



Larkspur

Sentinel

April 2023

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

It's April!

Spring is officially here and everything is emerging after a long winter. Bears are out and just the other day I saw the first green shoots of my daffodil bulbs. Our small spread-out community is also emerging from winter. From town meetings and local elections for the PPMD and PPWSD to plans for this summer's Music in the Park, we as a community are looking forward to coming together in warmer weather.

This issue contains the statements from the candidates running for the PPMD and PPWSD Boards - the election is May 2. Those in our community who are eligible to participate in these two elections, please inform yourselves and vote. We have also added a letter from the mayor of Larkspur, which we hope will be a continuing feature. Small town with very interesting things happening!

For the May issue, we will be updating the Teens for Hire section of the classified ads. If you are a teen, (or have a teen in your family), and would like to do local work this summer, you are welcome to place a FREE ad in the Sentinel. The ad will run throughout the summer. Please fill out the form [HERE](#).

Also in the May issue, we'll be including courtesy listings featuring local businesses. If your official business address is in the 80118 zip code, this is a great opportunity for you to highlight your business to the local community FOR FREE! You may use [this form](#).

It's been a long, cold, and WINDY winter. . .but Spring is truly showing up! I look forward to seeing folks outside, enjoying our beautiful community - the parks, the golf courses, the trails, - all that Larkspur has to offer.

And remember. . .it's always a good idea to be kind.

Margot Patterson

Editor

larkspursentinel@gmail.com

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

Front page photo credit with appreciation. . . Mike Montgomery



ELIZABETH OWENS



THE RE/MAX COLLECTION®

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



5697 COUNTRY CLUB DRIVE | PERRY PARK | JUST SOLD! | OFFERED AT \$1,160,000



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



6925 FOX CIRCLE | PERRY PARK | UNDER CONTRACT! | OFFERED AT \$500,000



6231 S PIKE DRIVE | PERRY PARK | JUST SOLD! | \$845,000



5133 ECHO VALLEY ROAD - PERRY PARK - 10 ACRES! \$1,995,000



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! →

What's Going On?

April 11 – 5:30-7:30 pm - Larkspur Area Chamber Monthly Mixers are now on the 2nd Tuesday of the month. Complimentary for members & \$10 for non-members.

April 12 and April 26 - The Larkspur Blanket Brigade meets at Perry Park Country Club, 7047 Perry Park Blvd. For more information, or if you know of anyone in need of a little extra comfort, contact Cindy Hotaling at cjaspsjr@yahoo.com. Come join us!

April 13 – 6:00 pm - Larkspur Fire Protection District Board of Directors at Station 161 in Larkspur.

April 13 – 6:00 pm – Perry Park Metro District Board meeting at Perry Park Country Club. Meeting schedule available [here](#).

April 15 – 7:00-10:00 am – Annual Pancake Breakfast to raise funds for the Larkspur Fire District, at The Spur on Spruce Mountain Road in Larkspur.

April 22 - 9:00 – 11:00 am - Perry Park

Firewise Day Public Meeting at Perry Park Country Club – more details in the Fire Mitigation article in this issue

May 2 – 7:00 am – 7:00 pm - Perry Park Metro District Board Election at Perry Park Country Club

May 2 – 7:00 am – 7:00 pm – Perry Park Water Sanitation District Election at Perry Park Country Club

June 9 – First Music in the Park - The Tattered Covers - Dates and Bands have been announced on the Larkspur Chamber of Commerce website: <https://larkspurchamberofcommerce.com/annual-events/#mitp>

June 9, 10, 11 – 8:00 am – 2:00 pm - **Annual Community Garage Sale** – for information and email sign up, click [here](#)

June 11 - 8:00 am – 2:00 pm - **Antique & Flea Market** - Final day of Garage Sale will be at Larkspur Community Park (Friday and Saturday are the traditional Garage Sales in around the

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 the link below 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.



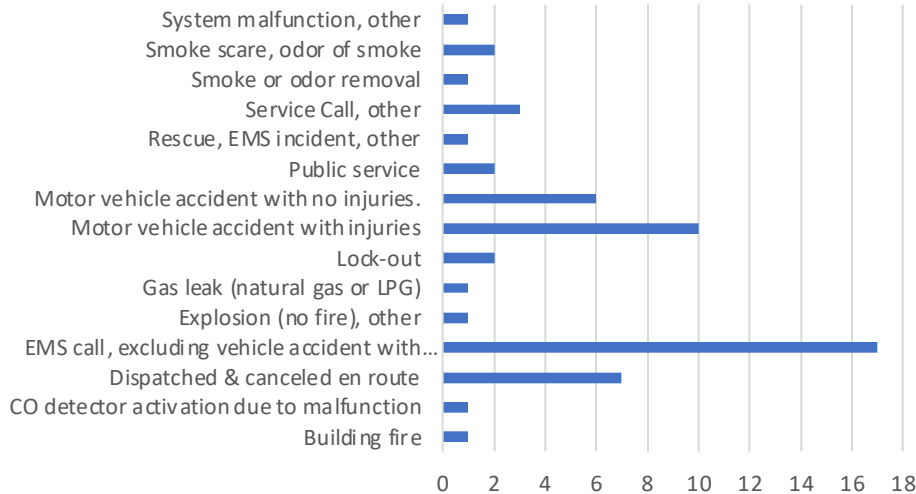
larkspursentinel.org



FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by *Wayne Moore, Member-Board of Directors*

February 2023 Responses (Total = 56)



Larkspur Fire Protection District Board Meeting

Thursday, April 13th

6:00 pm at Station 161

Public is welcome to attend.

Please check the website for details.

larkspurfire.org

From the Mayor: TOWN SURVEY

It's a beautiful thing when community comes together, and the Town of Larkspur is thankful for its residents and surrounding 80118 neighbors. Thanks to all who come out to support our local businesses and for visiting our local parks and trails.

The town's Planning Commission is in the process of updating our Master Plan as dictated by our Municipal Code. To make sure we create a Master Plan that is in line with the community's desires, we will be sending a survey to our ~200 residents and would like to include the surrounding community as well. You have the opportunity to give voice to your desires around growth, improvements, and activities. If you are outside of the town limits (i.e., Perry Park Ranch, Sage Port, Bear Dance, Hidden Forest, Sterling Point, Perry Park East, Meribel Village, south of Fox Farm Road and east of I25, etc.) and would like to participate in this short survey, please go to <https://www.townoflarkspur.org/home/webforms/master-plan-survey-2023>. The survey will be live through May 15th.

We encourage you to stay in the loop of town happenings by subscribing to alerts for agendas, minutes, and news. Sign up by going to townoflarkspur.org and clicking on the Notify Me® button on the home page. You'll be able to choose areas of interest.

Looking forward to seeing you all around town!

Mayor Sherilyn West



Welcome New Fire Marshal Bill Diershow

In the ranks of fire service personnel, perhaps the least known to the public are the duties of Fire Marshal. A fire marshal has multiple responsibilities. Foremost is keeping their communities safe. They accomplish this by upholding fire codes and related regulations, resulting in greater safety to the public and firefighters. Achieving these goals requires extensive knowledge, skills, and experience as they:

- Monitor, review, and train fire staff on fire safety procedures and services
- Educate the public on fire safety
- Enforce local/national fire codes and regulations
- Conduct inspections of buildings, facilities, and businesses as required by fire codes and regulation
- Issue special use permits (e.g., fire pits, large events)
- Investigate and report fire incidents
- Perform pre-planning for a fire; (e.g., having building layouts in our database, fire team attack plan, mutual aid agreements, wildland fire preparation)
- Review residential fire mitigation measures (when requested by the homeowner)



Fire Marshal Bill Diershow has been with the Larkspur Fire Protection District (LFPD) since last November. He started work in the fire service in 1985. He comes to us following 26 years of service with the Greeley Fire Department, retiring as Station Captain, Lead of the Fire Investigation Team and as their Emergency Medical Services Coordinator. He has been an instructor for the National Fire Academy in Fire/Arson Investigations and Fire Service Leadership. He maintains certifications in Fire Investigation, Fire Inspection, and Fire Service Executive Leadership. Bill has an Associate's Degree in Fire Science, a Bachelor's Degree in Management and a Master's Degree in Public Administration. He also has held certification as a Paramedic. Before entering the fire service he served 6 years in the Army. He was medically discharged due to severe wounds sustained from an enemy rocket-propelled grenade (RPG) explosion in Central America while working with a Special Forces team.

Fire Marshal Diershow is committed to LFPD. He looks forward to the challenges that this position presents to him and has been enjoying the beautiful setting we live in while performing his duties. Although there are highly specific fire code/regulatory requirements, he is also pragmatic in their "real world" applications. In the near future, all facilities and buildings applicable to the fire code will have been reviewed by the Fire Marshal.

We are very fortunate to have Fire Marshal Diershow working for the LFPD. If there are questions that he may address for you, please contact him at wdiershow@larkspurfire.org or 303-681-3284.

NEWS FROM THE WATER DISTRICT

by **Brian Arthurs**

“High quality water is more than the dream of the conservationists, more than a political slogan; high quality water, in the right quantity at the right place at the right time, is essential to health, recreation, and economic growth”

- E.S. Muskie



PERRY PARK WATER & SANITATION DISTRICT (PPWSD) SUBMITTED SAMPLES FOR TESTING TO COLORADO ANALYTICAL LABORATORIES, AND THE RESULTING REPORT ISSUED ON MARCH 13, 2023, CONCLUDED THAT PFAS (PER- AND POLYFLUOROALKYL SUBSTANCES) ARE CURRENTLY NON-DETECTABLE IN PPWSD’S WATER SUPPLY.

History:

- The US Environmental Protection Agency (EPA) issued a proposed rule March 14, 2023, that would establish legally enforceable drinking water standards for two chemicals, PFAS and PFOS, at no more 4 parts per trillion (ppt), which is equivalent to four droplets in an Olympic-sized swimming pool.
- In April of 2022, tests of samples in our water supply for polyfluoroalkyl substances (PFAS), resulted in one well reading 4.1 parts per trillion of PFOS. At that time, the EPA had advised that drinking water contain no more than 70 parts per trillion of the chemicals. Being proactive, PPWSD immediately sent notifications to the District’s users of tests results based on the EPA’s proposed regulations.

Facts about PFAS:

- PFAS are also known as “forever chemicals” since they are nearly indestructible.
- A study from the US Center for Disease Control and Prevention found that these “forever chemicals” could be found in 98% of the US population.
- Thousands of varieties of PFAS are used in many of the products we purchase including nonstick cookware, drapes, mobile phones, semiconductors, firefighting foam, commercial aircraft, low-emissions vehicles, and even toilet paper.
- The EPA wants water providers to do testing, notify the public when PFAS are found, and remove the compounds when levels are too high.
- Public water systems generally have three years from the regulation date to comply.

The PPWSD Board’s top priority is providing safe drinking water to its users. Regular testing and monitoring of the water supply are essential to ensure that any potential contaminants or impurities are detected and addressed promptly.

There are three open Board positions to be decided by an in-person election at the clubhouse at Perry Park Country Club, May 2, 7 am-7 pm.

Applications for Absentee Ballots are available on the district website, www.ppwsd.org.

The Board met for the regular meeting 3/15/ 2023. Minutes of all February meetings were approved. Disbursements of \$145,602.19 were presented, reviewed, discussed, and approved by the Board. Other items on the agenda and their resolution are posted on our website at www.ppwsd.org.

PPWSD BOARD

Gary Peterson - President
Brian Arthurs – Treasurer
James Maras - Secretary
Tony Lucas - Vice President
Jim Matchett - Director

Perry Park **WATER** District Board Candidates - Page 1

Election, May 2, Perry Park Country Club, 7 am - 7 pm

To be eligible to vote in the PPWSD election, the voter must live in PPWS district. . .(pay their water bill to PPWSD)

BRIAN ARTHURS

Thank you for your support in the past three years. I have been honored to serve as your Director and Treasurer of the PPWSD and will continue to ensure the district is transparent and accountable to our community.

As a Certified Public Accountant with over 30 years of experience as owner of a Colorado CPA firm, I am uniquely qualified to oversee the PPWSD's finances. I have a deep understanding of budgeting, accounting methodology, and project financing. I am committed to continuing to use my expertise to ensure that the District operates in a fiscally responsible manner.



In my time as Director and Treasurer, I have worked to reduce costs and raise revenue through means other than increasing rates and implemented direct oversight of contractor and vendor costs. I have worked closely with the District's staff to ensure that our water and sewer infrastructure is in good condition in order to provide the best possible water and sewer service to our District's residents.

I have served on a number of private and public boards, lived in Colorado most of my life, and resided in the district for 12 years. I believe that my experience, qualifications, and commitment to the District make me a viable candidate for re-election.

JIM MARAS

Hello, my name is Jim Maras and I am asking for your vote. I live on the east side of the District with my wife and youngest daughter (Shae works at PPCC). We have lived in the District for nearly 13 years. I grew up in southwest Minnesota on a farm, graduated from North Dakota State University, degree in Agricultural Economics.



My career, (30 years with the USDA, focused on rural development), was spent working on financing for rural communities, including drinking water and wastewater systems. I worked in MN, VA, CO, and DC, the seven years in DC included working in the USDA headquarters and in the OMB. My time in CO also included working for a cooperative financial institution for nearly five years, providing financing to drinking water and wastewater systems in rural America. I semi-retired in 2018 and served as Executive Director for the Association of Regional Water Organizations for five years.

I have been on the PPWSD board for almost 4 years and I am the only member/candidate that lives on the East side. I have decades of experience in the water industry and thank you for your vote.

continued on next page

Perry Park **WATER** District Board Candidates - Page 2

Election, May 2, Perry Park Country Club, 7 am - 7 pm

STEVE OSTROWSKI

My family has lived in Perry Park for 8 years, and I'm currently serving on the Board of Directors for the Perry Park Metropolitan District. I share concerns of residents of the Perry Park Water & Sanitation District regarding the enormous rate increases, making us one of the highest rate districts in Colorado. These issues have been years in the making. As the only new candidate this election, I'm running to bring fresh ideas and review going forward.



Since graduating from MIT, I've worked in engineering, proposals, and management. I also completed an MBA and Master of Finance degree during corporate leadership development. My career is based on wise resource management and creative solutions for governments.

During previous rate increases (just 3 years ago), I attended PPWSD board meetings and assessed multiple issues. PPWSD has 37% unmetered water loss (2020 consultant report), allows county and construction tanker trucks to fill up unmetered, relies on the honor system for reporting commercial usage, and missed negotiation opportunities with new construction in the district. We could have done a better job spreading costs across new development and commercial users. If you'd like new approaches, I welcome your vote. I will represent you and protect your tax dollars.

GARY PETERSON

I have lived in Perry Park with my wife, Trisha since 2004. In 2006 I was elected to the PPWSD Board of Directors and have served on the board ever since. I am currently Board President. As water in Colorado is a precious commodity, my primary interest has been to protect and grow the District's water rights. During my tenure, the District has significantly increased its portfolio of renewable water rights through purchases and inclusion agreements. The PPWSD maintains a very healthy water portfolio and secure senior water rights. These rights provide our residents with safe/available drinking water and fire suppression safety, while ensuring long term property values.



As a Board member over the past 17 years, I have learned a lot about the very complicated business of water! This knowledge includes not only the day-to-day operations of our facilities, but also Water Law, Water Engineering, and Finance. Coupled with that knowledge is continuous learning of the ever-changing Colorado Public Health and Federal EPA regulations that continue to add costs to our production of water and treatment of wastewater. I have acquired substantial institutional knowledge that is a great benefit to the PPWSD operations.

Over the past three years, the Board of Directors has begun the process of updating our Wastewater Treatment facilities, which is necessary due to equipment age and stricter government regulations. These projects are expected to cost \$12.5 million to complete over the next 3 years and will require critical oversight of all the entities involved in the approval and construction process. I would like to help guide these large projects to completion and would appreciate your vote on May 2, 2023.

"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!

2740 Big Bear Drive
Bear Canyon, Sedalia
\$2,850,000

17.5 Rolling Acres
Breathtaking Views
6 Bedroom/6 Bathrooms



This stunning custom estate boasts 17.5 rolling acres with stunning views. This 6 bed/6 bath estate has every imaginable upgrade from top of the line appliances, smart home features and more! The great room features views of the entire front range through the 20 ft wide retractable patio doors that lead you onto the large covered deck! The chef's gourmet kitchen features an enormous island and professional grade appliances. The master retreat has gorgeous views and a 5 piece bath with a walk-in shower and jetted tub. The lower level boasts numerous guest suites with full bathrooms, large family room and wet bar.



Under Contract!
2205 Vista Drive
Valley Park, Larkspur
\$699,000



For Sale!

623 Cumberland Road, Larkspur ~ \$1,195,000

This 4,203 finished sq ft ranch home has been completely remodeled. The chef's kitchen has professional appliances and granite countertops. The great room boasts numerous windows and a stone gas fireplace with access to the covered deck. The master bath features heated marble floors and alder cabinetry. The walk out lower level has an additional master suite and a spacious family room.

CLIENT TESTIMONIALS



"Agent support was awesome! Great communication, we always knew what was going on. Ben was flexible in working with the tenants and worked to resolve all issues presented by the buyers. We compared the level

of expertise and support between Ben Wolfe and our [other] agent, Ben stood out for being professional and truly an expert in the local area. Ben is honest, professional, communicative and well informed. He knows the local market, its trends and reasonable values. There is no better agent for the Larkspur market whether you are buying or selling than BenWolfe." **Feedback from Derek & Denise Meredith**

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



Perry Park Metropolitan District

The Special District For Perry Park Ranch

by Steve Ostrowski, Secretary, PPMD Board of Directors

On May 2, 2023, we will be having an election for a single 2-year position on the PPMD's Board of Directors. The two 4-year positions were filled uncontested. Stay tuned for communications on how to vote for the candidates. All documents and information are available on our website at: <https://perryparkmd.colorado.gov/metro-district/elections>

Our Perry Park Entryway Design Committee recently created initial plans for improvements to our entrance. This has been a popular topic among residents, and this presentation is a major step forward! You can see details, including the presentation, at: <https://perryparkmd.colorado.gov/metro-district/committees>

Other current topics for the board include:

- We are seeking initial information on adding cellular towers to the neighborhood which would improve communications for residents and during emergencies. Wildfire postmortems have shown communications to be a key factor for effective operations.
- The Independence Day Planning Committee (aka 4th of July) is discussing dates and plans for the parade and fireworks celebration. Current plans are for both to occur on Saturday, July 1st this year.
- Gateway Pond water rights – in a pending water court case, we are seeking approval to maintain water rights to current levels on the pond.
- Gilloon Pond improvements - Douglas County has indicated that they may be able to match funds for improvements to this area. Confirmation is needed on whether this constitutes federal waterways in order to determine how much we can improve.

- 2023 Slash Program RFP - we have prepared a Request for Proposals (RFP) for slash pickup options, which will consider a range of solutions from hauling to chipping.

- Committees – volunteers are key to improving our community. Our committees: Independence Day Planning, Firewise, and Entry Design would love to have your help. If you don't know anyone involved, you can reach out to us at info@perrypark.org and we'll get you connected.

Our April board meeting is scheduled for Thursday – April 13, 2023, 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.

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



Perry Park **METRO** District Board Candidates - Page 1

Election, May 2, Perry Park Country Club, 7 am - 7 pm

To be eligible to vote in the Perry Park Metropolitan District 2023 Director election, one must be a Colorado voter who is registered within the District's boundaries or an owner of real property within the District's boundaries who is registered to vote in Colorado.

JILL ARTHURS

Hello neighbors! I'm excited to be running for a board position on the PPMD! A Colorado native, I have been a resident of Perry Park for over 12 years and have a deep love for this community. After earning my Master's degree in Landscape Architecture from the Univ of Colorado (emphasis in Park and Recreation design), I worked for the City of Westminster as a park planner and was also a board member at Glenmoor Country Club in Englewood.



I have been involved in the PPMD for many years and have a strong understanding of the issues that our community faces. I have attended over 20 board meetings and have volunteered on both the parks and recreation committee and the entry feature committee.

I have recently retired and have the time to work on the board and give back to the community. I hope to build strong ties with the other governing entities in the community and move forward together as Perry Park continues to grow. I feel strongly about communication and to that end will ensure the community is aware of the projects the board is working on as well as listening and responding to the issues that are important to our residents. I will help our community invest responsibly in all the issues that affect us here: safety/fire mitigation, responsible stewardship of this beautiful place we call home, and effective use of our tax dollars to maintain our property values.

I am confident that I have the experience and knowledge necessary to be an effective member of the PPMD board. I would appreciate your consideration and vote.

KIRK H. MULBACH, AIA Emeritus

Born and raised as part of an IBM family living throughout the country. Graduated from Syracuse University in 1976 with degrees in Architecture and Fine Arts. I was a career architect, based in Denver. For 45 years, I worked on commercial and industrial projects in the US, South America, Europe, and the Pacific Rim specializing in the development, administrative, and forensic sides of the building industry. Retired in 2019 as American Institute of Architects Emeritus.



My wife, Melissa and I have been married for 25 years. We moved to Perry Park from Aurora in 2022. Upon moving to Perry Park, I was interested in becoming involved with the community in some capacity by utilizing my skillsets for the betterment of the community. Also, I was looking for an opportunity to meet and get to know my new neighbors. The Metro Board's opportunity became available, and I feel I am a fit for certain aspects of the board's objectives where I could provide my expertise and perhaps new perspectives. These would be in the areas of property management, risk management, streets, storm water management, facilities, covenant issues, and design reviews which are all components of the work I was involved with in some aspect as part of my Architectural career. I would appreciate your vote and the opportunity to serve the community.

Perry Park **METRO** District Board Candidates - Page 2

Election, May 2, Perry Park Country Club, 7 am - 7 pm

BONNIE SCHWAM

I currently serve on the Perry Park Metro Board as the Assistant Secretary as well as the Parks and Recreation Committee Chair. I am seeking re-election and would ask for your consideration and vote for the open position on the board.

When I moved to Perry Park in 2007, I wanted to get involved and so I joined the Larkspur Parks and Recreation Board in 2007, eventually serving as board President during the construction of the Town Park. In 2008, I helped establish the Larkspur Chamber of Commerce, and I currently serve as President, overseeing all the Chamber's community events and supporting local businesses.



I am a member of Perry Park Country Club and have served on the Marketing and Communications Committee for several years now assisting the mission to increase membership, and I am an alumnus of "Leadership Douglas County" and proudly served as a representative for the southernmost part of the county.

Being a part of the PPMD Board since 2021, I have studied the many challenges and opportunities the board deals with including fire mitigation, slash pick-up, front entry way enhancements, noxious weeds, and Gateway Pond. Recently we have been looking into Gilloon Pond and working with Douglas County on possible improvements.

In my profession as a realtor, I have a detailed knowledge of our community, its history, and our neighbors that make this a wonderful place to call home. As an involved and community minded leader, I bring a wealth of diverse management experience, leading groups, planning events, and creating community. I love being involved, making meaningful connections, and making things happen.

Thanks for considering me.



Sheriff's Office says Be Scammer Aware!

The Douglas County Sheriff's Office consistently receives questions on how to deal with solicitors. The DCSO has shared a few tips on how to protect yourself. Please note that all solicitors selling a product or service in Douglas County are required to have a permit issued by DCSO and must present it upon request (non-profit and religious organizations are exempt). Pamphlet drop offs (without knocking) do not require a permit. Our recommendation is to NEVER consider any cold solicitations of any kind. Get one of our new NO SOLICITING stickers at DCSO Headquarters at 4000 Justice Way in Castle Rock and post it in plain sight on or near your front door. Don't open the door

for any strangers and don't give them any of your precious time by letting them rope you into their high pressure sales or sympathetic stories. If a solicitor fails to present a permit or seems suspicious, please call us right away so that we can comesay hello. Be safe out there Douglas County, scammers are verygood at what they do and manage to victimize even the savviest of citizens.

Fire Mitigation Update

by Keith Worley, Forester and Wildfire Mitigation Specialist

Perry Park Firewise Day Public Meeting

April 22 from 9:00 to 11:00 at the Perry Park Country Club

Sponsored by the Perry Park Metro District Firewise Committee

Representatives from state, fire, and county agencies will be covering wildfire preparedness and evacuation planning. A panel discussion on insurance is also planned. Learn more about how you and your neighbors can work together to be prepared for when (not if) wildfire strikes. Although the focus will be on Perry Park issues, the public is welcome to attend.

Upper Cheyenne Area to be Temporarily Closed to all Access

From PPMD, CSFS, LFPD, and Douglas County

Phase 3 of the Greater Larkspur Fuel Treatment Project is scheduled to begin mid-April utilizing helicopters to remove fuels from inaccessible areas. During the Perry Park portion of the project, the Upper Cheyenne area will be off limits to both non-motorized and motorized uses. This includes a temporary restriction on hiking, biking, and horseback riding.

It has not been decided whether the Haystack Ranch or Perry Park section will begin first requiring the access closure. Weather will also have an impact on the start date. Perry Park residents should sign up for email alerts from PPMD at <https://perryparkmd.colorado.gov/> (scroll down and click on "Notifications").

The Firewise Committee hopes organize a guided tour, notified by PPMD email alert, in cooperation with the Colorado State Forest Service and the contractor. Every effort will be made to minimize the length of time the closure will be in place. Please respect this for your own and the contractor's safety.

Warning: No drones are allowed in or around the work zone. You could be subject to state or federal fines or prosecution for doing such a dangerous (and stupid) thing. If you observe one of your not-so-bright neighbors launching their drone during the helicopter operations, report it to the DC Sheriff's Office non-emergency phone number at 303-660-7500.

It's time for winter pruning!

Did you know?

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

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

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

KNOTHEAD
TREE AND LAWN CARE

Are You Ready for the Drip Torch?

Last month I mentioned a scary topic for many people. Are you ready for the drip torch? First, what is a drip torch? It is a fuel container with spout and wick that allows firefighters to drip a flaming mixture of fuel onto the ground to set fires. These are used for setting prescribed fires, burning slash piles, and burning out fuels ahead of a wildfire. Most LFPD fire engines have one on board.



Why should you be ready for the drip torch? Since we now live in the age of the “mega-fire,” sometimes the only way to fight wildfire is with fire. Slurry bombers and helicopters are not enough to stop or slow a wildfire’s advance. Add to this the ember blizzard taking place well ahead of the fire front, and no amount of water will help.

Firefighters may have to resort to use of fire to “burn out” or “black line” around structures. A truly worst-case scenario is they must set “backfires” to slow a wildfire’s advance. All three fire uses have their own definitions and purposes. But for us, it is the first two for which we can prepare.

Scared yet? Don’t be. Your role is to set up the conditions for these normally last resort firefighting tools. First, have you prepared your structure (home) to be ember resistant following all the latest science? Second, have you created a defensible space (30-70 feet) for firefighters to work in safely? Third, have you partnered with your neighbors and community to create overlapping home ignition zones (HIZs) ranging from 100 to 300 feet wide? (NOTE: These are not clearcut zones!)

Where use of fire comes in is for firefighters to burn out the area around your home ahead of the approaching wildfire front. Or it could be to black line an area connected to other control measures such as a fire line, rock formation or road. In order to use these tools, extensive fuel modifications, on a much larger scale, may be required ahead of time so the wildfire is not approaching as a crown fire. A fire crew did this quite effectively during the 2013 Black Forest Fire (there might be a video on Youtube). They prepped the home, waited for the wildfire to approach, and steered it around the home.

What I just described is our long-term goal to become more “fire adapted.” To go beyond just being Firewise and recognize we live in the “Red Zone.” Want to find out how red? Go to www.csfs.colostate.edu, click on “Know Your Wildfire Risk” and enter your address in the Colorado State Forest Service “Forest Atlas” app.

We must adapt to this reality. With 100% of our homes susceptible to wildfire loss, it will take partnering with and supporting community wide efforts to manage wildfire behavior. One example is the Perry Park slash pickup program that has helped us remove over ½ million cubic yards of slash from around our homes. Not only do we have more to remove, but some of it keeps growing back (Gambel oak)! And it needs to be maintained regularly.

You and I still have lots of work to do to be fire adapted which also means being ready for the drip torch. For me as a forester, it means protecting my forest as well as my home. I hope you feel the same way.

(NOTE: Use of fire is only allowed by trained firefighters in the course of their duties. Any other use of fire by you or me will be considered arson.)

Douglas County Wildfire Mitigation Grants Available

Douglas County has set aside \$1,000,000 for grants to homeowners to implement wildfire mitigation measures on their properties. Go to www.douglas.co.us for additional information.

Perry Park residents should contact Keith Worley if they abut a PPMD property to see if a joint project can be put together utilizing the PPMD property as an extension of your defensible space and/or home ignition zone (HIZ). In some areas of Perry Park, the PPMD property may already be mitigated and add to the merit of your proposed mitigation work. Keith can be reached at firewiseguy@outlook.com. He will be working with Randy Johnson (former Larkspur Fire Marshal) to develop the “boiler plate” information you need to fill in your grant application, as some of the questions on the online application form are technical in nature. When this K-R guide is completed, notice will go out via PPMD email alert (sign up at <https://perryparkmd.colorado.gov/>).

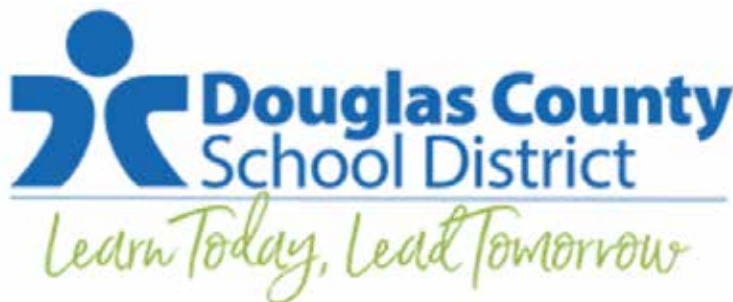
PPMD is working on its Five Year Firewise Plan for mitigating its properties. Again, if you abut PPMD Open Space and would like to partner with PPMD and your neighbors to create a more fire adapted zone around you and your neighborhood, contact Keith. The District may be able to assist groups of neighbors working together to apply for the DC grants as joint PPMD/homeowner projects.

Be aware, if you apply for this grant, you will be required to meet current wildfire mitigation standards established by Colorado State Forest Service. Links to these standards are available on the DC website. Initial inspection, submittal of a bid/proposal for the work and follow up inspection are required.

Colorado Wildfire Mitigation Income Tax Deduction

Wildfire mitigation expenditures can be claimed on your 2022 Colorado income tax filing. Any mitigation expenditures must be documented by receipts. This even covers the new chainsaw you bought! The deduction is 50% of the expenditure up to a maximum deduction of \$2,500. The line item on your tax form is in the “additional deductions” section.

There will be an allowed tax credit of up to \$625 in 2023-2025. So, hold onto those receipts and invoices. Be sure to let your accountant know. If you are using software to prepare your returns, it should come up under additional deductions.



Join the Douglas County School District Team!

Spanning over 850 square miles, Douglas County School District offers a variety of communities ranging from small rural farm towns to large and fast-growing suburban neighborhoods. At the heart of it all is a love and dedication to family and a unity of purpose around ensuring that each and every one of our community’s 64,000 students receives the education needed to have the brightest future possible.

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SCAN ME



What you need to know about Soils

by Marla Leggette

Sometime last spring, a friend called to tell me that a certain nursery had a good brand of potting soil on sale and that she was going to buy multiple bags to add to her garden. I briefly explained to her how potting soil was different from garden soil. And then I realized that maybe some other gardeners may not be aware of the differences.

Potting Soil or Potting Mix

Potting soil is really mis-named since it usually doesn't have any soil in it at all. It can be comprised of any combination of sphagnum moss (peat moss), perlite, bark, compost, or coconut coir. The name Potting Mix is consistent with the ingredients, and its best uses are in containers or for starting seeds.

The sphagnum moss, bark, and coir help keep the soil loose so roots can easily grow. The perlite and vermiculite will retain water helping to keep the mix damp. Often you will find potting mix with fertilizer that can benefit seed starting. I use organic potting mix to start my vegetables but not the flowers.



Garden Soil

Garden soil is soil and is heavier than potting mix because it's enriched with compost and other organic matter. This makes it healthier and more nutritious for plants. It's too dense for seed starting but you can add a small amount to your potting mix for the nutrients. Garden soil is best used to enrich your flower beds, vegetable gardens, and raised beds.



Seed Starting Mix

If you don't have or want to buy potting mix to start your seeds, you can make your own seed starting mix with just 3 ingredients. You can find coconut coir, perlite and vermiculite locally. Completely hydrate the square of coir, then add 1 cup each of perlite and vermiculite. Some gardeners don't like the feel of the coir and it does tend to clump up so you can substitute compost for the coir.



Last week I finally started my tomato and pepper seeds. I'm hoping to see tomato sprouts soon but peppers tend to take a long time to germinate. I'd like to get the rest of my seeds started by this weekend. I've seen garlic, onions, and arugula coming up in my yard which is always exciting this time of year. But despite what the calendar says, it's not spring yet and yard cleanup should wait until temperatures are more consistently above 50 degrees. The bees and butterflies are still sleeping!

Volunteers are appreciated!!

Did you know April is National Volunteer Appreciation Month?

Volunteer Appreciation Month celebrates and recognizes the incredible impact volunteers have on our lives and encourages volunteerism within the community.

As most of us live very busy lives, the idea of volunteering and giving our time and energy to a cause without financial reward often seems impossible! However, volunteering is so important for many reasons and doesn't have to be overly time consuming. In fact, the many benefits of volunteering often serve the volunteer as well as the community or organization they choose to serve!

Volunteering provides invaluable help to worthwhile local causes, neighbors in need, and the wider community. Many organizations and charities rely on the generosity of volunteers as they operate on lean budgets and cannot afford to pay salaries for a large staff. In fact, many non-profits depend almost solely on volunteers to help them carry out their important work in the community.

The perks of volunteering for those receiving help are clear. Whether it's providing local children with meals on the weekend or providing companionship to older adults who are lonely, the benefits to the recipient(s) are part of the reason why you decide to volunteer in the first place. But did you know how important volunteering can be for the volunteer? Volunteering helps reduce stress, combat depression, and provides a great sense of purpose. Volunteering commitments can be short-term, long-term, and tailored to fit your schedule. Many non-profits offer one-time days of service, at home opportunities, or don't have a set number of days/hours required.

Whether you've been a longtime volunteer or you're looking for a new volunteer home, the time, talent, and treasure you provide makes a big difference in your local community and deserves to be celebrated!

If you want to positively impact your community in 2023, consider giving an hour or more each week to make a difference in the lives of older adults through Aging Resources of Douglas County. Volunteers are always needed to help with errands, appointments, and meal delivery. You can volunteer as little or as often as you'd like! Sign up today at agingresourcesdougco.org

Other local non-profits can be found through Douglas County Community Foundation www.dccf.org.

Happy Volunteer Appreciation Month!



Dining Tidbits!

by Mary Ann Fonken



When it comes to making the utmost effort, few can hold a candle to KT, the owner/manager of Bella Panini in Palmer Lake. On a recent evening, the restaurant was packed and even though only one of his servers showed up, KT hustled while taking orders, serving, and bussing tables. His specialties of the evening were a Cajun-inspired andouille sausage soup, sea bass, and a baked tortellini dish with sausage and artichokes!

KT always conveys a positive attitude and amazingly remembers all his customers' names! Not only are the flavors of his dishes heavenly, but the portions are also huge. A few of our favorites are the stuffed pasta roll which is a large, flat sheet of pasta (picture a huge piece of lasagna) filled with ground sausage, spinach, pine nuts, etc. then rolled up, baked, and sliced in serving portions. And, no matter when you come in, he always makes sure the coffee is freshly brewed and the bread is just out of the oven!

Another old favorite, Pegasus, in Castle Rock, continues to provide excellent food of a very wide variety. Something many restaurants do not serve is outstanding Greek food. Pegasus offers traditional Greek dishes such as gyros, souvlaki, and fabulous Greek salads. One outstanding dish is their Greek appetizer platter. While listed as an "appetizer," it encompasses most of the above and is a compliment to the ingenuity of the chef who incorporates all the wonderful favors into one great dish and then slices it up pizza style. Also, the fish and chips are always delicious. The cod is the freshest, highest quality and the fries are cooked to perfection. If you want something simpler and lighter, all the Pegasus salads are delightful. While the regular menu is quite extensive, be sure to check out their daily specials. One of them is usually a specially prepared soup and a "skillet dinner" prepared with eggs, hash browns, and meat (often sliced steak), topped with finely shredded cheese.

So many delicious dining options within minutes of Larkspur! Happy Dining!



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In Memoriam. . .

Steve Hamline

June 14, 1957 – March 14, 2023

Steve Hamline and his wife, Ramona, moved to Perry Park in 2003, built their home, and promptly joined Perry Park Country Club. An avid golfer, Steve loved the course and was very proud to be a member. He gave back to the club by serving on the Long-Range Planning Committee and spent many hours in meetings working to make the club better for all members. Golf was an important part of his life and he

enjoyed many trips with friends and family to different courses around the world. He drove with a one iron, never sweat a bad shot, and was always the golf partner that guaranteed an enjoyable round.



Steve grew up in Missouri, attended Univ of Kansas earning a bachelor's degree in Architecture, home of the National Champion KU Jayhawks, as he would say. He also earned a Master's in Business Administration from Rockhurst University. He worked for JE Dunn Construction Company for 38 years and was President of the Rocky Mountain region before he retired in 2017. He had a passion for giving back and served on many boards including Hope House Domestic Violence Shelter, Junior Achievement, UMB Bank, the National Network to End Domestic Violence and others. He was also awarded a national appointment to the General Services Administration to ensure a high standard of excellence in government construction projects by peer review.

His greatest accomplishment and joy in life was his wonderful,

loving marriage to his high school sweetheart, Ramona. They have two children, Melissa and Mike, who he loved dearly and was very proud of. He loved international travel, fishing with his longtime buds, and seeing the country by Airstream. He spoiled his best buddy and constant companion, Rusty the labradoodle, 24/7 and loved to buy him plain double burgers from McDonald's even though he wasn't supposed to.



Steve is survived

by his wife Ramona, daughter Melissa (Andrew) and son, Mike (Brittany), and six grandchildren, and his sister, Lori. In lieu of flowers, the family asks for donations to be made in Steve's name to Tunnels to Towers (www.t2t.org) or Hope House (www.hopehouse.net). Steve's legacy will be the lives he touched in love, friendship, and leadership.

A celebration of Steve's full life will be held April 29th, 10 AM -12 noon at Plum Creek Church in Castle Rock. Please join us in wearing red and blue, Jayhawk, or Perry Park gear.

Obituary contributed by Steve's family.

DLC - 35 Years of Conservation

Douglas Land Conservancy (DLC) is pleased to share that the organization is celebrating its 35th anniversary.

In 1987 a group of citizens concerned about land conservation and smart growth in our region of Colorado joined together to create DLC, dedicating their efforts to the protection and permanent conservation of agricultural lands, open space, scenic views, critical wildlife habitat, and wetlands.

Today, with the generous support from donors, volunteers, and landowners, DLC actively preserves 26,757 acres in Douglas, Jefferson, and Elbert Counties.

There is no better way to celebrate our 35 years of conservation efforts than to invite our community to recreate, enjoy, and connect with others in the great outdoors. You are invited to celebrate by participating in **DLC's 35th Anniversary Challenge!** Head outdoors between March and June and do "Something 35." Then share with DLC on social media, using the hashtag **"#DLC35."**

You may want to...

- Hike 35 miles
- Cycle, kayak or climb 35 times
- Connect with 35 friends and hike 35 unique trails
- Challenge yourself to spot 35 different species of birds
- Watch 35 sunrises or sunsets

Get creative...

- Paint 35 different wildflowers, write 35 poems about nature, try 35 yoga poses outdoors, count and name 35 stars
- Spend 35 minutes a day journaling outdoors
- Make a treasure hunt with 35 things in nature.
Head outdoors with the whole family to find the things on your list

However you choose to rise to the 35th Anniversary Challenge, we ask that you consider sharing with 35 friends about the incredible work that Douglas Land Conservancy does to make our community a special place to live!

For more information and to register, go to <https://douglaslandconservancy.org/upcoming-events/anniversary/>. The cost is, you guessed it, \$35.00. The entry fee will be used to help support DLC's mission. You will receive a t-shirt and an invitation to our **35th Anniversary Celebration**, which will take place in late June. If you share your adventures on DLC's social media pages, using the hashtag #DLC35 you will be entered in a drawing for prizes. Drawings will take place at the 35th Anniversary Celebration.

Thanks to the entire community for your support over the decades. It is our honor to be your local land trust. Together, we have done so much, but there is still more work ahead. We will continue to protect and conserve the beautiful lands in our region. We look forward to your continued support and many more outdoor adventures with you!

Sincerely,

Douglas Land Conservancy Board and Staff





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\$1,074,900



8078 La Veta Rd. - Perry Park East

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6412 Thunderbird Rd - Perry Park

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\$170,000



4435 Echo Butte - Retreat in Perry Park

"Ready-To-Build" Paired Home Lot with Tremendous Mountain Views is designed and approved for ONE "Paired Home" aka "Duplex" * All the lot design work is complete; lot is cleared, and all the utilities are in place for building 2 condo units.

FOR SALE
\$89,900



13050 Deer Ridge Way - Woodmoor Mountain

This 4.20-Acre Lot in Douglas County is "READY-TO-BUILD" with Tremendous Mountain Views and Valley Views. Located near the Pike National Forest!

UNDER CONTRACT
\$2,490,000



15536 S Perry Park Rd. - Larkspur

Large 261+ Acre parcel of land IN Douglas County! Land can be divided up to 7 separate parcels of at least 35-acres in size. Amazing Views! County Maintained PAVED Roads.

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\$999,900



14000 True Mountain Dr. - Larkspur

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A Walk on the Wild Side...

by Susan Peters

Spring is Sprung...Feeding those Demanding Mouths...

Quick Takes

Spring in the Rocky Mountains



♪♪The hills are alive with the sound of music and howling coyotes!♪♪

Oh, yeah. The birds are beginning to tune up their mating calls, as they arrive for summer. The woodpeckers and flickers have started their pounding on everything they can find that makes a loud noise. Anything metal is particularly desirable. How can any female respond to that racket? Despite the snows yet to come, love is in the air.

And, in getting ready for Spring, it's time to update your free copy of Merlin for easy bird identification. And know that Merlin covers most of six continents. If you are traveling to a foreign location, open the app and load a new pack for that area. Later this year, we are going to visit Singapore and Borneo, and sadly I do not see packs for those locations. Will have to wing it. Ahem.

This is the month that nature comes alive. So, what is significant about spring in wildlife world? BEARS wiping their sleepy eyes hopefully not taking out a cornea with those huge claws! But it is really their nose that counts. They have very poor eyesight. The other big event is the return of the hummingbirds. The scouts start arriving the end of April, almost always within two or three days of the toad flax blooming. Make a solution of sugar water, four parts of boiling water to one cup of granulated sugar, the closest molecularly to natural nectar – do not add food coloring. So, things get busy...start bringing in the bird feeders every night to keep the bears from destroying them, which can save their lives from needless euthanasia. Bears at bird feeders often are either escorted out of town or euthanized to keep them from relying on humans.

Feeding the Masses – Some Tips from the Audubon Society Modified by Moi

1) Locate bird feeders at different levels
Sparrows, juncos, and towhees usually feed on the ground, while finches feed in shrubs, and chickadees, and woodpeckers feed in trees. To avoid crowding and to attract the greatest variety of species, provide table-like feeders for ground-feeding birds, hopper or tube feeders for shrub and treetop feeders, and suet feeders well off the ground for woodpeckers, nuthatches, and chickadees.

2) Offer a variety of seeds in separate feeders
A diverse mix of seeds will attract the greatest variety of birds. To avoid waste, offer different seeds in different feeders. Black oil sunflower seed appeals to the greatest number of birds. Offer sunflower seeds, nyjer (thistle) seeds, and peanuts in separate feeders. When using blends, choose mixtures containing sunflower seeds, millet, and cracked corn—the three most popular types of birdseed. Birds that are sunflower specialists will readily eat the sunflower seed and toss the millet and corn to the ground, to be eaten by ground-feeding birds such as sparrows and juncos. Mixtures of peanuts, nuts, and dried fruit attract woodpeckers, and nuthatches. A relatively few species prefer milo, wheat, and oats, which are featured in less expensive blends.



3) Provide suet
Suet (beef fat) attracts insect-eating birds such as woodpeckers, wrens, chickadees, and

continued on next page

nuthatches. Place the suet in special feeders or net onion bags at least five feet from the ground to keep it out of the reach of dogs. Do not put out suet during hot weather as it can turn rancid; also, dripping fat can damage natural waterproofing on bird feathers. But you can buy heat-resistant suet. Get the ones with pepper in them to discourage squirrels, etc. See the Downy Woodpecker on a typical suet cage.

4) Mix peanut butter and corn meal

Peanut butter is a good substitute for suet in the summer. Mix one part peanut butter with five parts corn meal and stuff the mixture into the crevices of a large pinecone. This all-season mixture attracts woodpeckers, chickadees, and occasionally warblers.

5) Provide fruit for berry-eating birds

Fruit specialists such as robins, bluebirds, and mockingbirds rarely eat birdseed. To attract these birds, soak raisins and currants in water overnight, then place them on a table feeder, or purchase blends with a dried fruit mixture. To attract orioles and tanagers, skewer halved oranges onto a spike near other feeders, or supply nectar feeders. Orioles are seldom seen here, but I have seen a Bullocks Oriole a couple of times.



6) Store seed in secure metal containers

Store seed in metal garbage cans with secure lids to protect it from squirrels, mice, and bears. Keep the cans in a cool, dry location; avoid storing in the heat. Damp seeds may grow mold that can be fatal to birds. Overheating can destroy the nutrition and taste of sunflower seeds. For these reasons, it's best not to keep seed from one winter to the next.

7) Discourage squirrels from consuming feeder foods

Squirrels are best excluded by placing feeders on a pole in an open area. Pole-mounted feeders should be about five feet off the ground and

protected by a cone-shaped baffle (at least 17 inches diameter) or similar obstacle below the feeder. Locate pole-mounted feeders at least 10 feet from the nearest shrub, tree, or other tall structure. Squirrel feeders stocked with blends that are especially attractive to squirrels and chipmunks can reduce competition for high-priced foods offered at bird feeders. Place squirrel feeders far from bird feeders to further reduce competition.

8) Locate feeders to reduce window collisions

In the United States, approximately one billion birds die each year from flying into windows. Protect birds from collisions by placing feeders within three feet of windows, if possible. Mobiles and opaque decorations hanging outside windows also help to prevent bird strikes. Or attach fruit tree netting outside windows to deflect birds from the glass.

9) Keep cats indoors

Cats kill hundreds of millions of birds annually in the United States, often pouncing on ground-feeding birds and those dazed by window collisions. Responsible and caring cat owners keep their cats indoors, where they are also safer from traffic, disease, and fights with other animals. Outdoor cats are especially dangerous to birds in the spring when fledglings are on the ground. Bells on cat collars are usually ineffective for deterring predation.

10) Clean feeders and rake up spilled grain and hulls

Uneaten seed can become soggy and grow deadly mold. Empty and clean feeders twice a year (spring and fall), or more often if feeders are used during humid summers. Using a long-handled bottlebrush, scrub with dish detergent and rinse with a powerful hose; then soak in a bucket of 10 percent non-chlorine bleach solution, rinse well, and dry in the sun. In early spring, rake up spilled grain and sunflower hulls.

continued on next page

Short Takes

Whenever you clean out your hairbrush or brush your dog, throw the extra hair/fur outside for the birds to use to cushion their nests for their young-uns. You can even ask your hairdresser or groomer for the leftover hair. It's fun to clean out birdhouses in the fall and come across recognizable hair.

Elephants are very bonded to the family unit. When one is in trouble, they all come running, particularly when it involves a baby. One particular youngin' managed to get his trunk stuck in a crocodile's mouth. Ouch! He started crying and his mom and pack raced to rescue him. The croc dropped the trunk and all was well except a very frightened baby.



The turkeys are slowly returning to the ponderosa. Hubby Dave caught this gal on candid camera.



A few days ago, some mature red crossbills showed up at the feeder. Today we caught a pair of juvenile ones with the male still getting his grownup coloration.



Caution: Deer should not eat corn. It is bad for their gut. People should not feed deer. It is bad for the deer.

That's all folks for this month. Gotta run. Time to check on the koi. Warmer days means friskier fish. We have lost five of them over the winter. Sob.

How to Contact Me: Email is best at susan@larskurconsulting.com.

Tips on Hummingbird Food

Some recipes for hummingbird feeder solution call for boiling the solution for up to 5 minutes. Not only is boiling unnecessary in most cases, but it can also make the solution much stronger than intended! A solution of 1 part sugar in 4 parts water, boiled uncovered for 5 minutes loses enough water to become the equivalent of a 1:3 solution. This concentration is fine for feeding during migration and winter, but boiling down a weaker solution is a wasteful and inconvenient way to make it.

Most tap and well water that is safe for people and pets is also safe for hummingbirds* and can be used to make feeder solution without boiling. If using water that may contain bacteria or other biological contaminants, boil it for 1 to 3 minutes (longer at high elevations) and remeasure BEFORE adding it to the sugar. Boiling does not remove chemical contaminants such as lead, arsenic, chromium, PFAs, and pesticides. If in doubt, use filtered water to make your feeder solution.

* Excess iron in tap or well water can be toxic to hummingbirds if consumed over long periods of time.





WALTSWORDS

Commercial Real Estate

By Walt Korinke
April 2023

My kind of sandwich shop, **SNARF's**, coming to Castle Rock's downtown northside at 619 Wilcox St. into the former 2,676 sq. ft., 1-story office building built in 1978 and acquired by James Seidel last year.



The property fronts Wilcox, and abuts the long strip center whose tenants include Vista Vino and ½ dozen others. The property owner, Jimmy Seidel was the founder of Snarf's "world's finest sandwich" restaurant starting in 1996 with "The Shack" in Boulder. Over the past 20 years, the family-owned business has grown to over 25, all unique, sandwich shops in Colorado, St. Louis, and Austin.



A frequent "Best Sandwich" winner, Snarfs specializes in hearty, hand-crafted oven-toasted subs with hand sliced meats and cheeses and a garden of veggies. The menu also includes fresh salads with homemade dressings, rotating soups, kid-sized subs, vegetarian options, desserts, and a full catering menu. They even have a Snarf Burger.



Each Snarf's restaurant is a building unique to its location favoring restoration over new development. They remodel, add custom mosaics and artwork, eclectic decor, and create a wonderful place to both visit and dine. The Wilcox building will undergo renovation, the addition of outside dining (over a dozen tables) and will have 12 of its own parking spaces. No drive-thru is planned.



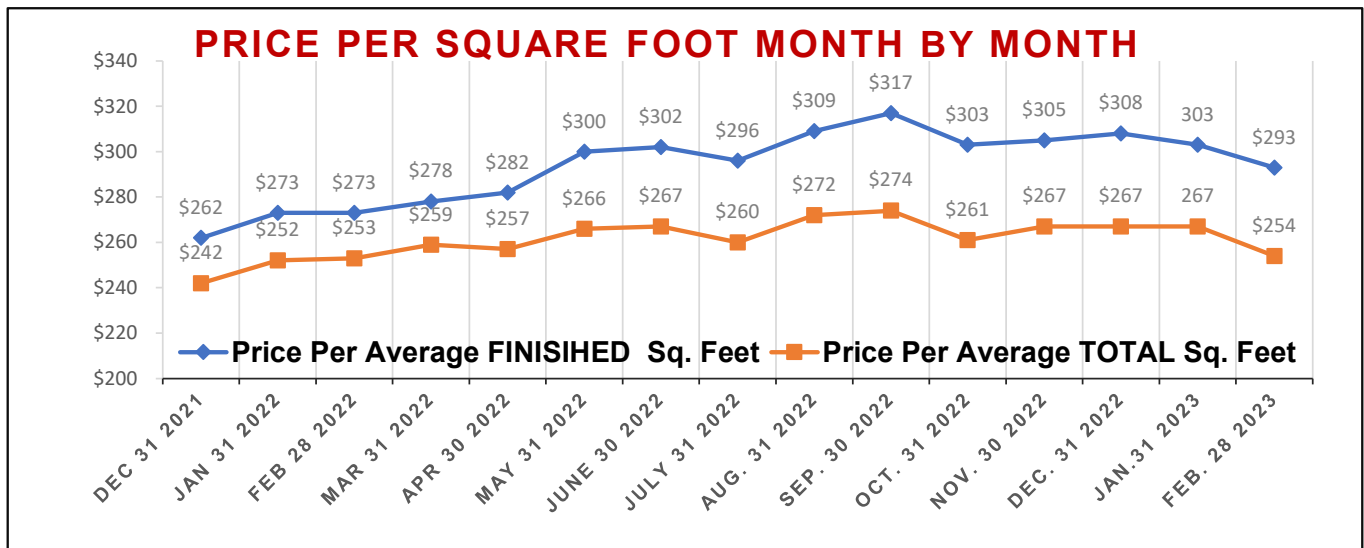
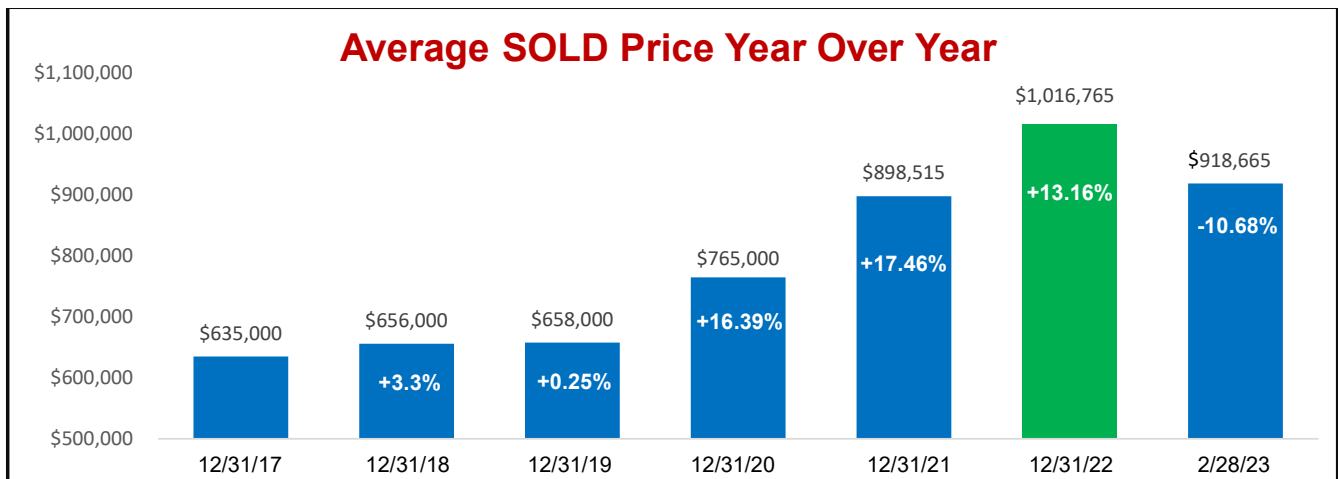
Yummy Yummy, bring it on!



Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (3/20/2023) ---18 (\$629,900 to \$1,995,000) --- Median \$1,195,000
Average Days on Market --- 62

Homes Currently “Under Contract” --- 12 (\$550,000 to \$3,999,999) --- Median \$1,055,000
Average Days on Market --- 72

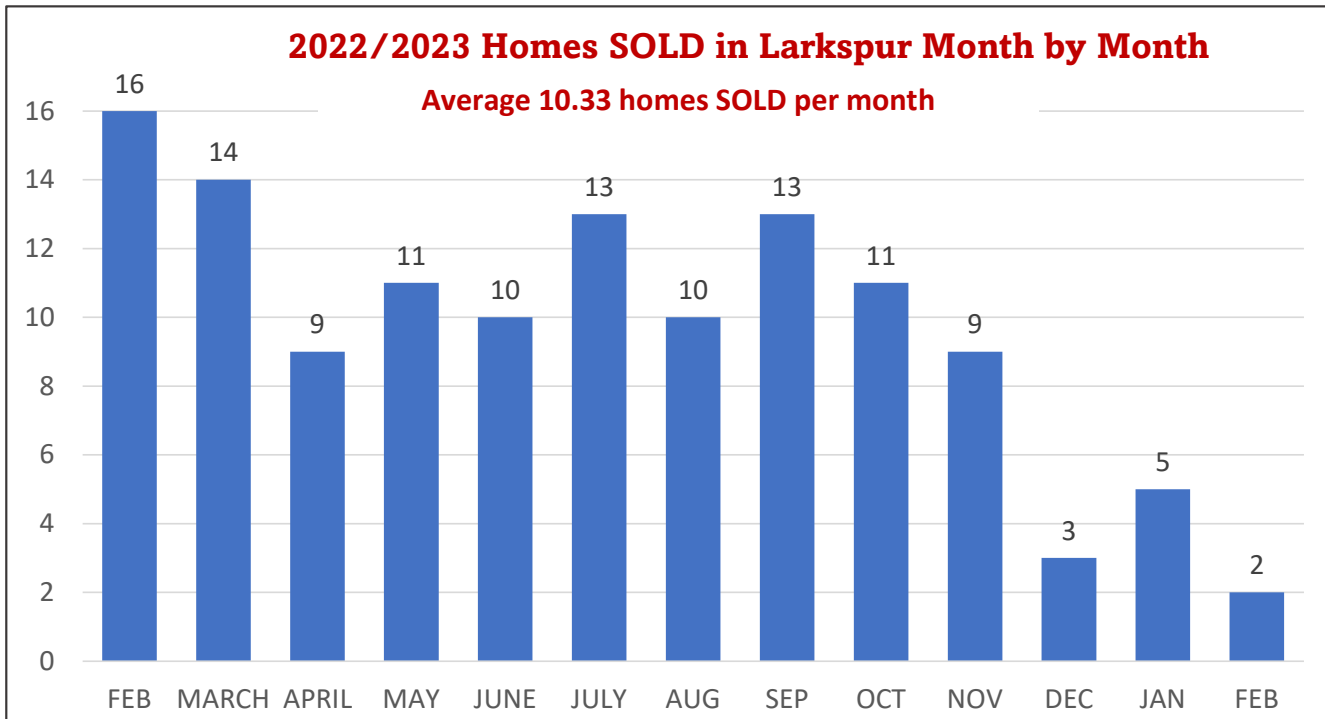


---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 sales have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property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

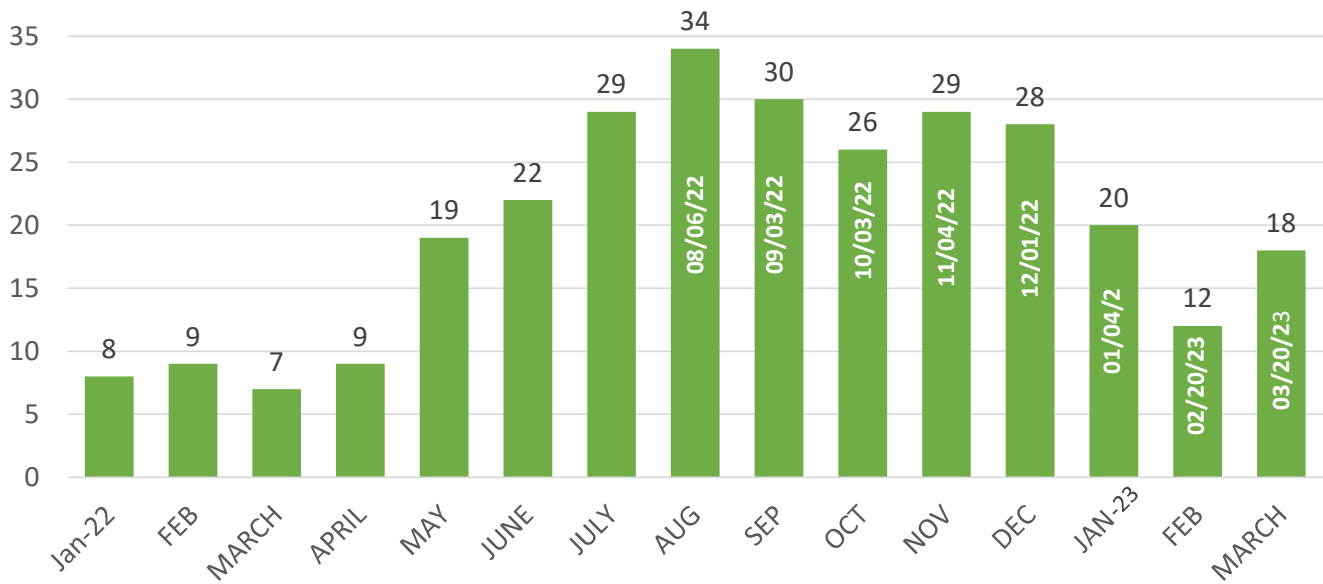
---The above information has been researched from the Metro Denver MLS System (www.REcolorado.com) by **Dave Gardner of Results Realty of Colorado**, located in the Town of Larkspur, CO. It is believed to be accurate but is NOT guaranteed. Every property will have unique factors affecting value such 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.



Larkspur Real Estate Stats



2022/2023 Homes FOR SALE in Larkspur Month by Month



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Colorado Mastication: fire mitigation, scrub oak removal, lot and brush clearing.

719-400-9104

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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.**

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

larkspursentinel@gmail.com

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

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