



Larkspur

Sentinel

February 2023

**Serving Perry Park, Larkspur,
and the surrounding community**

Happy New Year and Happy February!!

It has been the grayest January I can remember in a very long time! I think a lot of folks might be struggling with the dreary weather, cold, and lack of sunshine. A friend recently told me about a website that will create written content from a brief description (not appropriate for students! - that's called cheating) and I decided to try it out. So, after I gave them the following thoughts, a missive was generated faster than I could read it. . . I thought you might enjoy seeing the result:

My input/prompt to the website: "January is dreary, dark, with snow sparkling like diamonds when the sun comes out. How to be kind and not depressed."

The result is here in italics:

There are a few things you can do to combat feelings of depression during the dreary and dark days of January:

- Get outside and get some sunlight, even if it's just for a few minutes. Sunlight can help boost your mood and energy levels.*
- Exercise regularly. Physical activity can help reduce symptoms of depression and improve overall well-being.*
- Connect with others. Talking to friends and family, or joining a group or club, can help you feel less isolated and more supported.*
- Practice self-care. Make sure you're getting enough sleep, eating well, and taking time to relax and do things you enjoy.*
- Practice gratitude. Try to focus on the positive aspects of your life, no matter how small they may be. Write down things you are thankful for each day.*
- Seek professional help if necessary. If you find that your symptoms of depression are interfering with your daily life, consider seeking the help of a mental health professional.*
- Remember, it is important to be kind to yourself. Give yourself a break and take it easy.*

Not bad, right?!!

I had a great meeting in early January with Mayor Sherilyn West and Heather Fry Yanda (Deputy Town Clerk) for the Town of Larkspur. That prompted the two maps on page 3 that you might find interesting. Also, in addition to our usual contributors, please be sure to read and enjoy the chronology of the ranch property in Perry Park - the past compiled by Dakota Hoyt, and the current written by Kat Valentine King. We have some new advertisers as well!

Please 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

Please, be kind. . .to yourself and to others,

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



6231 S PIKE DRIVE | PERRY PARK | UNDER CONTRACT | OFFERED AT \$875,000



6956 FOX CIRCLE | PERRY PARK | OFFERED AT \$999,000



5133 ECHO VALLEY ROAD | PERRY PARK | \$2,050,000



7951 RED ROCK CIRCLE | PERRY PARK | SOLD! | \$485,000



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 19+ 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.



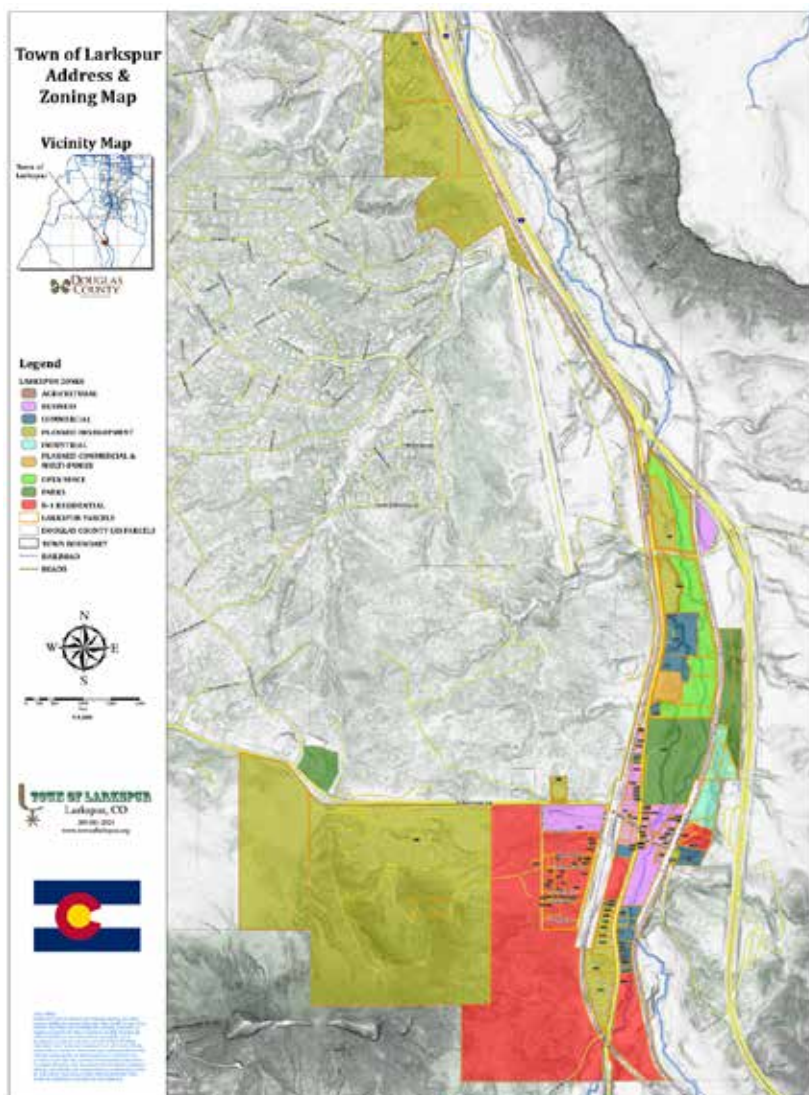
SCAN HERE FOR AN AUTOMATED HOME VALUATION! CALL FOR A MORE IN-DEPTH VALUATION! →

Do you know the difference between Larkspur, CO 80118 and Larkspur, CO?

Zip Code 80118

This is the full area of Larkspur, CO, according to <https://www.unitedstateszipcodes.org/80118/>.

The zip code has 6141 residents as of 12/22 according to estimates based on the US Census. The area covers 136.5 square miles, with an estimated 3061 occupied housing units.



Town of Larkspur

As of 2020, the Town of Larkspur had 210 residents. The Town of Larkspur is a Home Rule Municipality (elected mayor and town council members). Services offered include administration, utilities, water and wastewater, art and recreation, public works and planning.

Larkspur also partners with the Douglas County Sheriff's Office and the Larkspur Fire Protection District in providing emergency services to the community and surrounding area.

Those who live outside the town boundary are not eligible to vote on town issues, however they can attend various town meetings where their opinions are welcome.

Here are links to several interesting resources available to those in the area:

Town of Larkspur:

townoflarkspur.org

Historical Society:

larkspurhistoricalsociety.com

Chamber of Commerce:

larkspurchamberofcommerce.com



Perry Park Metropolitan District

The Special District For Perry Park Ranch

Happy 2023 to all Perry Park residents!

On May 2, 2023, we will have an election for 3 positions on the PPMD's Board of Directors. One of these positions is a backfill for Chuck Wagner who resigned in 2022; hence it's a 2-year term (through May 6, 2025). The other 2 positions are for normal terms of 4 years (through May 4, 2027). Each candidate must choose whether to run for the single 2-year term position or one of the two 4-year positions. Only those that run for the 2-year term can be selected for that term. Only those that run for the 4-year term can be selected for that term.

All documents and information area available on our website at: <https://perryparkmd.colorado.gov/metro-district/elections>

Other current topics being addressed by the board include:

- PerryPark.org website: You will notice our website has a new look but should have the same content as previous. We now use the State of Colorado's SIPA website, which provides us with a managed service at no cost to PPMD.
- The 2023 Budget was approved. Thanks to the burn of accumulated slash in January, we will not have to pay for the grinding operation and we will be able to stay within our revenue forecast for 2023.
- Gateway Pond water rights - there is a pending water court case where we are seeking approval of a plan to maintain water rights to current levels on the pond.

- Gilloon Pond improvements - we are seeking Douglas County support for improving this natural area.
- Upper Cheyenne access - Douglas County is now responsible for Upper Cheyenne access control, as this is a county road that the PPMD does not have current authority to restrict or grant. Any residents that want vehicular access to Upper Cheyenne should contact Sean Owens at Douglas County at sowens@douglas.co.us for latest protocols and status.
- PPMD Committees always welcome volunteers. There is an Independence Day Planning Committee, a Firewise Committee, and an Entry Design Committee that can always use help. There are many great ideas for improving our community and to implement more of them we need you!

Our February board meeting is scheduled for Thursday – February 9, 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.

Thank you on behalf of the Board of Directors,

Steve Ostrowski
Director & Secretary

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

*Cherish those you love,
Happy Valentine's Day!*



NEWS FROM THE WATER DISTRICT

by **Brian Arthurs**



"We buy a bottle of water in the city, where clean water comes out in its taps. Back in 1965, if someone said to the average person, 'You know in thirty years you are going to buy water in plastic bottles and possibly pay more for that water than for gasoline?' Everybody would look at you like you're completely out of your mind." – Paul Watson

Facts about drinking water:

- Americans drink more than one billion glasses of tap water per day.
- Americans are consuming water from disposable plastic bottles at a rate of more than 70 million bottles each day.
- Drinking the recommended 8 glasses of water per day costs about \$0.49 per year from tap, but \$1,400 with bottled water.
- It takes three times the volume of water to manufacture one bottle of water than it does to fill it.
- Only 23% of disposable plastic bottles are recycled.
- There are around 244,000 metric tons of plastic floating in our oceans.
- It is estimated that the world's oceans will contain more plastic than fish by 2050.

The Board met for the regular meeting January 18, 2023 and a regular meeting and public hearing on December 14, 2022. In addition, an Executive Session was held November 15, 2022.

Minutes of the November regular meeting and Executive Session were reviewed and approved.

Disbursements of \$223,331.24 for the month of November and \$646,659.08 in December were presented, reviewed, discussed, and approved. The Board reviewed the District's Monthly Staff Reports prepared and submitted by the District Manager and the District's Systems Reports compiled by Semcor, Inc. Detailed responses to all questions and inquiries were satisfactory.

The December meeting and public hearing focused on proposed increases to the District's water, sewer, and other rates, along with tap, development, and other fees. Each Director presented a summary of research and findings in their particular area of expertise. Representatives of Rathelis, LLC and DA Davidson also provided details of the Rate Study and Financial Plan requested by the District. Responses to all questions and inquiries were provided. The resolution to implement new rate and fee increases for 2023 and 2024 was unanimously approved.

The final budget and accompanying resolutions for 2023 were reviewed and adopted.

Resolutions calling for the May 2, 2023 regular district election of three positions on the Board of Directors, appointing a designated election official, and designation of the location to post notice, were unanimously approved.

Consideration of a contract to purchase land for use as future well site was next on the agenda.

Attorneys from Hill & Pollock attended in order to provide insight into the legalities and processes necessary to achieve the eventual goal of additional water for the District. Also, the Board discussed the acquisition with the best interests of the PPWSD being paramount. It was decided to continue moving forward with this opportunity.

The District is seeking a part-time employee to assist the District Manager. Starting pay ranges from \$25.00 and up per hour commensurate with experience and training. You can view the job description and download an application by visiting our website at www.ppwsd.org.

Current Board Members: Gary Peterson - President, Tony Lucas - Vice President, Brian Arthurs - Treasurer, Jim Maras - Secretary, Jim Matchett - Director,

Perry Park Slash Burn

*Photos by Keith
Worley and Kathy Brickweg*



Remember this pile?? Photo was taken 9/28/22 BEFORE the October pick ups were added.


On January 17, with personnel on site from the Larkspur Fire District and the Jackson 105 and Palmer Lake Volunteer Fire Districts - including Gandolph the fire dog, the pile was burned.

Here some interesting facts:

- Pile was .41 acres in size, 2 seasons of slash pickup were burned.
- Average height 12-15 feet (12' used to calculate volume), estimated fuel volume was 8,000 cubic yards.
- Two seasons of slash pickup were burned.
- Approximately equal to 40,000 cubic yards of slash picked up from the curb.

Notice the fire dragon in the photo to the right - pretty awesome image!









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Naturals

Handmade Goods and Botanical Skincare

Hand Poured Coconut-Soy Candles scented with essential oils, Herbal Tinctures, Botanical Skincare and Handmade Soaps... all made in small batches Natural & Toxin Free

Online Shop
www.carolsnaturals.com

Carol Manlove
Based in Perry Park Ranch
720.333.3880



Larkspur Sentinel

Get the news - Go to our website where you can sign up to be notified monthly about the release of new issues of the Larkspur Sentinel, and browse through past issues.

Spread the news - Email this link to your friends - many folks are not receiving the Sentinel - you can help!

Write the news - We are always looking for feature writers. If you have a topic that would be of interest to the 80118 community, please contact larkspursentinel@gmail.com.



larkspursentinel.org

Winter Gardening

by Marla Leggette

With all the snow we've had in January, our gardens seem far off in the distance. But I've found that sitting in a big chair, watching the snow, and daydreaming about what is to come in the spring, is very satisfying. And while you're watching the snow, it's a good time to look through all those seed catalogs that have arrived in the mail.

Here's a few of my favorite catalogs this year:



Botanical Interests, located in Bloomfield, Colorado, is distinguished by its beautiful free catalogs and seed packets. They sell quality seeds that have a high germination rate, with many varieties of flowers and vegetables. They have frequent sales.

Find them at : www.botanicalinterest.com



Baker Creek Heirloom Seeds is probably the world's largest seed and heirloom seed catalog. They claim to also have 1,000 rare seeds that are interesting additions to any garden. I've already ordered "Chinese Red Noodle Beans" that can reach 12-18". Fun, right? It takes a while to go through the whole catalog!

Find them at : www.rareseeds.com



If you are eager to start seeds, consider winter sowing. It's an easy way to start seeds in clear water/ milk jugs, or other plastic containers, that serve as a mini-

greenhouse. You keep these outside where the seeds

go through cold stratification, and then germinate within the jugs. Perennials work best, or cooler weather vegetables like lettuce.

For more information go locally to: www.tagawagardens.com and search for winter sowing.

Winter is a good time to see what you can propagate



from plants you already own. A geranium plant is easy to turn into more geranium plants! Simply trim the plant by cutting any stem, and either put the stems in water with indirect light, or in some potting soil with moderate

watering. It's that easy.

Succulents propagate easily, using the above instructions.

The Douglas County Garden Club was organized in 1985. There are currently about 45 members that range from beginners to Master Gardeners. At each meeting, a speaker talks on gardening-related topics and we share gardening ideas and tips. We also volunteer in the community by planting and maintaining planters at various locations around Castle Rock such as the Castle Rock Hospital, Historical Museum, and Help and Hope Center, the new library and more. We take field trips usually once a month. We welcome any one to attend our meetings or become a member.

Meetings: Every first Tuesday of the month
Phillip S. Miller Library from 1:00pm- 3:00pm.
1:00- 1:15pm: Social time and snacks
1:15-2:00pm: Speakers on various topics
2:00- 2:30pm: Garden Club business

For more information: www.douglascountygardenclub.org or our Facebook page.

I hope you'll consider attending.

Dining Tidbits! by Mary Ann Fonken will return in March!



"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 Sold!

802 Independence Drive
Sage Port, Larkspur
\$1,175,000

1 Wooded Acre

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.



Under Contract!
 11513 Canterbury Lane
 Villages Of Parker, Parker
 \$864,950



Under Contract!
 1561 Mountain Ranch Road, Larkspur
 \$865,000

This custom mountain home which has been completely remodeled is an amazing horse property on 3 level acres including a barn, loafing shed, and pasture for up to three horses on the pastoral property. Miles of horseback trail riding nearby. This remodeled home included a finished 1,300 square foot lower level with a separate entrance and full kitchen making it perfect for multigeneration living.

CLIENT TESTIMONIALS



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

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

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Did you set a resolution for the New Year? If you did, you're not alone! Almost 40% of US adults enter the new year with a resolution to better their lives.

Setting a New Year's resolution dates to Babylonian times about 4000 years ago and centered around their spring barley harvest, Atiku. Over the years, resolutions have become synonymous with the January 1st date. The most popular ones include exercising more, eating healthier, spending more time with friends and family, and our favorite...volunteering! There are so many wonderful benefits to volunteering; the best part is that we receive by giving helping others!



Here are a few benefits of volunteering:

- Volunteering helps you stay physically and mentally active. Studies have found that volunteers over the age of 60 experience more significant increases in life satisfaction and greater positive changes in their health as a result of their volunteering.
- Volunteering offers a sense of purpose and teaches valuable skills.
- Volunteers perform critical roles by helping others in the community who are less fortunate. Some local opportunities range from offering a ride to a neighbor in need, delivering a hot meal, serving at a local food bank, or becoming a phone companion to a lonely senior.
- As a volunteer, you can invest time and energy to neighbors who might need an extra hand or listening ear. The work is essential to creating a better community which gives both volunteers and those they serve an increased sense of purpose.
- Volunteering allows you to develop new relationships or foster existing ones. One of the best ways to make friends or strengthen existing relationships is to participate in a fun activity together.
- Volunteering is a great way to meet and connect with people who share common interests.
- Volunteering can reduce stress and decrease the risk of depression. Research has shown that it leads to lower rates of depression through increased social interactions. Time spent serving others can have a stress-reducing effect.
- Volunteering can be scheduled to fit with YOUR needs and YOUR schedule.

Whether you want to volunteer once a month or once a week, in person or over the phone, as a group or as an individual, there is something for everyone!

If volunteering is part of your New Year's resolution, we can help! We've compiled a list of local non-profits and volunteer websites you can access for volunteer opportunities within and around Douglas County

www.agingresourcesdougco.org

www.helpandhopecenter.org

www.justserve.org

www.theaspeneffect.org

In Memoriam. . .

Kenny Noe

May 4, 1947 - November 28, 2022

Kenny Noe lived his entire life in Douglas County. Born to Buster and Ida May Noe on May 4, 1947, he attended Greenland Elementary, Larkspur Elementary, and graduated from Douglas County High School in 1965. As a lifelong 4-H member, his entire life was spent working the cattle ranch that his great-grandfather homesteaded. In 1970 Kenny attended Auctioneering School in Mason City, Iowa. He called his last auction just this past Spring in Larkspur. He added plumbing to his expertise, going on his last service call the day before he passed.



Kenny was one of the original firefighters of the Larkspur Volunteer Fire Department, Greenland station but found his true calling being a member of the Douglas County Sheriff's Posse. He spent countless hours riding horseback, going where vehicles couldn't, searching for people who had somehow gotten off trail and couldn't find their way. Lost you might say and that's what Kenny loved, helping people who were lost. If you were down on your luck and maybe a little lost he'd give you a hot meal, a place to stay, and perhaps even a job for a day or two -- enough to get you back on your feet and on your way.



Kenny saw and embraced a lot of changes to the area in his 75 years and he loved meeting new people, you couldn't go anywhere without someone who knew Kenny. He enjoyed coffee at the B&B, a regularly scheduled poker game with the old guys on Friday night, bowling league at

the original bowling alley here in town, a good barn dance with live music, working to improve his roping skills, and he loved to be around people.

A firm handshake and strong promise were all it took to make a deal and he never worried about how he'd get paid or how anyone would return the favor. He simply did what he was meant to do – take care of those who had gone without heat, those who didn't have hot water and those who hadn't eaten a good meal in some time.



His son Joe, his daughter Bethany, and his grandkids, Cassidy, Wyatt, Kyleigh, McKayla and Addy will hold their memories of Kenny near to their hearts as they find ways to honor his legacy.



Blanket Brigade provided comfort to 196 people in 2022!

The Larkspur Blanket Brigade is a group of 15 dedicated volunteers. We create and give away quilts to anyone experiencing trauma, loss, adversity, or illness. In 2022, we completed 196 quilts, and actually donated 201! (Good thing we had a few extra from 2021!) Quilts were donated to Sweet Dreams, Help & Hope Center, Castle Rock Hospital ER, Catholic Charities, a family fostering children with severe medical needs, Castle Rock Hospital's Hospice, Marshall Fire Residents, Perry Park Country Club, and St. Andrews Church.

Recently, we received a thank you e-mail from a recently divorced woman with three children. Their clothes were stored in a plastic bag and they could barely afford an apartment. They had to use their clothing as blankets. As she put it . . . then some random person (Blanket Brigade) made her a quilt and left it on her doorstep. She claims it was the most beautiful gift she's ever received.

We meet at the Perry Park Country Club the 2nd & 4th Wednesday of each month. If you know of anyone in need of a little extra comfort, contact Cindy Hotaling at cjaspsjr@yahoo.com. Also, 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.



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.

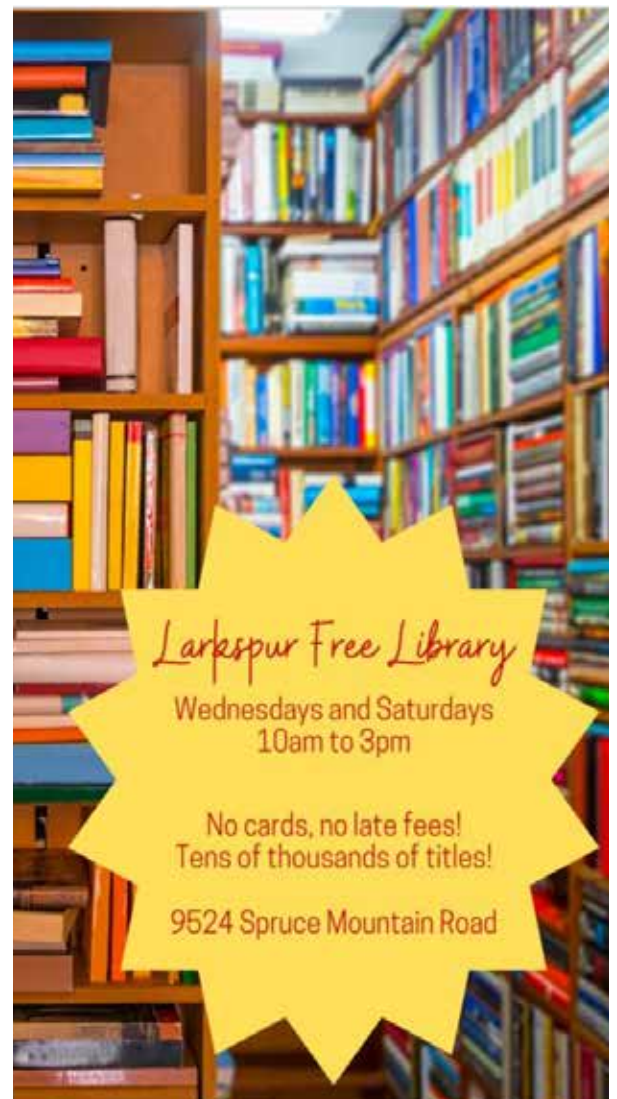


Keeping your trees healthy is tough, but we can help!

Get your free winter pruning estimate by emailing us at knotheadtree@gmail.com or calling us at **303-885-3800**



TREE AND LAWN CARE



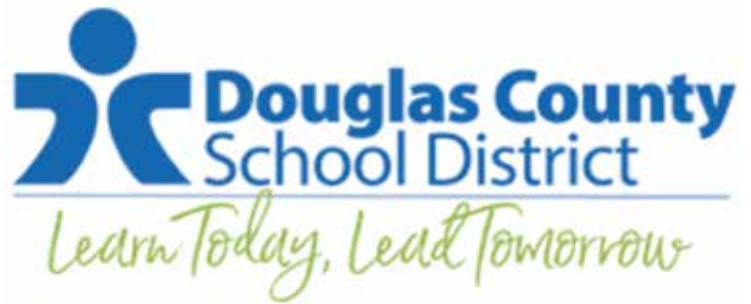
Larkspur Free Library

Wednesdays and Saturdays
10am to 3pm

No cards, no late fees!
Tens of thousands of titles!

9524 Spruce Mountain Road

Kindergarten Registration Now Open!



Kindergarten enrollment for the 2023-2024 school year is now open! Register at your local elementary school or via the appropriate link below. DCSD Preschool students enrolled before January 1, 2023 will automatically be registered for Kindergarten at their neighborhood elementary school.

If you have other children already enrolled in a DCSD school, click the “current DCSD families” link below.

If your family is new to DCSD (this is the first time registering a child in your family into a DCSD school) please visit your local elementary school to enroll.

*Castle Rock families should enroll via [DCSD’s Online Registration System](#).

[Current DCSD Families: Enroll](#)

[New-to-DCSD Families: Register at Your Local Elementary School](#) (Castle Rock Families: [Enroll here](#))

Douglas County School District Kindergarten offers: structured, rigorous, play-based curriculum, small class sizes, authentic learning experiences, no tuition (full-day Kindergarten is free!), balanced beginnings: a staggered transition to build stronger teacher/student relationships and ease the transition into school

For questions about Kindergarten in Douglas County School District, contact your [local elementary school](#).

Balanced Beginnings

Douglas County School District implements a special transition process for our Kindergarten students called Balanced Beginnings. The first days of school will be staggered, with small groups of students coming in rather than the entire class. This eases the transition into Kindergarten and allows teachers and students to build positive relationships, introduce the new environment and routines, and collect informal data as they begin their year with students. Your child’s school will provide more information closer to the start of the 2023-2024 school year.

Kindergarten Registration Requirements:

- Eligible children must be 5 years old by October 1 of the school year they will attend.
- Please check with your neighborhood school for their specific kindergarten registration requirements.
- A registration packet can be downloaded from your school’s website. To complete your child’s registration, take their completed packet to the school.
- You will also need to provide the following at kindergarten registration:
 - Your child’s birth certificate
 - Immunization records for your child
 - Proof of residence (e.g. warranty deed, deed of trust, tax notice, lease agreement, assessor page, or notarized letter from the person you are living with if you are living with someone and your name

doesn’t appear on the proof of residency. A copy of their Proof of Residency must also be provided at the time of enrollment).

To learn more, [visit our website](#).





FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by Wayne Moore, Member-Board of Directors

Monthly Report

Jan 1 - Dec 31, 2022, we ran a total of 786 calls.

Dec 1 - 31, 2022, we ran a total of 62 calls.

a. Fires: Total of 4 calls (4 in-district, 0 mutual aid)

b. EMS: Total of 49 calls

i. Medicals: 26 (24 in-district, 2 mutual aid)

ii. MVA's with Injuries: 23 (21 in-district, 2 mutual aid)

c. Alarms: Total of 3 calls (3 in-district, 0 mutual aid)

d. Other: Total of 6 calls (6 in-district)

Larkspur Fire Protection District Board Meeting

Thursday, February 9th

6:00 pm at Station 161

Public is welcome to attend.

Please check the website for details.

larkspurfire.org



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



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

doorsinmotionllc.com



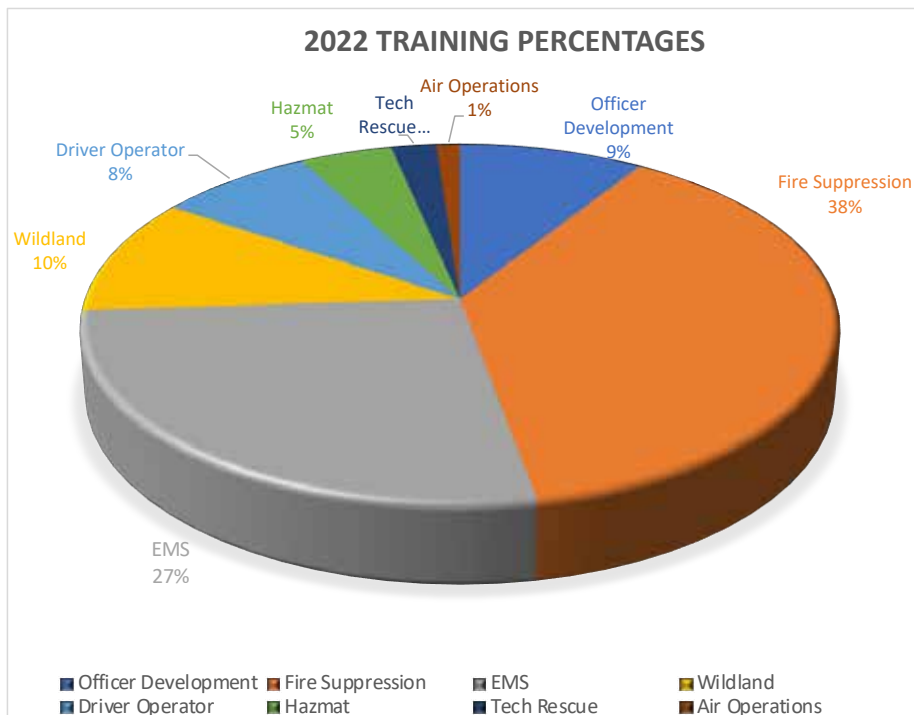
The Training Division for LFPD

by Lt. Calvin Brown, Training Officer/Volunteer Coordinator

The training division for LFPD is tasked with designing and deploying a robust training curriculum. The division is managed by a lieutenant with input from each shift captain and command staff. This program is broken into different modules which include EMS, fire suppression, and hazardous materials. Additionally, topics such as officer development, wildland fires, and technical rescue are also included.

A variety of methods is utilized including standard classroom and hands-on activities. In November 2022, the department began utilizing augmented reality software. This newly acquired technology allows team members to perform both fire-based and EMS training in a virtual environment. This,

not only saves money on travel, but also saves wear and tear on apparatus and equipment. The training plan is based on job performance requirements (JPR's) set forth by national fire and EMS certifying agencies. This means there is no difference between the training that volunteers and career firefighters receive, and the performance requirements are the same. As part of our monthly QA/QI program, team members meet with the department physician advisor and review selected calls to ensure we are providing the highest standard of care. The division is also responsible for the yearly Firefighter 1 Academy and managing each graduate's probationary period. Each new member is provided a task book, with a list of skills for which they must demonstrate proficiency. Additionally, they are given both written and practical exams each quarter. These exams provide a snapshot of how each probationary member is progressing and help identify any adjustments that need to be made.



We utilize a records management system to ensure each team member meets the annual educational requirements. The software tracks training hours and individual certifications in an easily accessible database. The information is continuously updated and provides the command and general staff with real time information for



strategic planning purposes. In training we are constantly seeking to improve our craft. A quote by retired General Colin Powell summarizes that goal, "If you are going to achieve excellence in big things, you develop the habit in little matters. Excellence is not an exception; it is a prevailing attitude." (Powell, 2010).



DAVE GARDNER'S *Results* Team

Office located on the Main Street of Larkspur



★★★★★



SOLD
\$440,000

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!



SOLD
\$170,000

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!



SOLD
\$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
\$1,057,000

**Our Team
Brought the Buyer**

4076 Lorraine Rd. - Larkspur

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Wildfire Mitigation Myths

by Keith Worley, Wildfire Mitigation Specialist

Over the years, I've heard just about every reason why a resident of the "Wildland Urban Interface" (WUI) has decided not to manage their wildfire risks.

Here are some of my favorites:

Myth #1- That's why I have insurance.

Yes, you do. At least for now. The insurance companies have begun to experience losses from wildfires that are running into the billions of dollars. They have mapped our area out as a "red zone." If you have not already experienced issues with one or more insurers, be aware they may not renew you or require mitigation around your home to keep your coverage.



Myth #2- It is the responsibility of the fire department to take care of me and that's why I pay my taxes. All I need to do is dial 911.

Wildfire is a unique hazard that threatens hundreds of homes at one time. Firefighters are faced with saving lives or property, and must prioritize protecting homes where their own lives will not be at risk. Their mission is to fight fire safely and effectively. No property is worth a life. You must also be aware your insurance and the fire department's fire fighting capacity is based on one house on fire at one time. Engines, staffing, and water supplies are severely limited when every home is threatened. There aren't enough engines and crews in the entire state to post a crew at every home. An Australian saying- "You own the fuel, you own the fire" means it is your responsibility to allow safe and effective use of very limited fire-fighting resources.

Myth #3- I can't do anything about it, I don't want to live here if the forest burns down, or it means I have to clearcut everything around me.

These ideas do not have to be our reality. First, we must acknowledge we live in a wildfire prone environment. And we must become "fire adapted." Second, wildfire is a manageable risk, unlike hurricanes, earthquakes, and tornados. Science and study-after-study have shown that when WUI residents and their neighbors band together, entire communities can withstand wildfires. Third, removal of all vegetation is not effective. It is a matter of reducing fuel volume and managing fuel arrangement in partnership with your neighbors. Even more importantly, we must learn to "harden" our homes against embers, the number one cause of home ignitions. Fourth, we can restore fire adaption to our forests that allow them to burn at intensities they can survive.

Myth #4 (my favorite)- Mitigation will destroy our wildlife habitats.

The fact is we cannot do enough mitigation or fuel reduction to restore "decadent" wildlife habitats. Fire was the natural agent of change that created a "mosaic" of "diverse" habitats on the landscape. 100+ years of fire suppression has resulted in marginal habitats and diversity. Wildfire mitigation provides the opportunity to allow both fire adaption and restoration of wildlife diversity.

In conclusion, wildfire mitigation is about "risk management". A recent study reported the average WUI homeowner has a 50% chance of experiencing wildfire on his/her property in the next 20-30 years. It is not a matter of "if", but "when." Therefore, it falls on us to partner with our neighbors, firefighters, and insurers to become fire adapted and to actively support our local community leaders with setting up or continuing mitigation programs that help us all.

continued on next page

We Can't Find You!!!

Someone in your house is having a medical emergency. Minutes count. But can emergency responders find you? How well is your property address displayed? Is it at your driveway entrance and visible from both directions? Are the numbers large enough and visible at night?

Ask any of our firefighters and they will tell you of incidents when they had trouble locating the right address during an emergency. Help them and yourself by clearly posting your address. Some guidelines to follow:

- Numbers should be at least 4 inches tall. Six inches is best.
- These should be visible at night and preferably reflective. Keep in mind inclement weather or heavy smoke conditions.
- Numbers should be visible from both directions of travel and at the street. So, if posting on your mailbox, put them on both sides.
- If you have room, include the street name. For example, are you on Osage Road, Place or Way?
- Put your address numbers in a conspicuous location on your house to help the responders confirm they are in the right place.
- If you share a driveway, clearly mark both the street entrance and where the driveway forks to your house.



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PERRY PARK RANCH. . .NOW

New owners of Perry Park Ranch breathe fresh life into historic horse ranch

by Kat Valentine King



“Horses are my happy place.” - Brooke Flavin

Perry Park Ranch, the scenic horse ranch located at the junction of Red Rock Drive and Perry Park Boulevard, has been a part of the Perry Park community for over 150 years. But as the old saying goes, the only constant in life is change. There are plenty of changes going on at the ranch since the new owners, Brooke and Matt Flavin, bought the property in July of 2022.

“When we first saw the view of the barn through the valley from Red Rock Drive, it felt very special,” says Brooke. “It was different from anything else we’d seen. It’s such a tranquil, beautiful setting. It was just stunning.”

The Flavin family has been living in Colorado since 2012, but they have previous connections as well. Brooke went to college at CU Boulder, and Matt grew up in the Denver area. Matt served as a Navy intelligence officer before entering the field of commodities trading, and Brooke is a former marketing executive who now volunteers on the board of her children’s school. The couple have two boys, 11-year-old Callum and younger brother Rowan, age 9. Brooke and Matt met in Italy while studying abroad, and share a love of Colorado’s outdoor activities, including skiing, golf, and horseback riding.



Brooke says she had been “casually looking” for a horse property in the Larkspur area for years. A lifelong equestrian who currently owns six horses, she has frequently enjoyed riding the trails at Dawson Butte and Spruce Mountain Open Space. “There is a feeling of peace and calm out here,” says Brooke. “The horses feel it, too. The first time we turned the horses out on the ranch, I knew it was the right decision,” she says. “I’ve never seen our horses happier.”

It’s easy to understand why both humans and horses find peace at Perry Park Ranch. Towering red rock formations rise vertically to the east, while dense Ponderosa forest hugs the ranch along the foothills to the west. The small valley in between offers gently undulating pastures, a historic barn, a

small pond, and abundant wildlife. For the Flavins, it was love at first sight.

“My trainer and I trailered our horses out to test ride the trails before we made the offer,” Brooke says. “We spent over two hours riding in the national forest behind the ranch, and by the time we got back, I fell in love.” Testing trail rides may be a slightly unusual way to decide to purchase a new property, but for horse lovers, it makes perfect sense. Within five days of her test ride, the ranch was under contract, and the Flavins began their quest to create their dream horse property.

“We love the history here,” says Brooke. “The community, the traditions, but also we love this barn. We want to breathe new life into it, and see it really restored.” The Flavins plan to keep the existing historic barn, while making improvements to the grounds and property. Several outdoor pens and shelters have already

continued on next page

Ranch . . .NOW continued from previous page

been upgraded, with new pens, sheds, and automatic waterers still in the works. Though the property could potentially house up to 50 horses, Brooke intends to limit the number to 30 or so, to keep the operation more manageable. “We’d like to keep the pastures green, and allow the horses plenty of space,” she explains.



Managing the facility is a team effort, with Brooke on site at least three days per week as the managing owner. Brooke’s trainer, Bridget McAslan, lives on site full-time with her family, keeping up with the day-to-day responsibilities and full-time lesson and training program. The two women have been training and riding together for years, with Bridget relocating her existing training program from Elizabeth to Perry Park.

The collaboration between Brooke and Bridget began with a shared love of horses and dogs.

Brooke has an avid interest in breeding and showing dogs – specifically Hungarian Vizslas -- a breed of sporting dogs known for their pointing ability, which allows hunters to flush out birds in the field. Although Brooke grew up riding horses, a riding accident in her teens caused her to take a break. But then she discovered field trials – bird dog competitions where the dog trainers and owners ride horses at fast speeds across the open plains. “Walking during the competitions soon led to the option of horseback riding,” says Brooke. “I thought, here’s a sport where I can have my horses and my dogs, but I was terrified. Bridget got me back in the saddle.”

Bridget’s dad was a field trial professional, and she is well versed in training the specific breeds of gaited horses that are preferred for these competitions. Soon Brooke had her confidence back. For years now Brooke has been competing in American Kennel Club field trials with her eight Vizslas and her gaited horses. (Gaited horses are known for a fast, smooth ride that works particularly well during field trials.) Brooke currently owns exclusively gaited horses, while Bridget has both gaited horses and other breeds that perform the traditional three gaits of walk, trot, and canter. Bridget offers both lessons and training for all breeds and multiple disciplines of riding out of Perry Park Ranch.

“Bridget is so good at planning fun events, and she is always adding more,” says Brooke. “We want this to be a good place for education, even for people who aren’t in our training program.” So far, the ranch has hosted a Halloween horse show, a holiday open house, and recently launched a lecture series for ongoing equestrian education. And although the team is very community-oriented, it should be noted that the ranch is a private facility. Visits are scheduled by appointment, and neighbors are encouraged to be respectful, and not feed or interact with the horses without permission.

As the business grows and more locals discover the riding program, the ranch will continue to look for ways to stay involved in the community as the work continues. “We have felt so welcomed here,” says Brooke. “We feel really lucky to be a part of Perry Park.”

Interested in getting involved? Reach out via phone, email, or social media for updates and events.

Perry Park Ranch, 5655 Red Rock Drive, Larkspur 80118

Brooke Flavin, Managing Owner: 303-886-9018
perryparkranch@gmail.com www.perryparkranchco.com

Bridget McAslan, Manager & Trainer: 303-243-1513
bridget@bluehorsefarmsllc.com www.bluehorsefarmsll.com

*Photos: The Ranch,
The Flavins family,
Bridget McAslan,
a happy resident of the ranch*



PERRY PARK RANCH. . .THEN

Chronology of the “Ranch/Equestrian Center” in Perry Park *compiled by Dakota Hoyt.*

The current ranch area was, and still is, only a part of the large Perry Park acreage.

Prior to 1820		Before the settlers, the Native Americans were free to roam the mountains and plains of the midwestern section of the United States. The area was occupied at various times by the Ute, Kiowa, Cheyenne, and Arapaho tribes.
1820		Probably the earliest record of explorers into the Perry Park area was made by Stephen H. Long’s expedition in the summer of 1820.
1863		Recorded legal documents related to water rights can be found for this area.
1869		Recorded survey of the area. It is designated as Pleasant Park.
1872-1888	John D. Perry	Perry (originally from St. Louis) had expanded the Kansas Railroad Line into Denver. He spent a lot of time in Colorado and acquired around 4000 acres in the area. He renamed the area Perry Park. The original ranch house, with some updating, is still in use as the home of a local ranching neighbor. Perry raised shorthorn cattle.
1888-1904	Red Stone Land and Mining Company (RSL/ MC)	John Perry sold the land to the RSL/MC and was a part of the company until 1904. The area surrounding Perry Park Ranch became a summer tourist spot while ranching and farming continued. A hotel called Perry Park Inn, or Nanichant Inn or Echo Hotel (it had various names over time; nanichant is the Native American word for echo) was built in 1889 at the base of Nanichant Rock (located on the right side of the junction of Red Rock Rd. and Perry Park Blvd.) and a year later it moved across the road near the open meadow (Big D). In 1891, a resort village was designed, with a casino, chapel, library-museum, three lakes, plus three separate residential areas. Unfortunately, most of the plans never got off the drawing board (due to a shortage of water and legal problems) though a few “cottages” were constructed for wealthy Denver businessmen. One of these cottages was the Manor House which currently houses the Perry Park Country Club.



Perry Ranch buildings (c. 1890) A William H. Jackson photo courtesy of The State Historical Society of Colorado. Nanichant Rock is on the right with the Big D in the foreground.

continued on next page

Ranch Chronology continued from previous page

1904-1912	Col. William E. Hughes	Hughes (originally from Dallas) continued to raise shorthorn cattle. He renovated the hotel which was in much disrepair and renamed it the Clifton Inn in honor of his daughter Elizabeth Clifton.
1912-1918	J. George Leyner	Leyner (originally from Boulder County) was a wealthy man and utilized the ranch primarily as his mountain retreat. He closed the hotel to paying customers and used it as a gathering place to entertain his friends. He did attempt to build the ranch into an economically self-sustaining unit. He had a foreman and employees that lived at the ranch year-round. He disbursed of the shorthorn cattle and introduced hogs as a replacement stock. By 1914 cholera struck and the hog venture ended in a financial deficit. A sizable dairy operation followed along with farming alfalfa, corn, beans, and potatoes. Over the years his funds were depleted, he moved back to Denver full-time. The hotel became a residence for the help. Over time it deteriorated and burned down around 1920.
1918-1937	Robert P. Lamont, Jr.	Lamont (originally from Chicago) had seen the Perry Park Ranch once while visiting Colorado. He was wealthy (steel money) and lived year-round at his country estate. He raised Hereford breeding cows and had about 1000 sheep. At various times he was president of the American Hereford Cattle Breeders Assn. and the National Western Stock Show Association. The depression brought financial difficulties that forced him to sell the property.
1937-1951	Walter Paepcke	Paepcke (originally from Chicago) was another wealthy man (Container Corporation of America) who maintained his home in Chicago and utilized Perry Park as his summer home. He continued the ranching operations with the use of a foreman and other hired help. The dairy herd was maintained as well as range cattle, sheep, hogs, turkeys, and Clydesdale horses. He also established a successful guest ranch business. He built a guest house in the 1930s which is still in use today as a private home. It is on the hill east of the 18 th hole tee boxes. Quarter horses replaced the Clydesdales for guest riding. It was a great time with many barn dances and rodeos. Paepcke went on to become deeply involved in the development of Aspen as a year-round cultural center. He moved his headquarters from Perry Park to Aspen in 1951.



*John Perry Ranch photo
(c. 1917) courtesy of
Douglas County Historical
Research Center, Douglas
County Libraries*

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Ranch Chronology continued from previous page

1951-1967	Boyd E. Cousins	Cousins was originally from Kansas City. Although the previous owners had welcomed many to come and enjoy the beauty of the area, Cousins found that people were abusing the area and he closed off Perry Park to only those in his family and his employees. He had a full-time foreman and raised quarter horses and registered Hereford cattle. Personal and health reasons caused him to put the ranch up for sale.
1967-1980's	Colorado Western Development Company	Lee Stubblefield (a retired Air Force pilot and realtor) continued the dream from 1888 to develop Perry Park into a viable community. The Ranch area supported a fulltime foreman that tended to the horses. In addition to boarding, the Ranch provided riding lessons, and horses for pleasure riding. Arabian Horse Shows and riding competitions were held there.
1980's-1991	Raymond Jarrell	Bought out Stubblefield holdings. He continued to have horses at the ranch. Due to mismanagement, his property went into foreclosure.
1991-2022	Terry Draper	Draper purchased the ranch area property from the bank. Over time he developed Horse Back Miracles (horsebackmiracles.org) "HBM is an Equine Facilitated Sensory Therapy program that successfully treats individuals suffering with mental injury, TBI, Post Traumatic Stress and complex PTS as well as learning and behavioral challenges." Terry maintained this program over his years at Perry Park.
2022	Cisco Land Company, LLC	Current owners (See related article in this issue of the Sentinel, for information on the current owners and their plans for the ranch.)

Notes:

- History from the beginning up to the 1970s is from "The Perry Park Story" by Ardis Webb (1974)
- Exact dates for the property exchange between the Colorado Western Development Company and Raymond Jarrell were not found as of the printing.
- Perry Park has never been typical of the surrounding area in that it was, for the most part, a private retreat for a series of wealthy owners. Perhaps that is the reason the property survived intact for 100 years with little change in its over-all beauty.



*Nanichant Inn (c. 1918)
Mrs. Elsie Tucker*

A Walk on the Wild Side...

by Susan Peters

Winter Musings...Porcupine Tales...Turkeys, Again...Short Takes

Ah, Winter

January surprised us this year. Normally cold and sunny with little-to-no snow, Mother Nature laid down layer after layer of snow. Unpredicted, it is snowing now. We were fortunate to have snow on the official date of the National Bird Count, as almost all species



scurry to the bird feeders and bird baths. It has been years since I have seen Cassin finches, not to be confused with the Common Redpolls. But there they were. The doves decided to winter over this year, and me thinks that they are regretting their decision.

And what a great time to examine the footprints of the many animals that occupy our property at times: fox, coyote, rabbit, weasel, bobcat, and, of course, deer, and even mountain lion.



Usually, I would dig out my cross-country skis and cruise around the property with dogs in tow, but my accident with a DIA train last summer, has limited my motion. Pooh.

Porcupines (Northern) and Their Infamous Quills

It has been years since our first encounter with a porcupine, and really it was our dog's encounter. Little Bear, our Chow, came home with the barbed quills sticking out from his snout and his mouth. I rushed him to the vet, who wrote on his prescription pad in large letters, "**DOGS GENERALLY DON'T LEARN!**" And he was right. We learned to pull out quills ourselves unless the job was too onerous.

Once, when backpacking alone in the Flattops – Hubby Dave was supposed to join me later but went to the wrong place – the sun was waning and I needed a potty break before bed. The dogs and I wandered into the woods a little way. I was rather indisposed when I spotted a porcupine ambling along. "Oh, no, please don't let Molly (our golden retriever) see it." The porcupine started climbing a pine tree,



when Molly showed up and quickly snatched it from the tree. I could see her running around in the field in the low light. The porcupine got smaller and Molly's head got bigger as she shook her poor victim.

It was too late to hike out and endure the boulder-strewn road we had to negotiate. So, in the lantern light, I picked quills out of Molly. The worst area was her mouth, and then she lost patience and clamped her mouth shut.



Surprisingly, she was able to eat and drink just fine. So, we stayed for a few days and contended with the men from Deliverance who walked around with beer cans and quizzed me about being alone – "The others of my party are back drinking coffee," I lied. Molly was dropped off at our vet's office on the way home. She apparently somehow had not swallowed any quills, as they could have punctured organs and blood vessels, as well as caused infection. They cannot be seen by way of current imaging. They can only be found in the body by expensive and extensive surgery. Funny, after that Molly left porcupines alone. (smart dog!)

A neighbor once called to tell me that porcupines were girding her biggest pine trees, which meant that the trees were soon to be dead. Trees carry water and nutrients up under the bark. No bark, no fluid. We once had this happen to our gorgeous crab apple tree after a very huge snow. The only thing I know to do is to wrap the trees in aluminum sheeting. The density of trees in Larkspur makes that an insurmountable task.

Porcupines love to live in high up in trees, foraging for, what else? Leaves, twigs, acorns, and other tree stuff. They only eat bark in the winter. They will also eat some ground vegetation like clover.

So, what are these critters, the size of beavers? Like

continued on next page

Wild Side continued from previous page

beavers, they are rodents, but instead of a wicked tail, they have quills to protect them. They walk slowly. Mostly they are nocturnal, but I did see one when I was walking on the corporate campus in New Hampshire. We were about 30 feet apart and that suited us both quite nicely.



Porcupines are rather docile unless they get annoyed. So, what are the warning signs that a porcupine may attack you? First, up go the quills, then the teeth chattering. Are you scared yet? Next is the emission of a pungent smell before the attack. Also, they have a property called Aposematism - an animal showing to potential predators that it is not worth attacking or eating. See the lion that learned his lesson from a Southern Porcupine.



The quills are used by Native Americans for decoration – on clothes and in headdresses. The women are quite clever

and will throw a blanket over a porcupine, remove the blanket, and pick out the quills in it.

Are porcupines edible? Well, if you like pungent cheese, you may go for the taste of porcupine. Other cultures will eat them, but those are a different sub-species.



These rodents can live to be over 30 years old, in case you are thinking of making them a pet. REALLY?

Ready for an AWWW moment? See the picture of the baby porcupine or porcupette. Their quills are at first fine hairs, but within a few days, they harden to



the adult form. Wow, that must be a delicate task for a mama porcupine nursing her babies. WARNING: Do not let your dog out at dusk or dark in areas of known porcupines or their dens.

Turkeys

Recently, the CBS local news had a segment on turkeys EVERYWHERE in Douglas County, mainly from the Pines in Parker to Castle Pines. We have not seen any in the last month, and before that, maybe 8-12 Toms. (Editor’s note: they’re all in our neighborhood, Susan!) They do have natural predators. And they can be hunted within the law: have a license, hunt in permitted areas like national forests and private properties with the owner’s permission. Not at night and not in subdivisions. Well, it is not the turkeys’ fault. They live in wooded areas. Guess what? Most of their habitat has been replaced with development. Same ol’ story.

Short Takes

A large flock of Evening Grosbeaks surprised us one day, as they swamped the bird feeders. Grosbeaks often go in search of food, as their usual foraging grounds have been replaced by development. “Gros”, which means large, lends them to a diet of large seeds or nuts. We put out a mixture that contains their favorite striped sunflower seed.



One day Hubby Dave went to take our dogs out for a walk but was met by a large herd of does protected by a large buck. He brought the dogs back in the house, not wanting them to have a confrontation with the buck. Bucks are known to see dogs as challengers to their females and will, without a second thought, impale the unaware dog, who really does not want his does. But the dog can’t speak deer speak.

That’s all folks for this month. Gotta run. The deer are munching our prize-worthy rhododendrons. They needed trimming but not like what the deer have in mind.

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



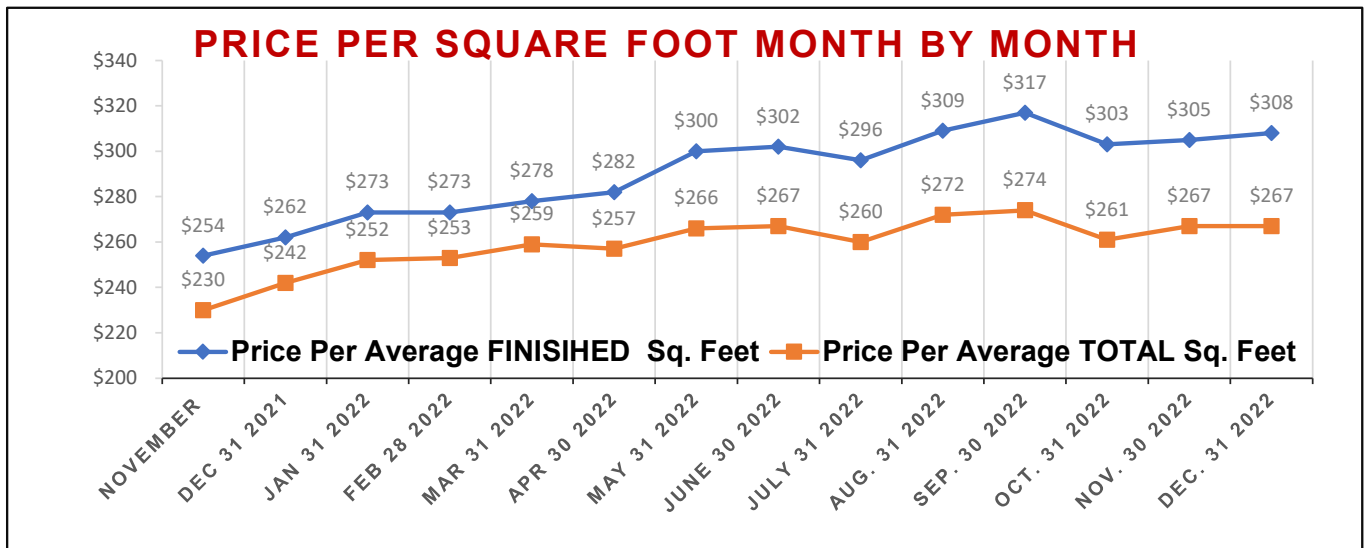
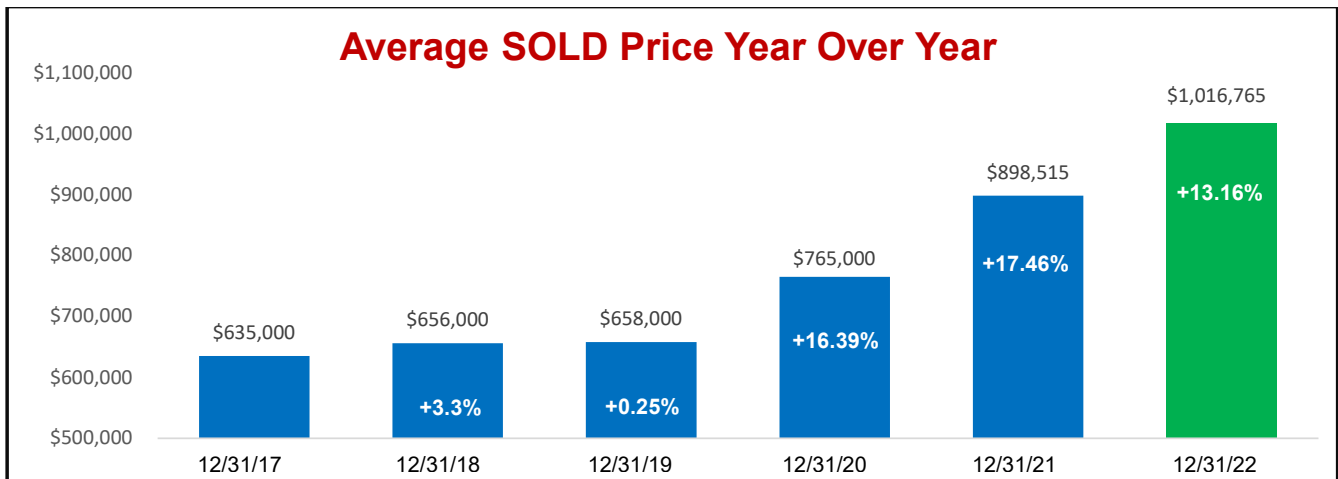
Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (1/17/2023) ---18 (\$599,999 to \$3,999,999) --- Median \$954,500

➔ Average Days on Market --- 108

Homes Currently “Under Contract” --- 6 (\$399,000 to \$1,125,000) --- Median \$948,450

➔ Average Days on Market --- 52



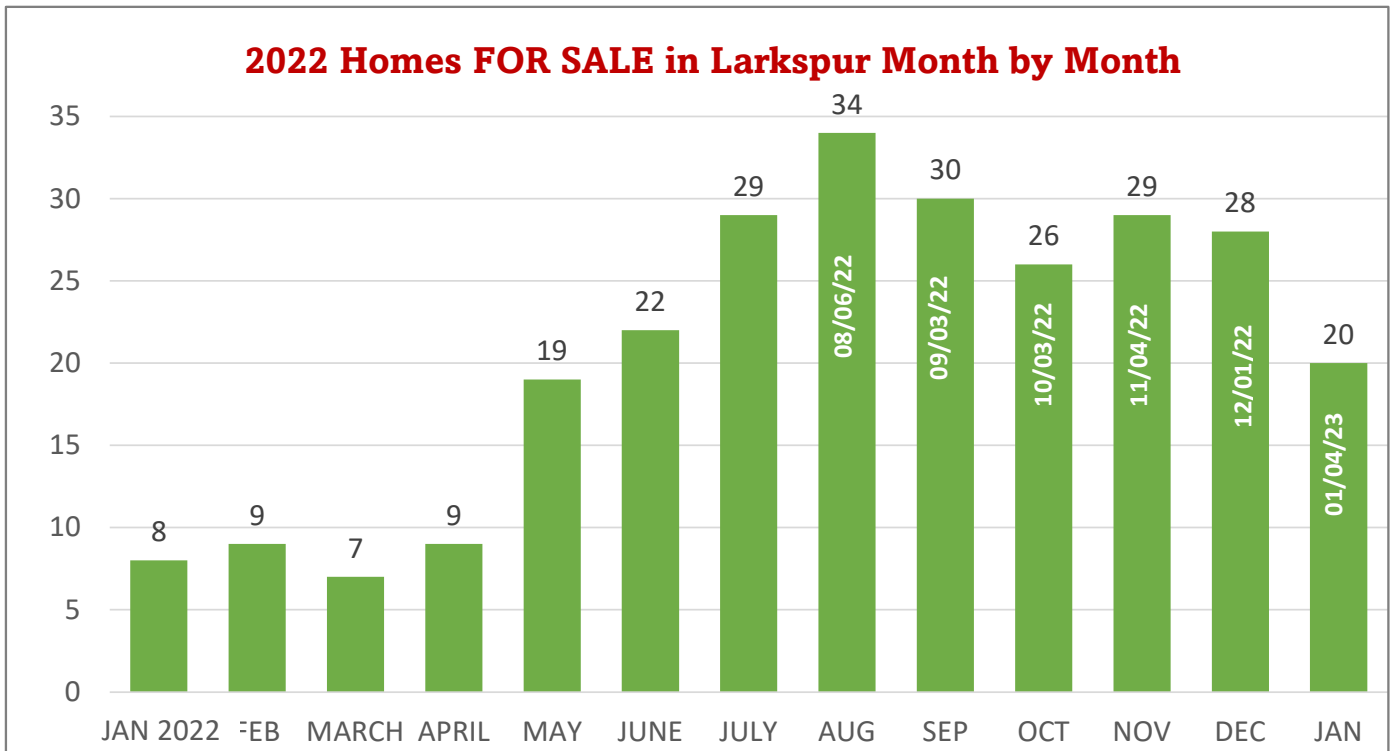
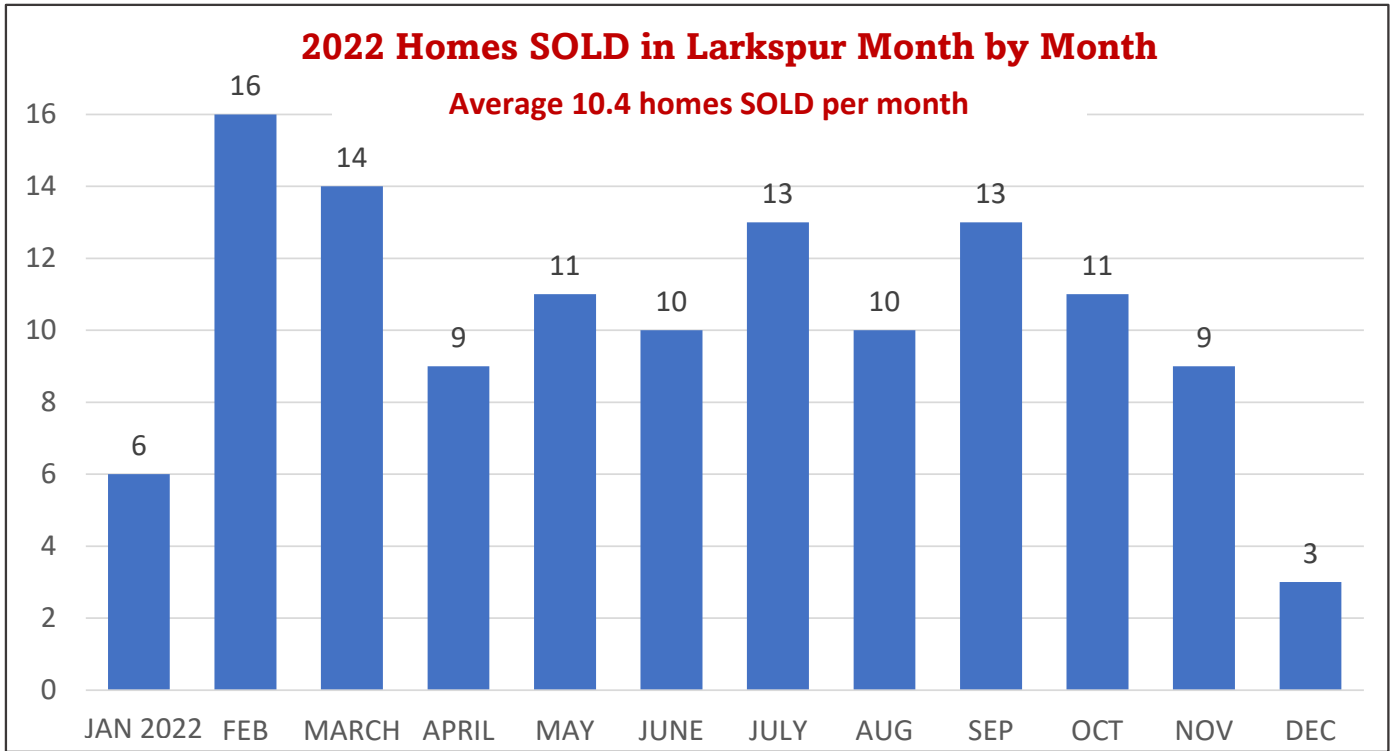
---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 sales have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property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

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Larkspur Real Estate Stats



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20th of each month

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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.**

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larkspursentinel@gmail.com

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