge spider crabs will latch themselves to other marine life as an effort of camouflage.



And now let's move on to a moment of peace in the high country with a lynx...



Have a great holiday - join the bird count, buy some lovely wild life gifts, and Happy 2023 to you all!

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



Mailing Packages? Helpful Info . . .

UPS Christmas Shipping Deadlines

The following dates are the recommended last days for shipping within the U.S. for delivery by Sat, Dec. 24:

- Ground: Check the UPS website for details
- 3-Day Select: Tuesday, Dec. 20
- 2nd Day Air: Wednesday, Dec. 21
- Next Day Air: Thursday, Dec. 22

Note: Like last year, UPS has suspended its service guarantee on most packages and until further notice, has made operational adjustments including extending UPS Next Day Air Delivery commitment times from 10:30 a.m. to noon.

FedEx deadlines for Christmas

The following dates are the recommended last days for shipping within the U.S. for delivery by Sun, Dec. 25:

- FedEx Home Delivery, FedEx Ground: Wed, Dec. 14
- FedEx Express Saver, FedEx 3Day Freight: Tues, 12/20
- FedEx 2Day: Wed, Dec. 21
- FedEx 1Day Freight, FedEx Extra Hours: Thurs, Dec. 22
- FedEx SameDay: Fri, Dec. 23

USPS Christmas deadlines 2022

The following are the recommended "send-by-dates for expected delivery" before Sunday, Dec. 25 in the contiguous U.S. (lower 48 states):

- Retail Ground: Saturday, Dec. 17
- First-Class Mail: Saturday, Dec. 17
- Priority Mail: Monday, Dec. 19
- Priority Mail Express: Friday, Dec. 23

Alaska shipping deadlines 2022 are:

The following dates are the recommended last days for shipping holiday gifts from Alaska for delivery by Sunday, Dec. 25:

- First-Class Mail: Saturday, Dec. 17
- Priority Mail: Saturday, Dec. 17
- Priority Mail Express: Wednesday, Dec. 21

Hawaii shipping deadlines 2022 are:

The following dates are the recommended last days for shipping holiday gifts from Hawaii for delivery by Sunday, Dec. 25:

- First-Class Mail: Saturday, Dec. 17
- Priority Mail: Saturday, Dec. 17
- Priority Mail Express: Wednesday, Dec. 21



North Pole – Santa’s factory and workshop were visited at an undisclosed location in the North Pole to view the preparations underway for



this year’s Christmas deliveries. The main factory houses the



various build and assemble areas for the multitude of gifts that Santa is preparing



gifts for young and old all over the world. His helpers include teddy bears, elves, and many others. The famous reindeer team awaits “C-day” in their stable and it looks like all is a go for the days ahead.



Clean your chimney



Merry Christmas

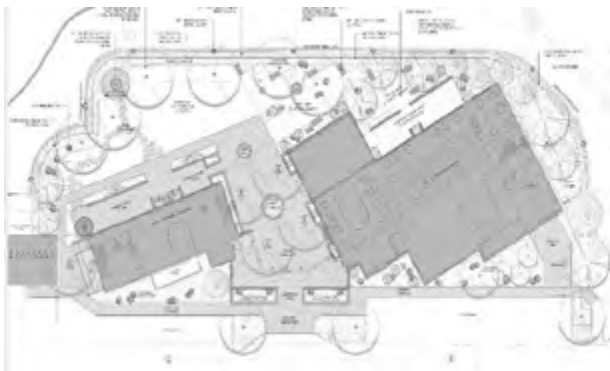
continued on next page

Perry Park – In Oct 2021, we featured the planning for Patrick’s **Bear Ridge Development** across from the Perry Park Country Club. Patrick recently approached the Perry Park Metro District



to start the process for “inclusion” into the Metro District which would provide the new lots with the benefits of the Metro District and add them to the Metro District tax roll. Ground work has begun on the first phase of the infrastructure (roads, sewer, utilities) with twenty-six 1 to 1.5 acre planned for completion by next summer. The site is 49 acres and 30% will be retained as open space. A homeowner’s association is planned for the development.

Castle Rock – In 1980 The Brinkerhoff family opened the original Denver La Loma Mexican Restaurant at 1801 Broadway. Following many



successful years, they recently built and operated two more wonderful restaurants, the classy Sierra Restaurant that fronts Cabela’s shopping center on RidgeGate just west of the Hospital. In late 2020, the Castle Rock La Loma across from the Chick Filet in the Promenade was completed and opened. Following two years of success in Castle Rock, the Brinkerhoff’s are now planning a new unique restaurant and bar to be built on the 2.5-acre pad adjacent to La Loma which mirrors the incredible mountain views of La Loma. The project will consist of two buildings with complimentary patios and outdoor dining. The main building, “**The Brinkerhoff**” will be 8,554 sq. ft. in a one-story structure. “**Bar Hummingbird**” to the south of the

continued on next page

main building will provide lounge style dining in a 3,564 sq. ft. two-story structure including 1,944 sq. ft. of outdoor seating divided between the two levels. Parking will be provided for 133 cars and the lot will be full as is the very popular La Loma lot. I expect the menu will be similar to the Sierra.



The five, 4&5-story, 300-unit, 1-, 2- & 3-bedroom **Alana Apartment** project located in the Promenade across from the Walmart entrance is taking shape as several of the



buildings top-out. When completed, the luxury complex set on a bluff, will offer



outstanding views of the foothills, and include many amenities – a fitness studio with separate yoga room,

resort-style pool with cabanas, grill stations and fire pits, a clubroom with lounge and kitchen, pet friendly amenities, and secured and covered parking. Occupancy in the spring of next year and their web site is already functional for early reservations.



After a very slow start, the **Buffalo Wild Wings** is rapidly progressing with a spring opening on the calendar. The building is in the food court at the entrance to the Promenade, across the street from Fredy's. The 4,595 sq. ft. building will



have two patios – 633 sq. ft. covered and 560 sq. ft exterior. I can already taste the wings and wedge potatoes.



Colorado Springs – With over 50 high-end retail stores, the popular **Promenade @ Briargate**



welcomes 4 interesting new tenants bringing its rent roll to almost 100%. Located just off the I-25 interchange at 1885 Briargate Parkway it is a quick 30-minute drive from Larkspur. The exclusive **Arhaus Furniture** store



brings a sought after and very limited luxury furniture choice to the area with its recently opened store in the north /east corner of the

continued on next page

center. In the center of Briargate, space is being readied for **Altar'd State**, a “boho chic” women’s clothing boutique with a charity culture which includes their annual contribution of 10% of net proceeds to local charities, teaming with Habitat for Humanity to build a home for a local family, partnership with Coprodeli USA to feed, clothe and educate children around the world, and of course to provide an interesting shopping adventure for its customers. In the southeast quadrant of the center the **Container Store** is coming - offering storage and organization products, and custom closets and two doors down will be Nike, who designs, develops,



manufactures and sells footwear, apparel, equipment, and accessories worldwide.

Another restaurant is about to open in Interquest Commons – this time its bacon and eggs instead of another hamburger



choice. With nearly 1,700 restaurants in fifty states and a half dozen foreign countries, the 64-year-old **IHOP** chain will be adding its fourth store in Colorado Springs. Specializing in breakfast (all day), you can also find lunch, dinner, or late-night dining seven days a week from 7:00 am to 10:00 pm. This property is a block in from the corner of Interquest & Voyager Parkways and



should find ready and waiting customers in the new WoodSpring Suites hotel across from it. Always good to have breakfast choices (so few exist) but my choice would still be the fairly priced and really good breakfast restaurant, Omelets Etc., just a block to the west. My secret #1 breakfast choice is Bennie’s located in the YMCA building in Monument, but don’t tell anyone.

Denver – The Denver suburb city of Arvada is located on Denver’s northwest side at I-70 and Wadsworth. It was founded in 1870 with the formation of the railroad station centered in what today is considered Olde Town Arvada and is home to about 125,000 residents. A quaint area of residential and commercial properties, the 8-acre historic **Olde Town Station**



is currently owned by Trammel Crow and is undergoing a multi-use renovation (housing, hotel, retail space and new dining options to the area geared to expanding the historic draw of the area. Crow is bringing Parry’s Pizza, Smashburger,

Snooze, A.M. Eatery, Everbowl and Cava restaurants to The Shops @ Olde Town Station. In April 2017, the new Hilton Gardens became the town’s first hotel. Number 2 hotel, a **Residence Inn by Marriott**, is about to add 128 new rooms on a two-acre parcel at Olde Town Station at the southeast corner of Vance Street and West 56th Place.



Travel – Looking for something different to do in 2023? Hitch-up your camper and take an 11-hour drive across Oklahoma to the little town of Atoka, population 3,015, and visit **Reba’s Place**.



Raised on a nearby cattle ranch, legendary country singer **Reba McEntire** formed a partnership with the Choctaw Nation to convert the town’s century old Masonic Temple into a two-story restaurant, bar, music venue, and store. The menu includes the “Fancy” steak

dinner, tacos, chicken fried steak and other area favorites. The restored antique (100-year-old) bar offers a broad range of beer, wine, and cocktails. Spread throughout the facility is a curated collection of memorabilia from Reba’s personal archives and the retail space complements the western culture of the area.



My blessings to all for the new year! I am closing out my issues of Walt’s Words for the final time and thank all for putting up with my years of rambling about all the area development.

Walt



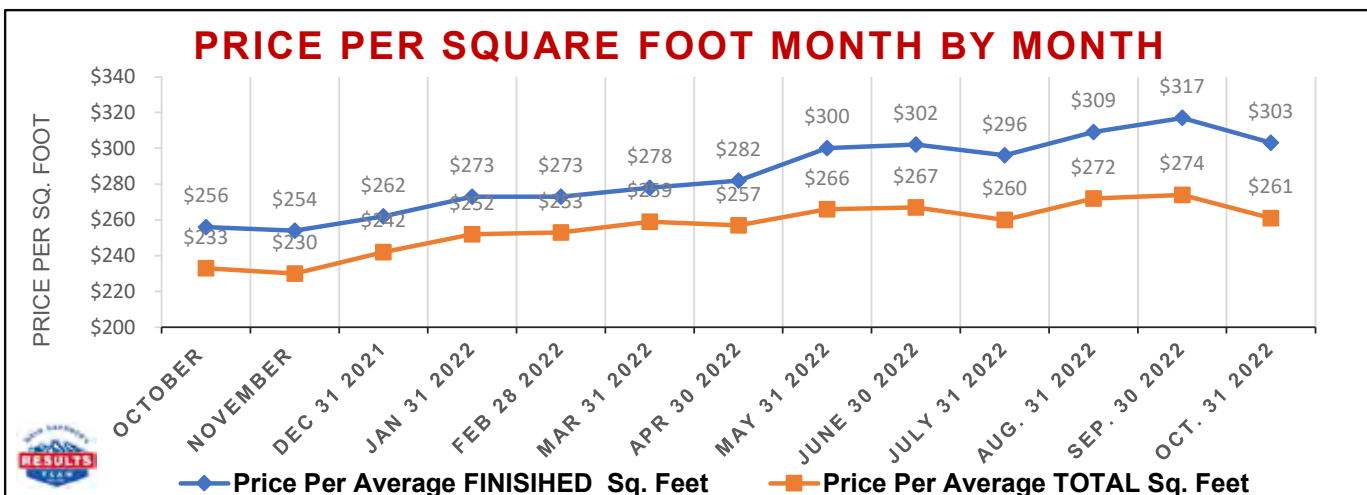
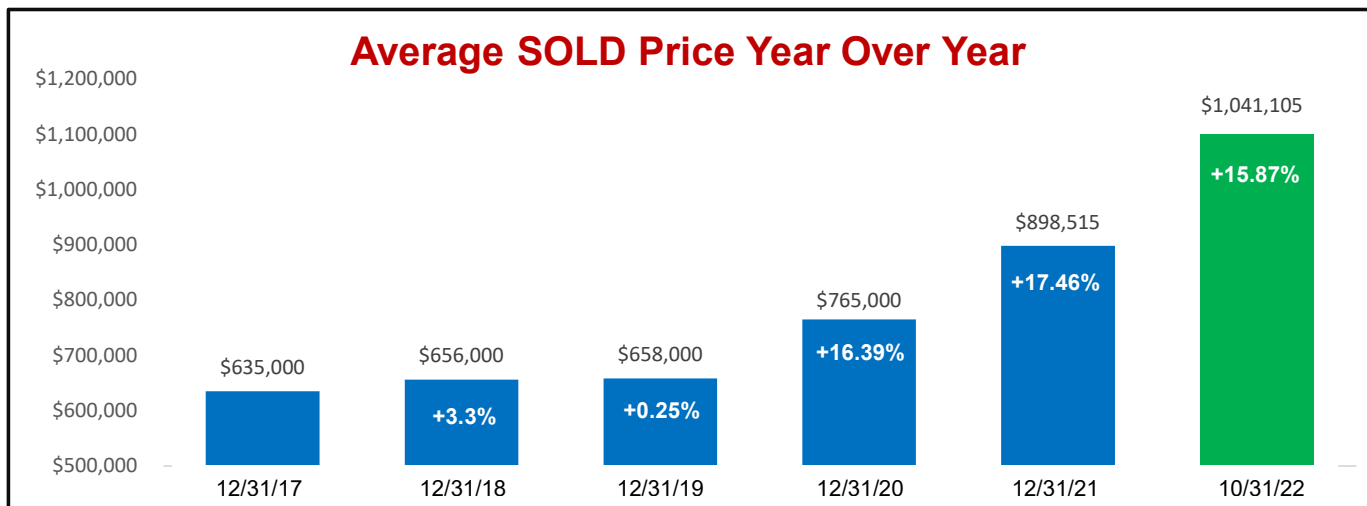
Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (11/16/2022) ---27 (\$599,900 to \$3,999,999) --- Median \$1,075,000

➔ Average Days on Market --- 70

Homes Currently “Under Contract” --- 10 (\$399,000 to \$2,499,000) --- Median \$962,000

➔ Average Days on Market --- 44



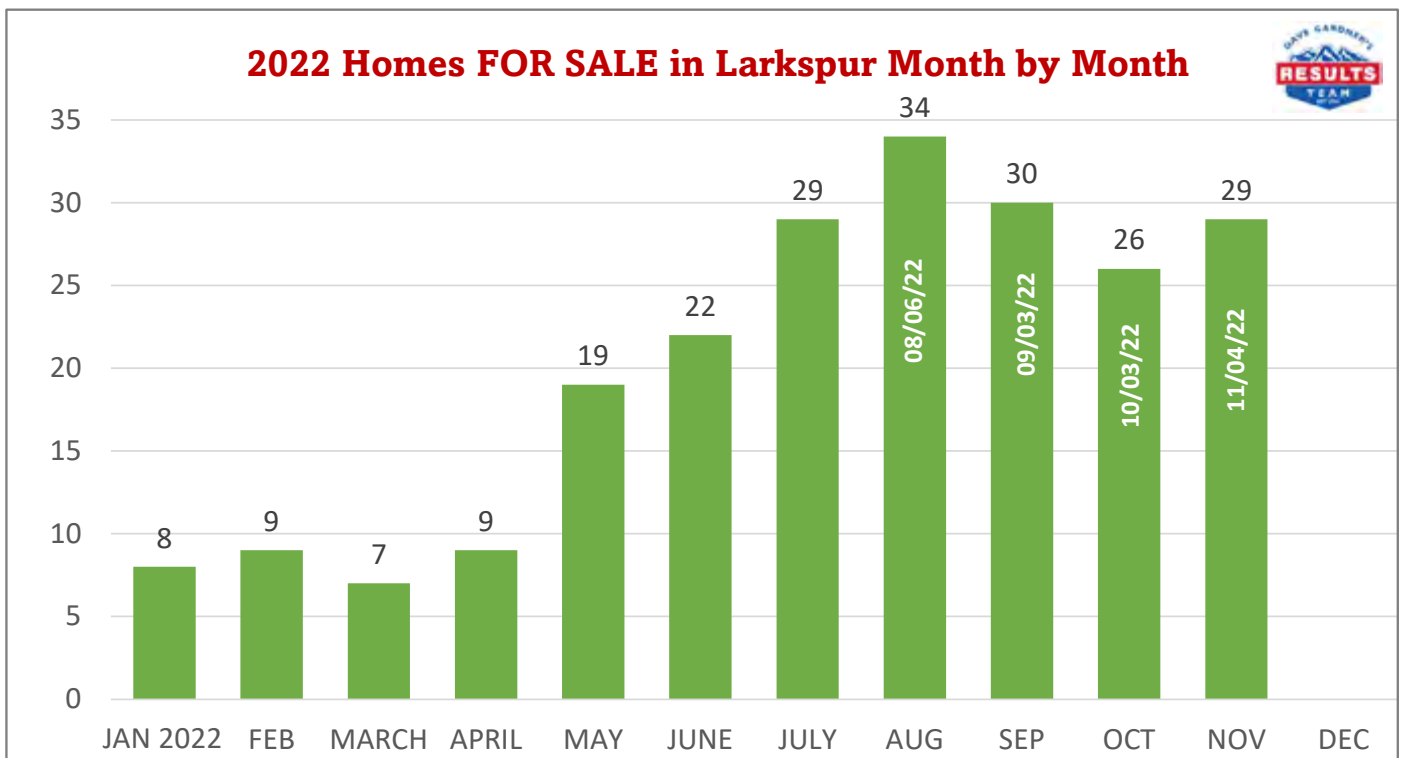
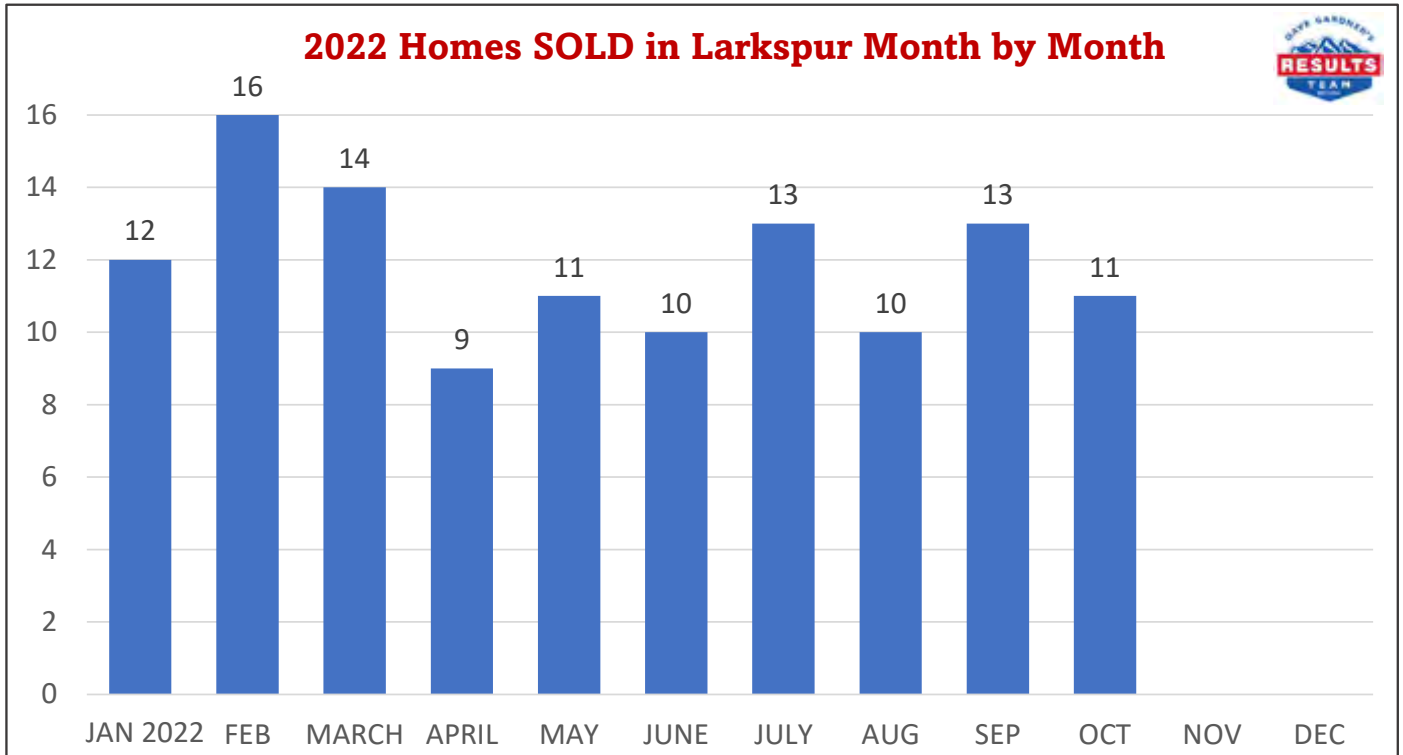
---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 sales have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property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



---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.

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

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 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**

ADVERTISING RATES

Pricing is for Camera Ready Art

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

Submit ad art to

larkspursentinel@gmail.com

DEADLINES

Articles/Letters/Ad Artwork/Classified Ads

20th of each month

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

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

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. My older brother Bennett (14) may also be available if you need snow shoveling help or heavier yard work assistance. **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: 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.