



# *Larkspur*

# *Sentinel*

**June 2023**

Serving Perry Park, Larkspur,  
and the surrounding community

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## **It's June!**

It's that wonderful time of year when the weather warms up, the fields and hillsides turn a beautiful shade of green, the flowers bloom, and the vegetable gardens start to thrive! We certainly had enough rain in May to encourage that whole process! No complaints here - anything we can do to avoid wildfires!!

This issue of the Sentinel has some important information for you: Teens for Hire is back on the last page of the issue - two enterprising young people are hoping you'll hire them - if you have a teen that would like to be listed, the form to fill out is [HERE](#).

Check out "What's going on" on page 3 for upcoming events and meetings that may be of interest to you. And speaking of events, don't forget that the Larkspur Farmers' Market begins on Tuesday, June 6 from 4 pm - 8 pm, and the Music in the Park series kicks off on Friday, June 9 with The Tattered Covers. Plenty of opportunities to be outside, socialize, and enjoy our little community of 80118! Did you know you can rent an electric bike in Larkspur? Check out the information on page 10.

For Perry Park residents, slash pickup begins this month - guidelines and zone schedule are on page 23. Clean up your property for fire mitigation and condense those piles for efficient pickup.

And the Community Garage Sale is June 9-11, more details on page 3.

It's great to see folks out hiking, biking, walking, golfing, gardening - soaking up the sunshine! Enjoy this lovely month, and please remember to be kind.

*Margot Patterson*

Editor

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

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# ELIZABETH OWENS



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720.988.4058 | [ewens@remax.net](mailto:ewens@remax.net) | [www.ElizabethOwens.net](http://www.ElizabethOwens.net)



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



9140 FRANK ROAD | LARKSPUR | UNDER CONTRACT! | OFFERED AT \$775,000



8076 INCA ROAD | PERRY PARK | JUST SOLD! | OFFERED AT \$805,000



6956 FOX CIRCLE | PERRY PARK | JUST SOLD! | \$1,050,000



5997 COUNTRY CLUB DRIVE | PERRY PARK | JUST SOLD! | \$1,160,000



5133 ECHO VALLEY ROAD | PERRY PARK | OFFERED AT \$1,999,000

**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](http://ElizabethOwens.net).



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

# What's Going On?

**June 6 - Community Garage Sale** Deadline to Submit Seller Application- [CLICK HERE](#)

**June 7 - Larkspur Farmers Market - 4:00-8:00 pm, Community Park**

**June 8 - 6 pm - Perry Park Metro District Board Meeting** at Perry Park Country Club and via Zoom.

**June 8 - 6 pm - Larkspur Fire District Board of Directors meeting** at Larkspur Fire Station 161.

**June 9 – 6 pm - Music in the Park - The Tattered Covers, Larkspur Community Park**

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

**June 11 - 8 am – 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 neighborhood like we have always had)

**June 14 & June 28 - Larkspur Blanket Brigade** 10 am - 3 pm - 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](mailto:cjaspsjr@yahoo.com). Come join us!

**June 17 - 9 - 11 am Extreme Gardening- Taming the Scrub Oak Monster Class** Outside in street near 7735 Red Rock Circle, Perry Park

**June 23 – 6 pm - Music in the Park** - Brad Easton & The Tony Szajowki Quartet, Larkspur Community Park

**July 14 – 6 pm - Music in the Park** - Rascal Martinez, Larkspur Community Park

**2023**  
Annual Larkspur, CO Community  
**Garage Sale**

Over 30 participating addresses

Furniture, clothes, tools, jewelry, books & much more!

Head to our FB Page for more info!  
LarkspurCommunityGarageSale

📅 **Fri. June 9** at Individual Driveways 8 am - 2 pm  
📅 **Sat. June 10** at Individual Driveways 8 am - 2 pm  
📅 **Sun. June 11** at Larkspur Community Park 8 am - 2 pm

Larkspur Sentinel THE ORGANIZED FLAMINGO ELIZABETH OWENS 720.988.4058  
DAVE GARDNER'S REALTY SCHURSUCCESS MR HAULING Native Hawk Services exp REALTY

**4TH OF JULY**

THIS YEAR CELEBRATED ON SATURDAY JULY 1ST

ALL ARE WELCOME  
SATURDAY JULY 1ST AT RED ROCK CIRCLE IN PERRY PARK  
PARADE STARTS AT 11:00AM! IMMEDIATELY FOLLOWING THE PARADE THERE WILL BE FREE FOOD, MUSIC, AWARDING OF TROPHY'S, AND GAMES AT WORLEY'S GROVE  
ARRIVE EARLY TO GET A GOOD SEAT!  
(AROUND THE BIG D - OFF RED ROCK DRIVE)

JOIN THE CELEBRATION - SPECTATOR OR A PARTICIPANT IN THE PARADE!  
PARTICIPANTS FOR THE PARADE - DOWNLOAD FORMS AT PERRY PARK.ORG AND ARRIVE BETWEEN 9-10:45AM AT DELAWARE AND CHEYENNE TO CHECK IN AND BE STAGED!  
LIABILITY WAIVER REQUIRED TO BE IN THE PARADE

FIREWORKS START ABOUT 9:30PM OVER LAKE WAUCONDA!

PARADE SPONSORS INCLUDE

Dave Gardner's RESULTS REALTY M.R. HAULING (303) 919-1998 AFFORDABLE RATES PERRY PARK COUNTRY CLUB  
Perry Park Metropolitan District Elizabeth Owens Larkspur Elementary PTO  
WOULD YOU LIKE TO SUPPORT THE PERRY PARK PARADE AND FIREWORKS SHOW?  
SEND YOUR TAX DEDUCTIBLE DONATION TO "PERRY PARK COMMUNITY FUND"

A REGISTERED 501(C)3 ORGANIZATION, CARE OF:  
Perry Park Metropolitan District  
PPMD, P.O. Box 183, Larkspur, CO 80118



## From the Mayor:

Summer is here, and we couldn't be more excited! We are looking forward to warm weather and all the events being held in Larkspur Community Park. Please check the calendar on our website at [townoflarkspur.org](http://townoflarkspur.org) for details on Music in the Park, the Larkspur Farmers Market, Food Truck Mondays, and new sporting events that are currently being developed.

Summer also welcomes eight weekends of the Colorado Renaissance Festival (CRF). Under the direction and oversight of the Douglas County Commissioners, the town has been working with Douglas County engineering and public works department, the sheriff's department, and the festival's owner to alleviate the traffic concerns that were raised as a result of last year's festival.



Some of the plans include the following:

- More "no parking" signs will be placed on both sides of Perry Park Avenue, with plans to tow offenders when traffic allows.
- Temporary "no parking signs" will be placed along Silverheels Drive.
- The CRF owner has retained an additional parking company that will increase the speed with which cars are parked.
- Douglas County is widening two of the CRF entrances the week of June 5th with the expectation that the change will help move cars into the lots in a more timely fashion.

Looking ahead to the next year, the county is also going to initiate a drainage study to see if widening the shoulders of Perry Park Avenue is a possibility. This would allow a cueing lane for vehicles.

Each week, the Douglas County agencies and the town will be monitoring traffic, and if there are major concerns, we will determine strategies to help. If traffic warrants, Douglas County may close Bear Dance Drive to non-local traffic.

If you ever have any questions regarding the town, please feel free to contact town staff at 303-681-2324.

Looking forward to seeing you around town!

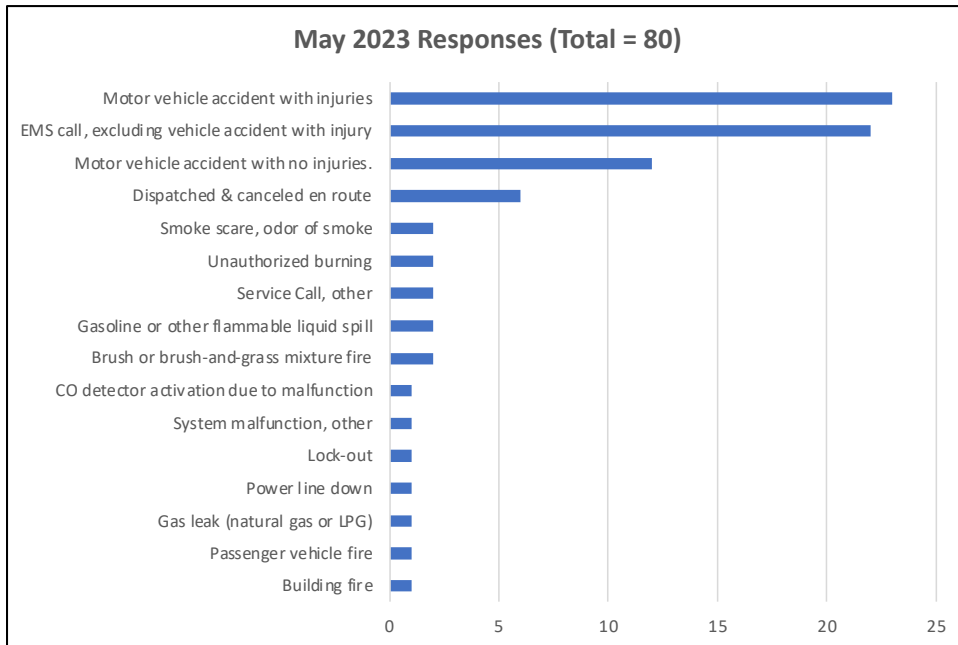
**Mayor Sherilyn West**





## FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by *Wayne Moore, Member-Board of Directors*



**Larkspur Fire  
Protection District  
Board Meeting**  
**Thursday, June 8th**  
**6:00 pm at Station 161**  
 Public is welcome to attend.  
 Please check the website for  
 details.  
[larkspurfire.org](http://larkspurfire.org)

## Burn Pit Policy

Within the Larkspur Fire Protection District (LFPD), all outdoor burning of wood or vegetation requires a permit issued by the LFPD. This applies to fire pits, campfires or agricultural burning. Getting a permit is a two-step process, as you must have your burn location inspected prior to applying. Please [view or download this document](#) which describes the permit process and campfire/fire pit regulations.

Our policy on burn permits has recently changed.

If your burn pit has not yet been inspected in 2023, you will need to schedule an inspection prior to a burn permit being issued. Additionally, there is now a \$10.00 fee for a burn permit, however, the permit is good between March 1st of each year without having to request multiple permits for burning.

Please contact Fire Marshal Bill Diershow, to schedule the pit inspection. We can do the permit for your approved location to burn and the new burn permit on the same day.

Bill Diershow, Fire Marshal, Larkspur Fire Protection District  
 wdiershow@larkspurfire.org  
 Office: 303-681-3284

# Help our firefighters to do their job safely.

*by Wayne Moore, Member-Board of Directors*

Talking with LFPD Captain Chad Campagnola, he empathetically states that the most dangerous job of our firefighters is driving to and working on the scene of a motor vehicle accident (MVA). In 2015 and 2016, two Colorado State Patrol Officers were struck and killed while investigating minor crashes on I-25 between Tomah Road and Plum Creek Parkway. Late at night several years ago, while responding emergently on I-25 to an MVA, a drunk driver hit one of our fire engines from behind at high speed near the Tomah exit. These are examples that validate Captain Campagnola's viewpoint, besides the frequent "near-miss" incidents that go unreported.

Legislative measures have been implemented in Colorado to reduce these risks. The Move-Over Law requires moving over one lane away from several categories of vehicles that have stopped: emergency vehicles with their lights flashing, maintenance/construction/utility vehicles with lights flashing, tow trucks with lights flashing, and disabled cars with hazard lights flashing. If it is unsafe or impossible to move over, the driver must reduce their speed by 20 miles per hour below the posted speed limit if the speed limit is over 45 mph or to a speed of 25 mph if the speed limit is less than 40 mph.

If emergency vehicles are approaching from behind, react predictably and with sound judgment given the highway circumstances. Don't suddenly stop. Use your turn signal to show which way you will move out of the way. If possible, move over to the right shoulder. After they have passed, give them ample distance, 500 feet would be considered safe before resuming travel. If you see one emergency vehicle, anticipate more to be closely following.



If there is a wildfire, there is a high likelihood that we'll be using aircraft in firefighting. The Federal Aviation Administration (FAA) regional air traffic controllers will impose an area of Temporary Flight Restriction (TFR) over the incident. Any unauthorized drone flights are prohibited and will incur federal penalties if conducted. Unauthorized drone flying presents an exceptionally high risk to the firefighter flight crews and will also cause delays in their operations until the unauthorized drone is verified as being grounded.

These measures can save a life; thank you for supporting their work for us.

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## **CODE RED- Perry Park at 75% signed up!**

Be sure you will be contacted in the event of a wildfire or other emergencies by signing up for Code Red notifications at the Douglas County Sheriff's Office website. According to Mike Alexander, DCSO-Emergency Management, only 30% of Douglas County residents have signed up for Code Red reverse notifications. Perry Park has reached the 75% mark with a goal of 100%. You can list cell phones and other forms of notification. If you have switched your landline to an internet provider, like Comcast, you need to include it at Code Red. Go to [www.dcsheeriff.net](http://www.dcsheeriff.net) to sign up.

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



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



**Just Sold!**

**2740 Big Bear Drive  
 Bear Canyon, Sedalia  
 \$2,825,000**

**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!**  
 1851 Gore Drive  
 Sterling Pointe, Larkspur  
 \$1,195,000



**Under Contract!**  
 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**



"Ben is the ultimate professional. His expertise, demeanor, and communication skills are excellent in all aspects. My wife and I have moved several times and Ben is a far superior real estate agent than any we have had in the past. Someone who is caring, has integrity, morals and good character is who he is. I wouldn't use anyone else!"

**Feedback from Dale and Kathy Bray**

**Wolfe Realty Group, Inc.**  
 Office 303-681-3553  
 Cell 303-667-7995  
 Ben@DiscoverLarkspur.com  
[www.DiscoverLarkspur.com](http://www.DiscoverLarkspur.com)

# NEWS FROM THE WATER DISTRICT

by Brian Arthurs

*“Land taxes are a major burden on homeowners. They have become so elevated that it is difficult for those living where land values are high. In the past, land taxes were the only way that governments could raise revenue. However, today there are many other sources of revenue, such as income taxes and sales taxes. Governments should consider reducing land taxes and using other sources of revenue to fund their programs.” – Anonymous*



Property taxes are an issue. Douglas County collects the highest property tax in Colorado, levying an average of \$2,590.00 (0.76% of median home value) yearly in property taxes.

It is not the increase, but the amount of the increase, which should concern each and every one of us in the County. Pay the correct amount of taxes based upon fair valuations and not valuations that are not in tune with reality.

In Colorado, real property is reappraised by county assessors every two years in odd-numbered years. We have received the results via the cards in our mailboxes. Now, you have two choices: do nothing or appeal. If you do nothing, you agree with the county that the new assessment is correct, and you agree to pay the property taxes on your property. This is a choice you are making, and, hopefully, it will be an informed one, as the time to complain is now. If you want to complain (appeal), you must do so by June 8.

An analysis of Senate Bill 23-303, on the ballot this November, advertised as a ‘property tax cut,’ raises concerns given its size, the speed of its progression, and the lack of input from counties and special districts who will be greatly impacted. More on this next month.

To conclude this dialog on property taxes, let us consider a modified quote from Arthur Godfrey: “Property taxes are a necessary evil, but they should not be a financial burden.” “I am proud

to pay taxes in Douglas County, Colorado. The only thing is, I could be just as proud for half the money”.

## Moving on to business.....

The Perry Park Water and Sanitation District (PPWSD) held its regular board meeting on May 17. Disbursements of \$322,402.02 were presented, reviewed, discussed, and approved. The Board reviewed the District’s Monthly Staff Report and District Systems Report. Detailed information was given for all questions.

On May 2, voters elected Gary Peterson, Brian Arthurs, and Jim Maras to serve four-year terms as Directors. Oaths of Office were administered followed by the election of officers.

Other agenda items included financing options for upcoming projects, progress of improvements of the District’s sewage treatment facilities, cellular coverage, Meribel Village area water provision, education availabilities, grant application resolutions, and accounting reviews.

There being no further board member discussions nor audience participation, the meeting was adjourned.

In closing, Perry Park’s water supply is a combination of surface water (rivers and lakes) and non-renewable groundwater from the Denver Basin aquifers. We have also received an abundance of non-potable water which may be used for other purposes. Rain totaling 8.78 inches has fallen so far this month while the average rainfall for May in the Larkspur/Perry Park area is 1.8 inches. This has been a particularly good month.

Further information is available on the district website, [www.ppwsd.org](http://www.ppwsd.org).





# Perry Park Metropolitan District

The Special District For Perry Park Ranch

**by Steve Ostrowski, Secretary, PPMD Board of Directors**

Congratulations to our newest members of the Perry Park Metro District board: Jill Arthurs, Darren Hill, and to Joe Brickweg who won a second term to the board. The board has established officers and new committee assignments with the new members, as we have several items in progress.

Please note that our 4<sup>th</sup> of July Independence Day fireworks celebration and parade will be held on Saturday, July 1st, instead of the 4<sup>th</sup> of July holiday date. This is different from most years, and based on survey results, we plan to hold future events on the actual date as often as possible. As always, fire risk conditions can impact the event and those can change with little notice.

Our June Slash Pickup program will be in progress while you are reading this issue. In addition, you may have noticed helicopter operations in the area, which are removing logs felled as part of our fire mitigation programs. Please do not fly any drones or walk in these areas for safety reasons.

The Craig Van Doorn memorial bench is near completion and will be placed near Gateway Pond once all approvals are complete. Thank you to everyone that contributed!

Other current topics on the board include:

- We are reviewing initial information on adding cellular towers to the neighborhood which would improve communications for residents and also during emergencies. Wildfire postmortems have shown good communications to be a key factor for effective operations.
- 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 - 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.
- Committees - we always need volunteers to improve our community. 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! If you don't know anyone involved, you can reach out to us at [info@perrypark.org](mailto:info@perrypark.org) to offer your help and we'll get you connected.

Our June board meeting is scheduled for Thursday – June 8, 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.

Thank you on behalf of the Board of Directors, Steve Ostrowski

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

## PPMD BOARD OF DIRECTORS

Chris Warren - President  
Darren Hill - Vice President  
Jill Arthurs - Treasurer  
Steve Ostrowski - Secretary  
Joe Brickweg - Asst. Secretary



# *E-Bike Rentals & Sales*

## COME RIDE WITH US

**OPEN: Wednesday - Monday**  
**10am - 5pm**  
**Closed: Tuesdays**



## Three Bear BIKE Rental

8720 Spruce Mountain Rd.  
Larkspur CO 80118



**Located in the Larkspur Community Park in Log Cabin #5**

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

**303-418-3696**



# Fire Mitigation Update

*by Keith Worley, Forester and Wildfire Mitigation Specialist*

## Upper Cheyenne Area Temporarily Closed to all Access

Phase 3 of the Greater Larkspur Fuel Treatment Project has started with ground operations on Haystack Ranch and 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, including a temporary restriction on hiking, biking and horse-back riding.

Perry Park residents should sign up for email alerts from PPMD at [www.perryparkmd.colorado.gov](http://www.perryparkmd.colorado.gov).

The Firewise Committee will try to organize a guided tour, 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, report it to the DC Sheriff's Office non-emergency phone number at 303-660-7500.

## 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](http://www.douglas.co.us) for additional information. 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.

## Perry Park Slash Pickup Begins

The Slash Pickup for Perry Park will begin June 1<sup>st</sup>. A mailer was sent to all residents in April covering rules on slash piles. Rules are also available at [www.perryparkmd.colorado.gov](http://www.perryparkmd.colorado.gov)

## Perry Park Slash Pile Checklist

- Slash 6 feet from road edge.
- Maximum lengths 12 feet.
- Diameters less than 10 inches.
- Piles away from overhead power lines, utility meters and mail boxes.
- Consolidated slash piles stacked high.
- Pile size greater than 2 cubic yds. (3'X3'X6' )
- No rocks, metal, trash, stumps, lumber or construction materials.
- No pine needles other than attached to branches.

Please limit your slash pile to one tall, large pile. Do not create long skinny piles that will cost the Metro District more contractor time.



Well-intentioned but wrong and costly way to pile slash. This should be one concentrated pile! At most, two large piles.



Good Pile that will save PPMD tax dollars! Contractor can pick up this pile with only one stop and setup.

If you see blaze orange flagging on your slash pile or an orange-colored notice, you may need to correct a violation of the slash pickup rules before your slash can be picked up. Thanks for your cooperation to help manage costs.

## Extreme Gardening- Taming the Scrub Oak Monster

Class date Saturday, June 17<sup>th</sup>, 9:00-11:00, Perry Park's Red Rock Circle across from 7735 Red Rock Circle.

Learn how to tame this unique plant. Whether you are a scrub oak (Gambel oak, oak brush) hater or lover, you can learn how to live with this plant in our wildfire prone environment. We will cover the

*continued on next page*

**Fire Mitigation** continued from previous page

Gambel oak plant community often hidden within oak clumps. pruning and maintaining oak, helpful tools to use, and most importantly, how to manage this fuel to lower its wildfire risks. There will be drawings for door prizes, and a liability waiver required. Sponsored by the Perry Park Firewise Committee.

**Preventing Ember Ignitions for \$500 or less**

Saturday, July 15<sup>th</sup>, from 9:00-12:00. Location to be announced in the July Sentinel and Perry Park Metro District email alerts.

Embers are the number one cause of home losses from wildfires. Learn how embers ignite structures and simple ways to prevent them from burning down your home. You will learn how to assess your ember exposures and come up with often simple ways to keep them out. Class size will be limited to 20 attendees, and priority given to Perry Park residents. Once the location is set, we will send out notice of how to sign up.

**Fuels, fuels, fuels. It's all about fuels.**

Keith Worley, Forester, Arborist and Wildfire Mitigation Specialist

It is hard to think of all those lovely trees and plants growing all around us as fuels for a wildfire. Most of us live here because of the trees, native vegetation, and wildlife in our midst. But to a wildfire, it is all fuel. How do we learn to manage these fuels to coexist with wildfire? Can we become "fire adapted?"

Let's begin with some basic principles. Firefighters learn to think of simple triangles as part of their wildfire training. First is the "Fire Triangle": Fuel, heat, and oxygen. Second is the "Wildfire Triangle": Fuel, weather, and topography. What is common to both triangles? Fuel. And it's the only thing we can control.

We have our very own triangle as residents of the "Wildland Urban Interface", called the "WUI" (pronounced as the Woo-Eee". Given that we can only control fuels, our "WUI Triangle" is: 1) Vegetative Fuels such as landscaping and native fuels; 2) Structural Fuels such as homes, sheds, garages, barns, etc.; and 3) Maintenance of both fuels by learning

about wildfire behavior and ember ignitions.

To learn more about how you can manage your fuels, go to [www.firewise.org](http://www.firewise.org). You will find on-line classes, and other helpful resources. Remember, knowledge is power. We don't have to feel hopeless in our quest to be both Firewise, and eventually, Fire Adapted. Let's continue to work together as neighbors and communities, in partnership with our fire department and natural resource managers, to manage our wildfire risks.

You can find more helpful information at from Colorado State University - Living Wildfire Ready [CLICK HERE](#)



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

**Did you know?**

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

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

Get your free winter pruning estimate by emailing us at [knotheadtree@gmail.com](mailto:knotheadtree@gmail.com) or calling us at **303-885-3800**

**KNOTHEAD**  
TREE AND LAWN CARE

# Gardening in 80118: Pollinators

by Marla Leggette

Happy June!

This is the month when tomatoes finally get planted in my garden. My hummingbird feeders are out and hummingbirds are feeding. I've seen a few bees but my perennials haven't flowered yet. And no butterflies yet, but plenty of moths!

Every year I try to increase my plant base so I can enjoy more of these pollinators in my yard.

What is a pollinator? A pollinator is any animal or insect that transfers pollen from plant to plant. Good pollination increases the harvest in your gardens. Common pollinators include butterflies, wasps, bats, moths, flies, ants, birds, small mammals and mostly bees. Pollination occurs when pollen is transferred from the male anther in a flower to the female stigma in another flower which hopefully results in successful fertilization. By planting the right flowers you are not only getting pretty blooms but you are also attracting pollinators that will help your fruit and vegetables thrive.

Here are some perennial pollinators you might consider for your yard.



Echinacea, or Coneflower, provides a flat place in its center which is a good place for butterflies to land. It does well in full sun.



Sunflowers come in many colors and heights and never disappoint. Their flowers will turn to face the sun.



Lavender can be found in many different varieties but all produce lovely smelling purple flowers with medicinal and household uses.



Hyssop or Agastache is one of my favorite plants. Hummingbirds love them and the colors are orange, yellow, pink or purple.



Monarda or Bee Balm with mostly pink blooms, is a member of the mint family and can be used to flavor drinks. Blooms most of the summer.



Milkweed is known to attract Monarch butterflies as is Butterfly Weed. Both will reseed and come up in early spring.



Salvia can be an annual or perennial, it is bright red, pink, or purple.



Dandelions are often our first flowers in spring and attract the first bees. The flowers and the roots can be used medicinally.



Borage is a blue flowered annual herb that reseeds itself and can grow year after year under the right conditions.

## FUNCTIONAL NEEDS REGISTRY

If you or someone in your household has special needs that may hinder one's ability to evacuate, you or your care provider should register with the Sheriff's office so emergency responders can assist you.



# DAVE GARDNER'S *Results* Team



Office located on the Main Street of Larkspur



**FOR SALE**  
**\$1,049,900**

### 8078 La Veta Rd. - Perry Park East

This Home sits on a 5-Acre LOT with Finished Walkout Basement, Main Floor Master, and 3-car garage plus a 384 Sq. Foot "She Shed". This house has been LOVED!



**FOR SALE**  
**\$999,999**

### 6682 Wauconda Dr. - Perry Park

Custom RANCH-STYLE Home with Main-Floor Master & Finished Walkout Basement on 1-Acre. Incredible Panoramic Mountain Views, right across the street from "Sentinel Rock" and the Perry Park Golf Course. Backs to Open-Space!



**FOR SALE**  
**\$1,099,900**

### 6045 S Pike Dr. - Perry Park

Gorgeous 2-Story Home with Finished Walkout Basement, is on THE GOLF COURSE with Fantastic Views of the course and red rock formations. Main Floor Master.



**UNDER CONTRACT**  
**\$114,000**

### 6334 Thunderbird Rd. Perry Park

1-Acre LOT in the popular "Spring Canyon" area of Perry Park. Enjoy Red Rock Formations ON-SITE! Rare FLAT topography, Peaceful location.



**UNDER CONTRACT**  
**\$170,000**

### 4435 Echo Butte - Retreat in Perry Park

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



**SOLD**  
**\$105,000**

### 6111 Columbine Ct. - Perry Park

Breathtaking 1-Acre LOT located in the "Spring Canyon" area of Perry Park with a Red Rock Formation ON-SITE and TREMENDOUS Mountain Views!



In 2022 Dave Sold MORE Larkspur Area Properties than any other Agent!  
Call us to find out why more people are choosing the Results Team!

**303-681-1000**  
[www.HomesInLarkspurCO.com](http://www.HomesInLarkspurCO.com)



## Elder Abuse Awareness by Amy Pfister

June 15<sup>th</sup> marks Elder Abuse Awareness Day. Elder abuse is defined as any act that causes harm to an older person and is typically carried out by someone of trust, such as a family member, caregiver, or friend. Elder abuse can have many different faces and can be financial, emotional, physical, or sexual in nature. Social isolation, financial or emotional stress, and cognitive decline can also make an older adult more susceptible to abuse. In addition to exploiting close relationships, abusers can contact older adults by phone, email, mail, or the internet.

The consequences of elder abuse are dire: older adults who are abused are two times as likely to be hospitalized, four times as likely to go into nursing homes, and three times as likely to die. While studies show that 60% of abusers are family members, abuse can happen in any setting.\* Additionally, around 1 in 6 people over 60 years old experienced some type of abuse in a community setting last year.

These intentional acts affect millions of older adults yearly, with wide-reaching implications on a victim's physical and emotional health, finances, dignity, and trust. As older adults become more physically frail, they're less able to take care of themselves, stand up to bullying, or fight back if attacked. Mental or physical issues can make them harder to care for by those who live with them as well. Elder abuse often tends to occur where the senior lives: where their abusers are often adult children, other family members such as grandchildren, a spouse or partner, or a caregiver. Some warning signs\*\* to look at when concerned about elder abuse are...

- Seem scared around the suspected abuser
- Are often fighting with the person who may be an abuser
- Try to please or not anger the abuser
- Seem sad or alone, and/or have low self-esteem
- Seem scared, easily startled, hyper-alert, and/or emotionally numb
- Stop doing normal activities - things they used to like to do
- Have frequent injuries that cannot be explained - bruises or broken bones
- Seem to be losing weight
- Do not have food in the refrigerator or all the food is spoiled
- Have bed sores
- Live in places that seem unhealthy or unsafe - a home with bed bugs, rodents, or feces
- Have poor hygiene
- Have no heat or running water
- Miss many doctor appointments or stop going to the doctor



Staying connected and engaged with older adults, fostering trust and transparency regarding their relationships and contacts, and reducing social isolation are some of the most powerful tools we have for combatting elder abuse, neglect, and financial exploitation.

If you suspect that an older adult might be at risk of abuse, please speak up! Everyone deserves to live in safety and with dignity and respect. Knowing what to look for can help you recognize the warning signs of elder abuse, understand the risk factors, and learn how to prevent or report the problem. Aging Resources of Douglas County is the local hub for all senior issues including elder abuse. Our Executive Director, Karie Erickson, is the Chairwoman for the Area Agency on Aging with DRCOG (Denver Regional Council of Governments) and is a dedicated and self-proclaimed first responder for the older adult community. You can reach Aging Resources at [www.agingresourcesdougco.org](http://www.agingresourcesdougco.org) or 303-814-4300.

You can also register for Elder Abuse Awareness Training on June 15th through the Colorado Coalition for Elder Abuse and Prevention (CCEAP) at [www.ccerap.org](http://www.ccerap.org).

\*statistics provided by the United Nations

\*\*warning signs provided by [www.coloradolinc.org](http://www.coloradolinc.org)

# The Big Red Greenland Barn

*Information and photos provided by Gary Sonke,  
and the Larkspur Historical Society*

The Greenland Ranch is the longest continuously operating cattle ranch in Colorado. Originally 15,000 acres, the ranch had 1,600 head of cattle and 500 horses. Owners and managers of the ranch (at one time called Greenland Breeding Farm) included the Higby family, I.J. Noe (for which Noe Road is named) and C.B. Kountz.

Included on the property were a horse barn, blacksmith shop, and residence for those who oversaw the ranch. The red barn which could be seen from I-25 had 17 box stalls accommodating up to 100 head of the best thoroughbreds. Buggies and spring wagons were stored on the west side of the barn.

The original barn burned in 1922 after being struck by lightning. A new barn was built the same year. In 1997 the Conservation Fund purchased Greenland



Ranch in a five-way partnership between Great Outdoors

Colorado, Douglas County, Colorado Division of Wildlife, Colorado State Parks, and rancher John Malone. Protected with conservation easements, it will continue to support cattle and wildlife. Additionally, 3,600 acres are now used as the [Greenland Open Space Trail](#) which is open to the public.

Sadly, on May 11, we all learned that the landmark Greenland Barn had once again been struck by lightning and burned to the ground. The landscape will not be the same without it.

---

## Neighborhood Posers

*Photos by Mike Riebau*





## Dining Tidbits

by Mary Ann Fonken



A new kid on the block! Although I'd heard about them, we had not tried them until recently. I must tell you that of all the fine sub/sandwich shops we have in the Castle Rock area this one really stands out – Capriotti's sandwiches and soups are a cut above the rest. Capriotti's is located at the CR Outlet Center. All the sandwiches, along with the tomato bisque, are outstanding. They also offer party trays (order a day ahead of time) that look fantastic, so if you are having out-of-town guests or just a neighborhood cocktail party – no problem – they provide the food, you just supply the refreshments!

After doing an errand in the Cherry Creek area last week, we stopped into a cute bistro-like café. Cucina Colore is an Italian trattoria on Third Street with outdoor seating. It was one of those days when the weather is absolutely perfect! We decided to relax with a martini and ordered an appetizer of fried calamari which was topped with shredded pepperoncini, sliced green onions, and two sauces – a wonderful, light garlic aioli and a marinara sauce. Well, perhaps because we got so mellow sitting in the sun, we decided to order some take-out for a late dinner which consisted of a wonderful Caesar salad (with lots of thinly sliced Grana Padano cheese) and a Tartufo pizza. This pizza was amazing--covered with some very delectable mushrooms, garlic and several blends of cheeses. The staff at Cucina Colore provides a dining experience with the common theme of earthy food, wine, and enjoyment of life!



## DCSD Summer Lunch Program

Douglas County School District's Nutrition Services team is excited to announce the 2023 Summer Lunch Program. Meals will be provided to all kids and teens 18 years and under. The program runs Monday - Friday from May 30-July 28. No meals will be served on June 19 or July 4.



### Locations include:

**Castle Rock :** The Pines Apartments: 11:00-11:30 am. South Ridge Elementary: 12:00-12:30p m

**Castle Pines:** Castle Pines Library: 10:45-11:15 am

**Highlands Ranch:** Apex Apts: 12:15-12:45 pm, Arium Apts: 11:30 am-12:00 pm, Palomino Park Apts: 12:30-1:00 pm

**Parker:** O'Brien Park: 10:45 am-12:00 pm, Challenger Park 11:00 am-12:00 pm, Hilltop Apts: 12:30-1:00 pm, Ranchstone Apts: 12:30-1:00 pm

## 35 Years of Growth at DLC

by Richard Bangs, DLC Board Member

Thirty-five years of saving open space in Douglas County has come with a lot of challenges for Douglas Land Conservancy (DLC). Early on there was no staff, no money to pay for needed services, and a whole set of legal and regulatory hurdles to jump through. But a dedicated group of volunteers learned the ropes and convinced landowners that preserving open space would benefit them and the public, and everyone could continue to enjoy the open vistas that make Douglas County so special. That took some time. DLC (then called Douglas County Land Conservancy) was established as a non-profit land trust in November of 1987. The first easement protecting open space was filed in 1995, eight years later.



Founding DLC Board Members, Left to Right: Jane Boand, Tom Miller, Mel Sorensen, Ernie Fazekas

A big hurdle was the expense. There were appraisals, surveys to determine property boundaries and surveys to establish a baseline of existing conditions of the land, the flora and fauna which make up the conservation values of the property. All of these tasks required hiring experts to get it right. Landowners did realize some savings in property tax deductions, but these savings came only after the deal was done. DLC also asked for a donation from the landowner to help pay for its services, mostly legal work.

Even with all these hurdles, DLC was busy in the 1990s, creating about 15 easements ranging from small plots to large agricultural properties. However, things changed dramatically in the year 2000. Having only filed 15 easements in the previous decade, 1990-1999, by the end of the next decade, 2010, DLC filed an additional 42 easements.

The big jump in easements was caused by primarily three things; DLC hired its first staff, Douglas County began transferring some of its easements to DLC, and state law was changed to allow property owners to realize their tax benefits more easily and more reliably. The new staff was able to expedite the completion of easements by improving communications with landowners and helping gather all the required paperwork.

Douglas County, meanwhile, had been accumulating open space property with the help of open space sales tax money. In some cases, the deal required the easement to be held by a third party and in other cases the county decided it did not want to hold the easements, so it asked DLC to hold easements. The change in state law meant that landowners were given a bigger incentive to place easements on their land because they could now sell on the open market, so part of their tax benefits came in the form of tax credits.

By the end of 2010, DLC held more than 50 easements. The focus was on new projects and monitoring the easements to ensure the conservation values were not diminished. Much of the income for DLC during that period came from land transactions. However, starting in 2011, the number of easements completed every year began to decline, primarily because the state tightened the rules for qualifying for state tax credits and the cost of doing easements increased. Between 2011 and 2020, the DLC completed about 13 easements. Now DLC holds more than 70 easements containing more than 26,000 acres. During this time DLC has greatly improved its outreach to demonstrate to the public the value of open space and how it enhances the quality of life in Douglas County.

Much of the success of DLC over the years is due to its partnership with Douglas County and Castle

*continued on next page*

*DLC continued from previous page*

Rock, working to create conservation easements and create outreach programs to get people out on the land. Through all this growth, the DLC has remained committed to its mission of being “dedicated to the protection and conservation of the natural character, habitats, ecosystems, and open space of Douglas County and other areas along the Front Range region of Colorado.”

For more information about DLC, go to [www.douglaslandconservancy.org](http://www.douglaslandconservancy.org).

## Celebrate 35 years with the DLC!

You are invited to celebrate by participating in DLC’s 35th Anniversary Challenge! We challenge you to head outdoors between March and June and do “Something 35”. Then share with DLC via email or 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



**REGISTER HERE for DLC’s 35th ANNIVERSARY CHALLENGE!** Link: <https://www.eventbrite>.



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

# A Walk on the Wild Side...

by Susan Peters

**Where are they?...Roaming the Globe... A Flashback...  
Short Takes**



## UnBEARable, plus deluge

This is incredible. We have not seen signs of a single bear. No usual destruction. No scat. No dogs barking. This is very abnormal. So, those of you who are entertaining bears or they entertaining you, thank you.

And how about that major deluge of rain a few weeks ago. Where is the ark? It was time to usher the animals in two by two, and I hate to say it, but I'd consider opting out of the mountain lion pairing. The bears would be easier. And how about Scotland's national animal, the Unicorn? They missed the boat the last time.

## Roaming the Globe - Hello world!

As I write this article, we are in the midst of a worldwide trip, celebrating our 40<sup>th</sup> anniversary. Scotland, London, Italy, Singapore, Borneo, and San Francisco. Six weeks, with no snow!

So, I read that the Merlin app has a bird identification library for each country. You go to the country, and Voila!, the library is there. I was able to detect some birds in the UK. Italy was a bust. Other than seagulls, I saw no other birds. Side note: I got in trouble in Venice for feeding the birds, it is against the law there!



These are the birds identified by Merlin:

- Eurasian Blackbird
- European Robin first seen the American robin (left) compared to the European robin (right). The latter is smaller and has a more delicate song.

- Common Wood-Pigeon
- Eurasian Skylark
- House sparrow
- Gazillions of swallows in Rome
- Did not need Merlin for this one – starlings are EVERYWHERE.

## Looking Back...

So, let's step back a little further, maybe as far back as 500 million years when this land was covered by an ocean and was near the equator! The Rocky Mountains had yet to rise with their accompanying volcanoes to lay down earth and rock. And then a few years later, say about 70 million years ago, a wildlife article would have consisted of discussing the antics of the resident dinosaurs and pterodactyls, a far cry from today's hummingbird. Broadleaf trees and palms along with lush flowers and vegetation would be a stark contrast to today's arid environment.

During the Early Cenozoic (Tertiary), beginning 65 million years ago, the Rocky Mountains continued to rise and tropical rainforests grew along the slopes. Mammals, such as true birds, deer and rabbits, along with crocodiles and turtles roamed the area. Impressive lakes formed in low-lying areas between the rising mountains. The prairie grasslands began to grow and the glaciers carved out the tall craggy peaks and deep plunging valleys. With the grasslands came the mammoth, horses, and buffalo while Indigenous Americans occupied the area.

Over a hundred years ago and beyond, according to Noel Larson, a retired Forest Service ranger, regular wildfires came through this area, destroying the smaller scrub oak and renewing the native grasses. The remaining scrub oaks

*continued on next page*

*Wild Side continued from previous page*

grew tall and thick into magnificent trees. We have seen one of these beauties at the Bear Creek dog park.

Today, keeping the scrub oak under control has become a major effort. But with the dense scrub oak come many birds that would not have survived well in the environment of yesteryear. When we moved here almost 30 years ago, the invasive plants had begun to take hold – thistle, knapweed, cheat grass, spurge, toad flax, and others entrenched to replace the native grasses that the native wildlife rely on. We no longer see elk in Perry Park East, but I have heard other residents say that they sometimes see them. At the time the calliope hummingbirds were frequent visitors to the feeders. No longer. Also missing are the crossbills, redheaded woodpeckers, night hawks, Golden eagles, and bush tits. Great horned owls were frequently sighted, and now it is rare to spot one of these majestic birds.

## Short Takes

Check out this owlet who obviously fell out of its nest. Try giving it a title like “Yo, Mom! It’s me. I am hungry. I am tired. And it is scary and cold down here. Mom! Mom?”



This scene reminds me of a Great Horned owlet in Maine who was put back in his nest by rangers. The second time it happened, the owlet was shipped off to a rescue and recovery center where the coyotes, foxes, hawks, and eagles could not get him.

That’s all folks for this month. Gotta run – our tour van awaits us to take us to the Isle of Skye...

*How to Contact Me: Email is best at [susan@larskurconsulting.com](mailto:susan@larskurconsulting.com).*



## Larkspur Historical Society

*...the voice of history of southern Douglas County and Divide Country*

# HISTORY WALKS

**June 3, 2023**

**SPRUCE MOUNTAIN ROAD**

**9:30 AM**

Learn about the historical structures of Larkspur along Spruce Mountain Road. This hour and a half walking tour moves from the Larkspur Historical Society’s Information Cabin located south of Larkspur’s Town Hall to Larkspur’s old town hall, today’s Larkspur Library, and back. The walk is moderate. Water and snacks are provided. No dogs allowed on walking tour. For more information or RSVP, call Nancy Page-Cooper, 720.849.0718.

**August 26, 2023**

**THE EVOLUTION OF LARKSPUR**

**9:30 AM**

A two-hour educational walk travels back in time to Larkspur’s founding in Colorado’s territorial days to what the Town has become today. This walk starts at Larkspur Historical Society’s Information Cabin located south of Larkspur’s Town Hall and moves from today, back in time, to 1869. This walk is moderate. Water and snacks are provided. No dogs allowed on walking tour. For more information or RSVP, call Nancy Page-Cooper, 720.849.0718.

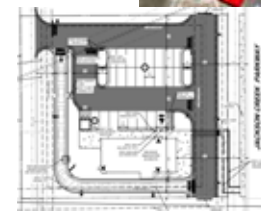


# WALTSWORDS

By Walt Korinke  
Commercial Real Estate  
*June 2023*



The Kentucky Fried Chicken (A&W) located a block west of Castle Rock's Target store has closed and the building is now available for rent or sale. Opened in 2013, it has struggled in more recent times with lots of negative reviews and was definitely at the bottom of the chicken pecking order vs its nearby competitive neighbors, Chick-fil-A and



Raising Cane. Its one moment of fame was during the Covid epidemic when it defied the public health order prohibiting inside dining and it opened for Mother's Day for a month. Hopefully the next tenant does better.



Not to worry chicken eaters, when one chicken dies, another egg cracks. Now instead of driving north, you can drive south to Monument's growing commercial strip just north of the Walmart/Home Depot Center. The Jackson Creek Parkway parcel is a part of the Monument Marketplace North PUD which is undergoing lots of bulldozer activity in preparation for the planned first phase of the 46-acre mixed use development. It was kicked off with the Freedom Express Car Wash, and includes the rain soaked parcel where the Colonel has finally commenced groundwork. Also underway are 252 apartments to be followed by retail and office space, a hotel, restaurants, grocery stores and a library.



Colonel Harland Sanders started serving chicken in a converted filling station in North Corbin, Kentucky during the depression in 1930. Twenty years later, 1952, he opened the first franchise in Salt Lake City and the company grew over the years to over 24,000 KFC's around the world producing annual revenue in excess of \$30 billion. The still secret recipe of 11 herbs and spices has produced their "finger lickin' chicken" for nearly 100 years. The pressures of company growth and personal age caused the Colonel to sell out in 1964, but he remained the image for all time. Ownership of



the corporation has seen a few changes over the years including Heublein, R J Reynolds, Pepsi, and the current owner, Yum.

# Slash Pickup Guidelines and Map

## 2023 Perry Park Metro District Slash Pickup Rule

The PPMD Board has contracted with MR Hauling to pick up slash for 2023. **NEW RULES ARE NOW IN PLACE.** This program is intended to promote removal of hazardous fuels from your property.

"Slash" is brush, scrub oak, limbs, tree tops and other forest materials removed during wildfire mitigation of your property.

### SLASH PICKUP DOES NOT INCLUDE:

- Tree stumps or large logs
- Pine needles, leaves or bagged materials
- Rocks, metals, trash, railroad ties, construction materials or boards.

### HOW TO PUT OUT SLASH:

Slash piles should be at least six feet from the asphalt road edge. Materials should be in a large concentrated pile, stacking as high as possible and parallel to the road.

A minimum of 2 cubic yards of slash is required (3 ft x 3 ft x 6 ft). If you have less than this, combine your slash with a neighbor's pile.

**NEW:** Slash can be up to 12 feet long.

**NEW:** Materials can be up to 10 inches in diameter.

**DO NOT place slash piles under power lines, near utility meters or mail boxes.**

**If you do not follow these rules, your slash will not be picked up and you will be responsible for removal costs.**



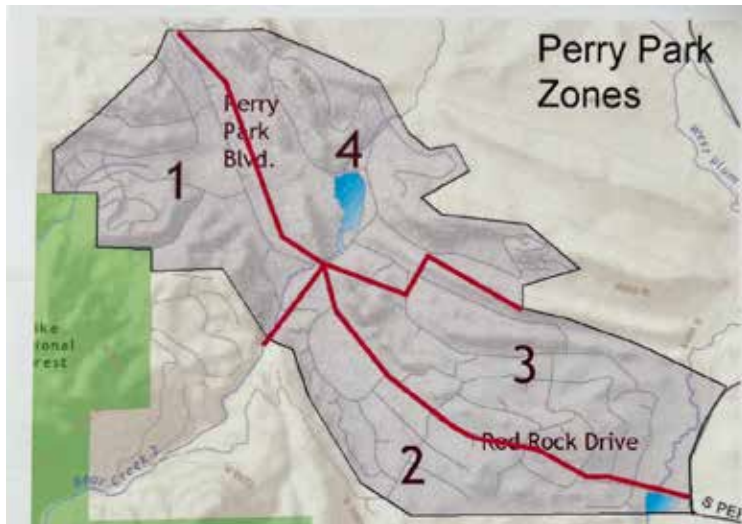
A PPMD representative will inspect piles 2 weeks ahead of pickup and leave notice of noncompliance. You will have until your street is picked up to correct any issues. Once your street is picked up, the truck will not be back until the next scheduled pickup.

For more information, compliance issues or concerns, contact the District by going to:

<https://perryparkmd.colorado.gov/about/programs/bi-annual-slash-pickup-program>

Perry Park Metropolitan District

Website: [www.perryparkmd.colorado.gov](http://www.perryparkmd.colorado.gov)



### SLASH PILE CHECKLIST:

- Slash pile must be 6 feet from road edge.
- Maximum lengths 12 feet.
- Diameters less than 10 inches.
- Piles away from overhead power lines, utility meters and mail boxes.
- Consolidated slash piles stacked high.
- Pile size greater than 2 cubic yards (3' x 3' x 6').
- No rocks, metal, trash, stumps, lumber, or construction materials.
- No pine needles other than attached to branches.

NEW Pickup Schedule			
JUNE		OCTOBER	
Zone	Week	Zone	Week
4	1st	1	1st
3	2nd	2	2nd
2	3rd	3	3rd
1	4th	4	4th

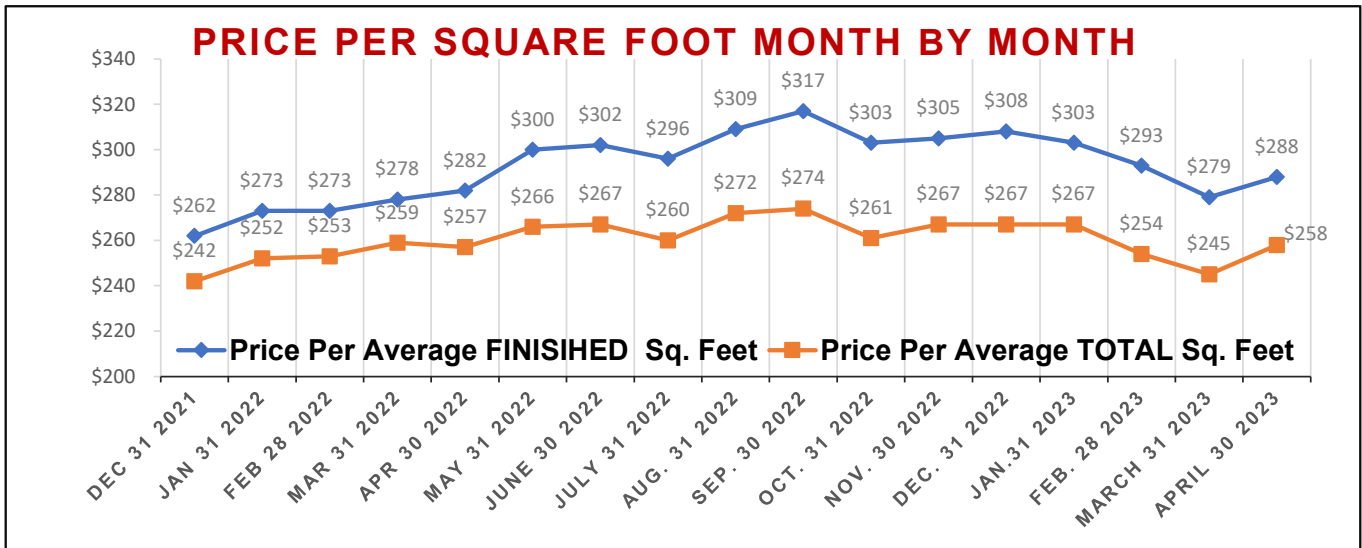
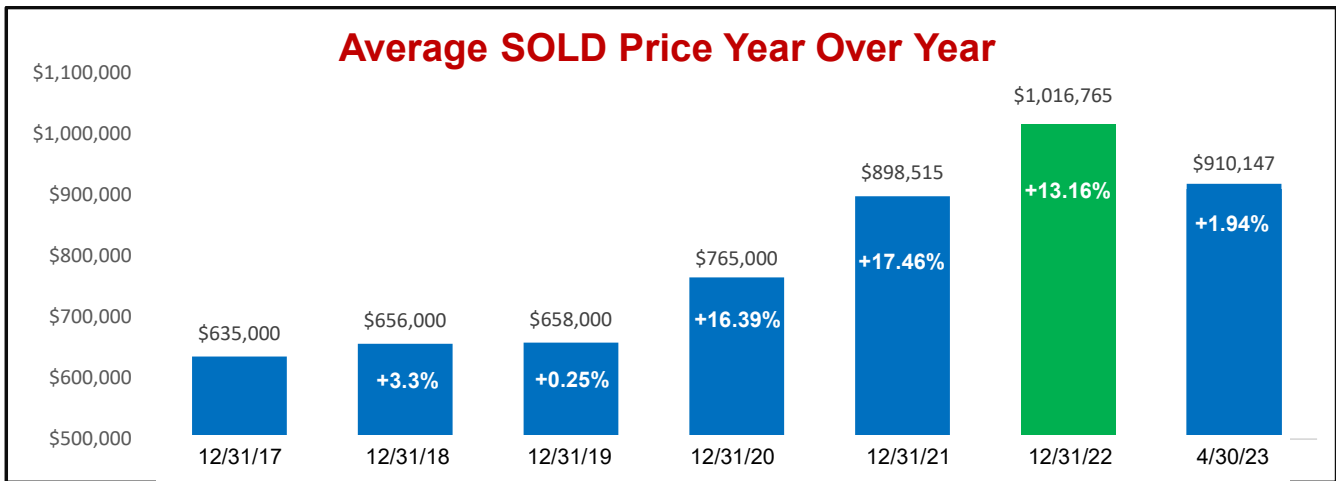




# Larkspur Area Real Estate Stats – HOMES SOLD

**Homes Currently For-Sale (5/19/2023) ---26 (\$775,000 to \$2,895,000) --- Median \$1,174,500**  
**Average Days on Market --- 57**

**Homes Currently “Under Contract” --- 13 (\$798,500 to \$1,295,000) --- Median \$1,159,000**  
**Average Days on Market --- 39**



---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.

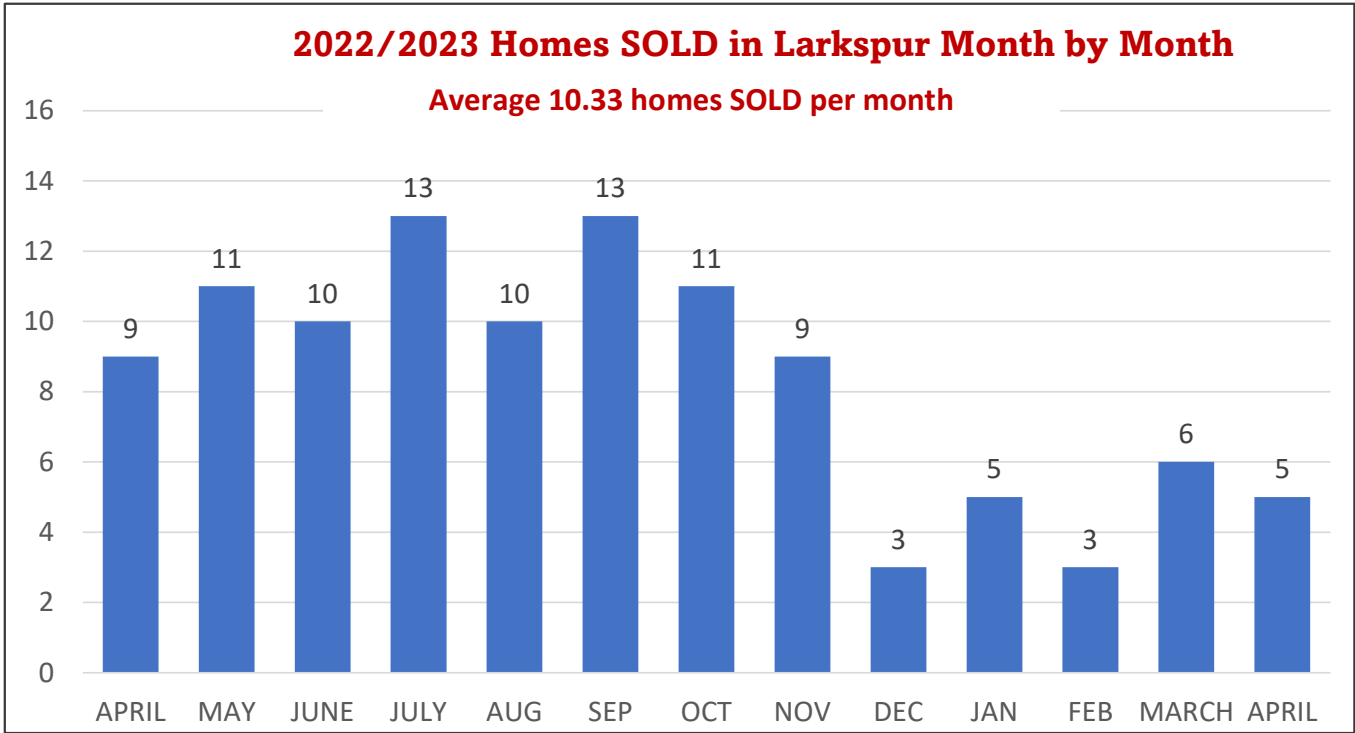
---The above information has been researched from the Metro Denver MLS System ([www.REcolorado.com](http://www.REcolorado.com)) by **Dave Gardner of Results Realty of Colorado**, located in the Town of Larkspur, CO. It is believed to be accurate but is NOT guaranteed. Every property will have unique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

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

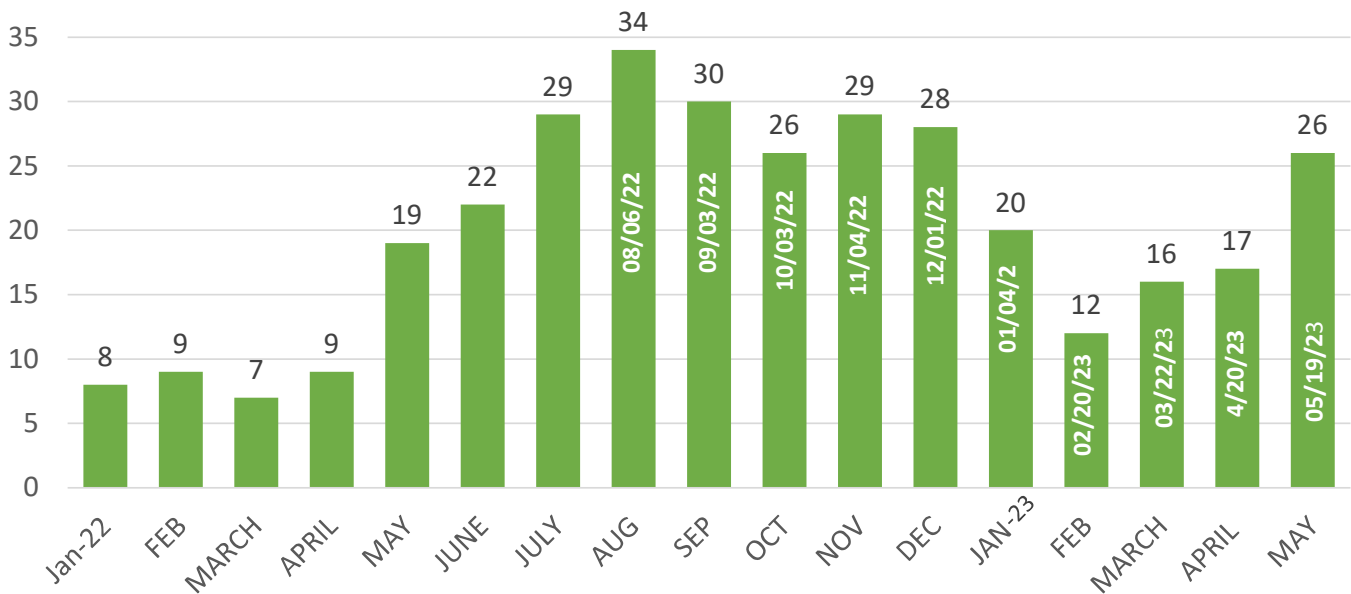




# Larkspur Real Estate Stats



### 2022/2023 Homes FOR SALE in Larkspur Month by Month



Results Realty of Colorado is Located on the  
 Main Street of Larkspur  
 9164 Spruce Mountain Rd., Larkspur, CO 80118  
 303-681-1000  
[DavesResultsTeam@yahoo.com](mailto:DavesResultsTeam@yahoo.com)  
[www.HomesInLarkspurCO.com](http://www.HomesInLarkspurCO.com)

## TEENS FOR HIRE

**COLIN:** I am 13 and live in Perry Park Ranch. I'd like to help you with pet sitting, plant watering and yard work. Please text **414-430-1363**.

**LEXI:** I am 13 years old. I come from a family of 10 and live in Sedalia. I have experience with babysitting, doing barn chores, and taking care of animals. I'm currently involved in 4-H and I enjoy cooking and baking. You can reach me through my mom Rachel at **361-772-8620**.

If you would like to add a listing to this section, please fill out the form here:

[Teens for Hire Submission Form](#)

## CLASSIFIED ADS

**SECURITY DOORS & RETRACTABLE SCREENS:** for sale along with screen repair in the Larkspur area.

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

**FIRE MITIGATION** specialists, tree removals, pruning. Call **Rampart-Susan Rule 303-351-2207**

**COLORADO MASTICATION:** fire mitigation, scrub oak removal, lot and brush clearing.

**719-400-9104**

**SPRAYTECH:** preventive beetle spraying, noxious weed control, tree spraying for insects & diseases, tree deep root watering & fertilizing.

**720-248-0000**

### ADVERTISING RATES

Pricing is for Camera Ready Art

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

Submit ad art to

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

### DEADLINES

**Articles/Letters/Ad Artwork/Classified Ads**

20th of each month

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

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

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

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

The Larkspur Sentinel, LLC volunteer staff reserves the right to refuse any article or advertising submission.

The Larkspur Sentinel invites your letters, comments, and ideas for columns.

Letters should be limited to 300 words. Because of space limitation and legal ramifications, we reserve the right to edit any submitted material and cannot assure that submissions will be printed verbatim or unedited.

The Larkspur Sentinel will correct all errors that occur. If you find a problem with a story – an error of fact, or a point requiring clarification, please email

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

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