



Larkspur

Sentinel

August 2023

Serving Perry Park, Larkspur,
and the surrounding community

August sure arrived with a bang (and lots of lightning and hail)!

A few things to consider as we continue to enjoy summer in Larkspur - please be very careful driving - this morning when I left my home to run errands, there was a fawn that had been struck and killed by a car on Red Rock Drive in Perry Park. I know they have a tendency to dart unexpectedly, and these things happen, but let's all be extra careful. Speaking of being careful, if you see someone walking along the road, with or without dogs, please move over the center line when you safely can, to make room for them. . .It makes a HUGE difference to the person walking. . .and give them a friendly wave as you pass by.

A bit of an update on the Sentinel. . .Karen Dale served as editor of the Sentinel from about 2000-2020 when she passed away. She was a marvelous editor, had a hired layout person, and produced many delightful issues. A plea went out for a new editor, and I stepped into the role. It was my opportunity to continue an enterprise that we had enjoyed, get involved in the community, and meet lots of wonderful people (volunteer writers, advertisers, proofreader, etc.) Over the past 3+ years, we have all worked together to produce this communication with me serving as editor and producer (layout, etc.) All advertising revenue has covered expenses AND sponsored various efforts in the local community with over \$11,000 of funds. Now it is time to pass the torch. Do you have an interest in producing/editing or helping to produce/edit the Sentinel? Training, and transition time will be included. It's a great opportunity to be involved in the community, meet wonderful folks all who volunteer their time to keep the residents of 80118 informed, and continue this tradition that has been around since 1980. Please reach out if you are interested in any part of this effort: larkspursentinel@gmail.com.

This month's issue is full of interesting and important information. The Perry Park Water District does not have a report this month, but will be back in fine form in September - enjoy your reading!

And of course, please, be kind,

Margot Patterson

Editor

larkspursentinel@gmail.com

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

Front page photo credit with appreciation. . . Mike Montgomery



ELIZABETH OWENS



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



6402 WAUCONDA DRIVE | PERRY PARK | JUST SOLD! | \$1,120,000



1845 CINNAMON ROAD | STERLING POINTE | JUST LISTED! | OFFERED AT \$1,215,000



4850 CROW DRIVE | PERRY PARK | JUST LISTED! | OFFERED AT \$1,150,000



611 TINDERFOOT DRIVE | SAGE PORT | JUST SOLD! | \$675,000



7980 SHOSHONE PLACE | PERRY PARK | JUST SOLD! | \$1,250,000



5133 ECHO VALLEY ROAD | PERRY PARK | OFFERED AT \$1,945,000

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?

Aug 2 - Larkspur Farmers Market - 3:00-7:00 pm, Community Park

Aug 7 - Food Trucks at the Park - 4:00-8:00 pm, Community Park

Aug 9 - Larkspur Farmers Market - 3:00-7:00 pm, Community Park

Aug 9 & Aug 23 - 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. Come join us!

Aug 10 - 6 pm - Perry Park Metro District Board Meeting at Perry Park Country Club and via Zoom.

Aug 10 - 6 pm - Larkspur Fire District Board of Directors meeting at Larkspur Fire Station 161.

Aug 11 - 6-8 pm - Music in the Park - Black Rose Band, Larkspur Community Park

Aug 14 - Food Trucks at the Park - 4:00-8:00 pm, Community Park

Aug 16 - Larkspur Farmers Market - 3:00-7:00 pm, Community Park

Aug 21 - Food Trucks at the Park - 4:00-8:00 pm, Community Park

Aug 23 - Larkspur Farmers Market - 3:00-7:00 pm, Community Park

Aug 25 - 6-8 pm - Music in the Park - WireWood Station, Larkspur Community Park

Aug 26 - Perry Park Evacuation Drill - sign up [HERE](#)

Aug 28 - Food Trucks at the Park - 4:00-8:00 pm, Community Park

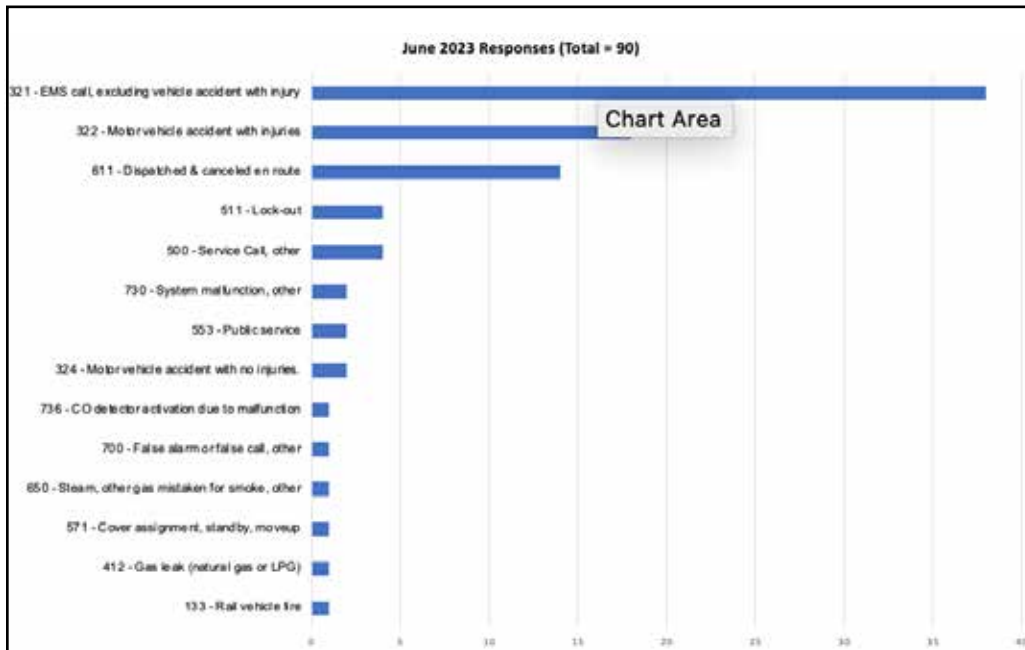
Aug 30 - Larkspur Farmers Market - 3:00-7:00 pm, Community Park





FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by Wayne Moore, Member-Board of Directors



**Larkspur Fire
Protection District
Board Meeting**
Thursday, Aug 10th
6:00 pm at Station 161
 Public is welcome to attend.
 Please check the website for
 details.
larkspurfire.org

Fire Chief Stuart Mills is retiring as of August 1st. Chief Mills has served as our Fire Chief for nine years, totaling 24 years of service for LFPD. In 1998, the LFPD Board of Directors decided to provide Advanced Life Support services by the District's personnel, and he was the first paramedic hired in that role. Prior to being promoted to Fire Chief, he was the Emergency Medical Services (EMS) Chief for 14 years. Before entering the EMS field, he was active duty in the US Navy on combat vessels for five years at sea in the Pacific and afterwards was a Pearl Harbor Security Specialist for four years of shore duty. Following his active service, he was a reservist for four years in the Navy.

When Chief Mills took over the position of Fire Chief, the District was in an extremely dire financial position: a line of credit was covering payroll and District credit card payments were delinquent. Through his wise financial stewardship and monetary acumen for the District, we are now in a solid financial and operational position. The LFPD Board of Directors has a continuity plan to keep the district on course. We have dedicated and well-trained personnel in addition to high-quality equipment and stations with a capital equipment replacement budget.

The LFPD Board of Directors started planning for Chief Mills' retirement a year ago. A nationwide recruitment search took place, and we will be interviewing the final candidates beginning this month. Charles Walden, who has served as Division Fire Chief will fulfill the duties of interim Fire Chief, until the new Fire Chief is hired.

It is with immense gratitude that we thank Chief Mills for his career spanning over four decades in service to our country and the Larkspur Fire Protection District, and wish him the very best in his retirement.





Looking for things to do around town?

Did you know that the Town of Larkspur has a volunteer-led, FREE library? No card, no late fees, no standing in line to check out - it's truly free! Come check it out (pun intended 😊) every Wednesday and Saturday from 10 am - 3pm at 9524 Spruce Mountain Road. We have tens of thousands of titles. A big thank you to Cindy Cramer, Larkspur resident, who works tirelessly to keep the library stocked and open for you all to enjoy.



I also want to highlight that the Town of Larkspur now has its own volunteer-led recreation program! Community member Ron Keyes is heading up the program and organizing events. We have a beautiful park and an awesome community... let's bring those two together and have a whole bunch of fun! The [Larkspur Recreation](#) Facebook page is where you'll be able to stay up-to-date with the offerings, so give us a like and follow along with new happenings around town. We kicked the program off with a cornhole tournament, and it was a great success, so much so that it's now a weekly event. Show up at the stage in

Larkspur Community Park with a cornhole set (if you have one) at 7pm on Tuesdays and teams will be formed based on who shows up.

Hope to see you in town!

Mayor Sherilyn West



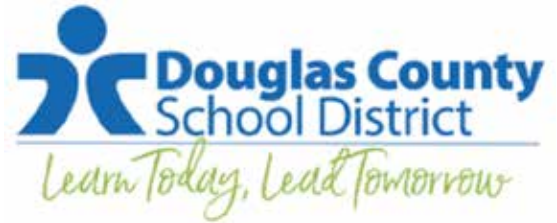
This bear was caught in the act by Randy Johnson on the way from Larkspur to Perry Pary on 7/11/23 - about 6:30 pm. He appears to be puzzling over how to get his dinner. This demonstrates the value of bear-proof dumpsters!

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.

When Our Schools Thrive, Our Communities Thrive

by *Erin Kane, Superintendent,*
Douglas County School District



My cabinet and I recently made a recommendation to the Douglas County School District (DCSD) Board of Education to place a \$66 million Mill Levy Override and \$484 million Bond on the November 2023 ballot. The following will provide you, our taxpayers who fund our schools, the rationale behind this recommendation. The Board of Education will ultimately decide whether or not to place these measures on the ballot at a meeting in August 2023.

Economic development, home values, and the future of our community depend on the quality of our schools. Thanks to the hard work of our teachers, staff and students, and our strong partnerships with our amazing families, we have many things to be proud of in our school district.

In order to ensure that we are able to continue to do great things for our students, it is critical that we pay more competitively to keep the amazing teachers and staff that make it all possible, expand Career and Technical Education (CTE) programming, enhance safety and security, and ensure that our kids and staff have access to safe, adequate, high-quality learning environments.

How Schools are Funded

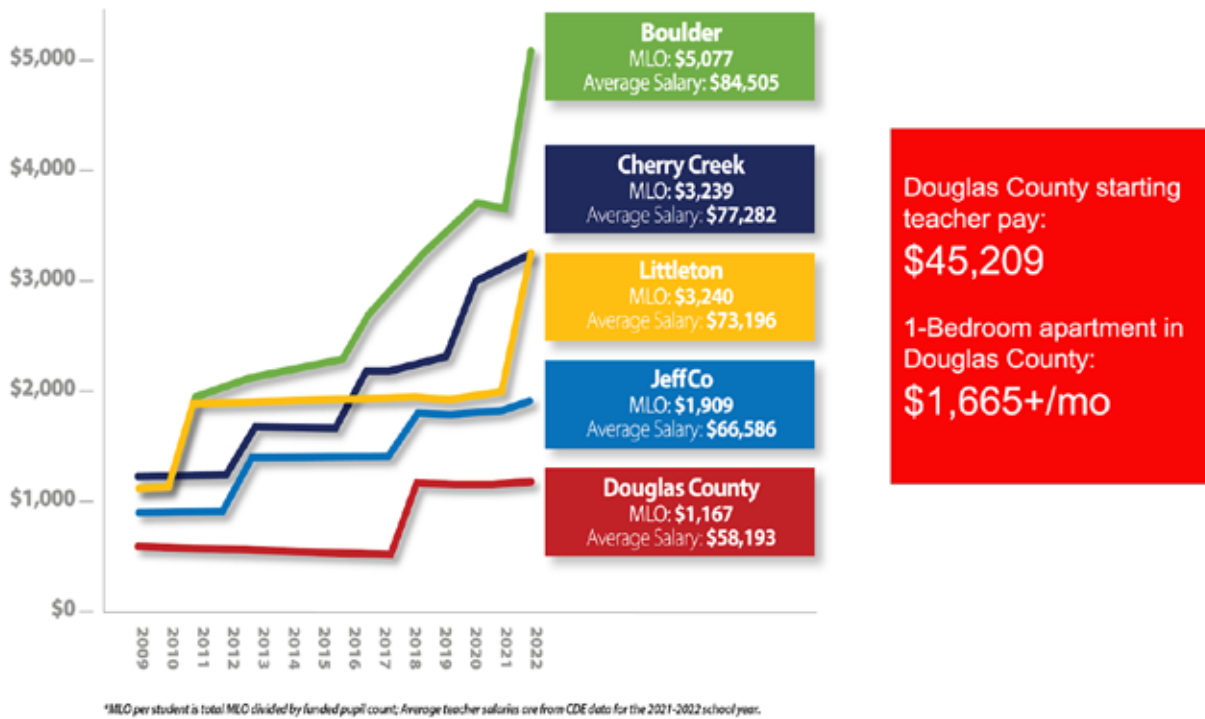
The State of Colorado sets the amount of total funding for each school district each year. That funding comes from a combination of local property tax dollars and state dollars. Like you, my husband and I recently received a letter from the county informing us that our home's assessed value has risen significantly and so will our property taxes. While it is easy to assume that DCSD will benefit from additional property taxes, that is not the case. ***When local funding increases, the state simply contributes less.***

Why Douglas County Schools Cannot Pay Competitively

Because other school districts in the Denver metro area have continuously passed voter-approved local measures to increase their funding, **our school district now receives \$2,000 less per student than Cherry Creek School District and Littleton Public Schools (equivalent to a gap of \$130 Million per year).** Even though our general administration spending is far less than our neighbors, over the last 15 years it has become more and more challenging for us to pay our teachers and staff competitively.

MLO Funding Per Student vs. Average Teacher Salary

Not only is our average teacher salary far below our neighbors, our starting teacher salary (\$45,209) makes it nearly impossible for a new teacher to live in Douglas County. Our teachers and staff are the life-blood of our schools. Like many of us, they are raising families, putting kids through college, and navigating the ever increasing cost of living. Many of our teachers have second jobs so they can stay with us. It is getting harder for them to turn down a position for \$15,000 to \$20,000 more just across the county line. And it is not just our teachers - all of our professionals can make far more in another district and our critical support staff (education assistants, custodians, transportation staff, etc.) can make more at fast food restaurants. If we cannot turn around our inability to offer competitive wages to attract and retain staff, there will be a profound impact on the future of our schools and our community.



(Editor's note: In the yellow box, Littleton, MLO: \$3240, Av Salary: \$73,196)

How Would Additional Funding Help Our Schools?

Additional funding via a potential Mill Levy Override (MLO) and Bond, which would cost an additional \$20 per year per \$100,000 in home value* would enable our school district to:

- Retain and attract excellent teachers and staff by increasing salaries to be more competitive with neighboring school districts.
- Increase and maintain school security support such as School Resource Officers; and implementing school safety and security upgrades.
- Provide additional Career and Technical Education opportunities for students.
- Update, maintain, and construct educational facilities as described in the school district's bond plan in order to ensure safe and adequate learning spaces for students and staff and to reduce overcrowding.

**If both measures pass, the MLO would increase by 3.566 mills and the bond payment would decrease by 0.95 mills; estimated increase assumes 35% growth in assessed values.*

Learn More

I encourage you to learn more about our school system and about how our schools are funded by visiting www.dcsdk12.org/funding.

My three children are still benefiting from the amazing education they received in Douglas County. For me, recommending to put these initiatives on the ballot was about making sure that today's young children receive the same great opportunities my children have had.

Thank you for supporting our students, teachers, and community.



Perry Park Metropolitan District

The Special District For Perry Park Ranch

by Steve Ostrowski, Secretary, PPMD Board of Directors

We hope you've been enjoying summer and taking advantage of the natural areas around our neighborhood. Our Independence Day celebrations, parade, and fireworks, were well attended and enjoyed. We thank all the volunteers, contributors, and participants immensely. When volunteers sign up to help our community and neighborhood, we end up doing great things. There are plenty of activities and topics where we can use volunteer help, and if you'd like to improve the community please reach out and we will connect you with committees that could use your support. If you prefer to contribute financially to events, we have a non-profit, 501c(3) fund - the Perry Park Community Fund. We will be updating our website with more information regarding donations.

The Craig Van Doorn memorial bench is now completed and placed near Gateway Pond. It is a comfortable place to sit and enjoy the pond views and activities. We've seen more people taking advantage of the front entrance and it's a good place to meet some neighbors.

Other current topics for the board include:

- 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 - pond dredging is constrained by the USACE federal ownership of the waterway. However, we are looking at options to improve walkways around the pond.
- Cellular Towers / Coverage - we are reviewing information on adding cellular towers which would improve communications for residents and during emergencies. The industry is

slowing its expansion and setting up towers will be a long-term initiative. If any residents have experience in the industry, please contact us to help with this initiative.

- Committees - we always need volunteers to improve our community. The Firewise Committee, Entry Design Committee, Parks and Open Space Committee, and Independence Day Planning Committee can always use help. There are many great ideas for improving our community, and to implement more of them, we need you! To get involved, you can reach out to us at info@perrypark.org.

Our August board meeting is scheduled for Thursday – August 10, 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/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



DAVE GARDNER'S *Results* Team



Office located on the Main Street of Larkspur



FOR SALE
\$949,900



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
\$424,900



1098 Silverheels - Perry Park East

READY-TO-BUILD 5-Acre Lot with BREATHTAKING MOUNTAIN VIEW on County Maintained PAVED Road with Public Water and Natural Gas! Flat to gently sloping site for an EZ build. Natural gas, water line, electric and phone lines are here

SOLD
\$1,124,900



6517 Perry Park Blvd. - Perry Park

Fully Custom 2-Story lives like a Ranch Style home w/Main Floor Master & Main Floor Laundry. Fully finished Walkout Basement w/ Media Room. Wonderful quality both inside and out! 5 Bdrms, 4 Baths, spacious 1,077 Sq. Ft. Garage.

SOLD
\$1,010,000



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!

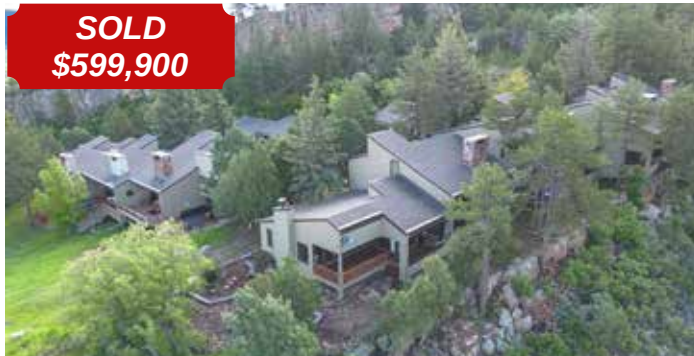
SOLD
\$1,025,000



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 - Huge Garage.

SOLD
\$599,900



6301 Perry Park Blvd. #4 - Echo Hills

Fully Custom 3-Bdrm, 4-Bath Townhouse. Huge Master Suite and a spacious Office/Study, Views of Lake Wauconda AND Soaring Red Rock Monoliths including the famous "Sentinel Rock". Received multiple offers!



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



Fire Mitigation Update

by Keith Worley, Forester and Wildfire Mitigation Specialist

Preventing Ember Ignitions for \$500 or less

Embers are the number one cause of home losses from wildfires. The Marshall Fire is a textbook example of how embers land in neighborhoods, often driven by high winds. These embers, also called firebrands, move horizontally, just like wind-driven snow in a blizzard. If they come in contact with fine fuels, a fire is easily ignited.

What can we do to prevent embers from igniting our homes? First, identify any fine fuels. These are considered “one-hour fuels” that can dry out quickly, even after rains the day before. Think of these as tinder or small kindling and are often less than ¼ inch in size. Pine needles, leaves, grasses, bird nests, and wasp nests are good examples of easily ignited fuels.

Second, identify any cracks, crevasses, nooks, or crannies on your home where fine fuels can enter. These can be as small as 1/8th inch in size. The most common spots on structures are where horizontal edges meet vertical edges, like where your decking abuts the siding. If there are gaps at these points, fine fuels can accumulate there. Once you’ve found these openings, you can clean them out and seal them up. Often, caulk is the sealer of choice. It turns out your house painter could be your best ally in preventing ember ignitions with his ladders and caulk gun.

Third, look closely at other critical horizontal/vertical interfaces. Examples are where the foundation meets the ground, the deck meets the siding, deck columns meet the ground, gutters meet the roofing materials, and any dormers or pop-outs meet the roofing material below. These areas should be kept free of fine fuels. Metal flashing and providing vertical separation are the best methods of protecting these interfaces.

My favorite resource is the Insurance Institute for Business and Home Safety (IBHS) website at www.disastersafety.org in their section on “Wildfires.” You will find good information on the items mentioned above, along with research reports. Another good resource is the “Living With Fire” program and

their “Be Ember Aware” series at [Living With Fire | Living With Fire](#) .

I’ve learned from my clients, that once they have identified these vulnerable spots, their expenditures have typically been less than \$500 to reduce their ember exposures. This is assuming you are a do-it-yourselfer. If you are like me, you may have to hire a handyman, landscaper, or house painter to assist you. In summary, **be ember aware!**

Two Ways Out - Evacuation Planning

In past years, the National Fire Protection Association (NFPA) has launched an educational program to teach our kids to know at least two ways out of our homes, like the “Stop, Drop, and Roll” program taught to children. It turns out the same principles apply to us and wildfire evacuations. The seven steps for home fire escape apply, with Wildfire wording inserted in parentheses:

1. Draw a map of your home (neighborhood). Include all doors and windows (roads leading away from your neighborhood).
2. Find two ways out of every room (your neighborhood).
3. Make sure doors and windows (driveways and roads) are not blocked.
4. Choose an outside meeting place in front of your home (outside of the wildfire impacted area).
5. Push the test button to sound the smoke alarm (Are you signed up with Code Red?).
6. Practice your drill with everyone in the home (same).
7. Get outside (out of the neighborhood) to your meeting place.

Getting out of a burning house or a burning neighborhood takes planning, so everyone stays safe. For additional information on evacuation planning download the Douglas County Disaster Preparedness Guide. Link is [HERE](#)

Tall Grasses = Tall Flames

The rains this year have been a nice respite from the drought and gave our forests a quick sip of
continued on next page

Fire Mitigation continued from previous page

water. However, conditions can change quickly. In a matter of a few weeks, we can go back into hot, dry weather.

All the moisture brought both good and bad. The good? Nice, lush, tall grasses. The bad? Nice, lush, tall grasses. Grasses are completing their annual growth cycle and will begin drying out soon. So, it is time to get them mowed down as we move into the late summer and fall fire seasons. Tall grasses (and weeds) equal tall flame heights and the potential for higher intensity, faster moving wildfires.

In addition to mowing grass around your home, be sure to mow all the grass along the roadway in front of your property. We may be concerned about pitched cigarettes. But don't forget an even greater risk: a vehicle pulled over along the road with a catalytic converter that can reach operating temperatures of 1,800 degrees and easily ignite dry grass. Be sure to keep these mowed to less than six inches high.

Sedalia Trash Compactor

5761 N. Peterson Road, Sedalia
303-720-3129

Monday, Thursday, Saturday
9:00 am to 3:00 pm.

Due to requests from many customers,
we have increased our service days to
include Thursdays

Serving the community since 1999.

Bring this ad on a Thursday and
receive a 10% discount on your load

Thank you for your new and past patronage.

Perry Park Evacuation Drill Set for August 26th

The Perry Park Metro District (PPMD), in partnership with Douglas County Sheriff's Office of Emergency Management (DCSO-EM), will be conducting an evacuation drill for Perry Park residents on Saturday morning, August 26th. This will include testing of the **Code Red** notification system and northern evacuation route from Perry Park. To participate and receive the test notification, you must sign up at the following link to provide your name, address, email, and cell phone number for the DCSO Dispatch Center.

[Evacuation Drill Signup Link](#)

Signup deadline

is August 10th. To

participate, you must already be registered with **Code Red**.

Register [HERE](#).

When notified, plan to evacuate as directed by the evacuation message. Be sure to listen to the entire message. A DCSO deputy will be sent

to your residence as an alternative notification as part of the drill. Participants will be asked to report to the Evacuation Center (LFPD Main Fire Station or Larkspur Elementary School) to provide follow-up information on effectiveness of the system, amount of time it took for you to evacuate, and any issues you encountered. Again, be sure to listen to the entire message.

Please treat this as a good practice opportunity so you will be better prepared when the real event happens. Have a plan for your children, pets, and any special-needs occupants. You can download a copy of the Perry Park Emergency Evacuation Guide at <http://www.perryparkmd.colorado.gov>.



"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!

596 Independence Dr
Hidden Forest, Larkspur
\$1,671,000

6 Bedroom/6 Bathrooms
Attached Guest House

Just Listed!

Multi-generational living at its finest. This stunning mountain contemporary ranch style home commands attention with its 5,197 sq ft main house along with a 1,625 sq ft completely self-sufficient 2 bedroom, 2 bathroom guest house which makes this property ideal for caring for your aging parents or your adult children. This stunning 6 bedroom, 6 bathroom 6,225 finished square foot estate has every imaginable upgrade and stunning attention to detail.



Under Contract!
6811 Woodhall Court
Bear Dance, Larkspur
\$650,000



For Sale!
1449 Gore Drive, Larkspur ~ \$1,195,000

Gorgeous 4,360 finished sq ft walkout ranch on 1 wooded acre in Sage Port featuring 4 bedrooms and 4 bathrooms. The bright and airy great room includes 13 foot vaulted ceilings, 2 story picture windows, wood floors and a floor to ceiling stacked stone gas fireplace. The chef's gourmet kitchen showcases slab granite counter tops, industrial quality cook top, stainless steel appliances and wood floors. The finished walkout lower level showcases a spacious family room, game or exercise room & study.

CLIENT TESTIMONIALS



"Ben was instrumental in watching and understanding our housing market and ensuring we got the home ready to take advantage of that market. While Ben offered excellent quality, it was his "style" and approach to

marketing our home we appreciated most and his in-depth knowledge of the Larkspur market. Bottom line, Ben got us a full market list price for our home in a timely and stress-free manner. We are repeat customers and would gladly use Ben again."

Feedback from Rick and Arina

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

Summer Gardening

by Marla Leggette



What happiness I feel as around my garden, and see what is growing and blooming. The milkweed is being enjoyed by hummingbirds, and the borage, butterfly flowers, coreopsis, roses, clematis are blooming as well as the petunias and other annuals. But one thing I keep asking myself is, why are all my vegetables so small?



Not all of my tomatoes have flowers and most of the plants are under 2 feet tall, not even bushy enough to prune, although I might take off a few tops. I planted sixteen plants with hopes of canning and freezing lots of tomatoes this year, and certainly expected that I'd have tomatoes by now. My squash plants are small and just got flowers and my beans are just starting to climb up their poles. What's going on?

As I wrote about last month, some plants don't like to be overwatered, but some plants thrive on it. To compensate for lost nutrients in the soil, in July, I spread more compost over all of my beds and I have added fertilizer now as well, realizing that plants need nutrients just as we do. Whenever I add granular food, I use a forked garden tool to dig it into the soil about 4-6" from the base of the plant. Although some fertilizers are used on the leaves, most are absorbed through the roots. It's your choice how you want to fertilize.

Another odd observation is that my lettuce has not bolted and my peas are still producing and usually by now, the weather is too hot from them to survive. It's almost time to plant peas for the fall! The one thing I have harvested is garlic.

I'm not complaining about the weather. It's been pretty mild heat-wise and the mornings are cool enough to get some weeding in, but has it been hot enough for our vegetables to grow big? Are we watering enough? I miss the rain we had every day in the spring.

I haven't had problems with insects, yet but I am on the lookout for them. I recently read that if you have grasshoppers, sprinkling common baking flour around may solve that problem, or diatomaceous earth. You can hose off aphids from your tomatoes but hopefully you planted marigolds nearby to ward them off altogether. And for squash bug eggs, remove the leaves with eggs on the underside. Then you want to put those eggs in a tight bag in your trash. Squash bugs don't like nasturtiums either so plan to plant them next year with your squash and pumpkins. If other insects are eating your plant, sometimes a good spray of dish soap and water will get rid of them.



The typical growing season in Colorado runs from the last frost in mid- May to the first frost which can fall anytime between August to October. That leaves us anywhere from 60-150 days for our growing season. This year is definitely on the shorter side.



The best thing we can do to increase growth in our gardens is to continue to amend our soil by adding nutrients. Nutrients including compost, fertilizer, and aged manure should be spread about 2-3 inches thick. And then. . .hope for the best.

Upcoming Events from The Larkspur Historical Society

If you missed the Spruce Mountain Road walk, rescheduled from its original June 3 date to June 28 because of rain, Larkspur Historical Society (LHS) is conducting one more walk this year on August 26. This walk is entitled the *Evolution of Larkspur*. The walk does include a portion of Spruce Mountain Road, which today is considered Larkspur's Mainstreet. However, Spruce Mountain Road was not the original Mainstreet, today known as Frink Street. The August 26 history walk *walks backward in time* to 1869, the founding of Larkspur ...and, you will also find out who the lady is in the photograph, below. Also below are the details of the August 26 walk, along with information on how to RSVP.

August 26, 2023

THE EVOLUTION OF LARKSPUR

9:30AM

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.



If you visit Larkspur's Wednesday Farmers' Market, catch us at our Larkspur Historical Society's (LHS) **History Information Cabin**, second cabin east of the Farmers' Market.

On September 9, LHS is doing an event at the Crull Cabin westside of Bear Dance Road, and on October 18, LHS is presenting a very interesting program in the Larkspur Fire House's large conference room. Learn more about these events in future Sentinel's or check us out on our LHS's Facebook page.



Here's an interesting picture of the west side of Sentinel Rock on the Perry Park Golf Course. This picture photograph was taken by William H. Jackson in the early 1870s when he accompanied Ferdinand Hayden, the first United States Surveyor in our area, who surveyed and named a massive number of geographic areas in Colorado. He named the Perry Park area *Pleasant Park* and the rock in the photograph, *Washington's Monument*. The town of Hayden, Colorado is named after him.



Larkspur Historical Society

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



During the March 2023 “Aging Well in Douglas County” Town Hall, older residents in the county identified the following three issues as important to them: resource navigation, the need for affordable housing; and increased safety and security within the county.

To gain more knowledge on these and additional aging topics and hear directly from older adult residents, Douglas County will be holding a series of Older Adult Listening Tours this summer. The resident input from these tours will help the county define an Older Adult Initiative Program, provide education for residents, and aid organizations in their efforts to provide a high quality of life for Douglas County older adults.

Are you a retired resident in Douglas County? Do you plan to retire here? If so, Douglas County wants to hear your perspective and input! A recent survey by the Colorado Area Agencies on Aging indicated 90% of Douglas County residents plan to stay here for their retirement and Douglas County wants to ensure you have the resources to do just that.

Several in-person listening tours are scheduled in August so you can offer feedback and insight directly about the resources you need and want in order to stay vibrant and healthy right here in Douglas County. Here are the August dates and times.

August 2 - 12 pm to 1:30 pm - Castle Rock Senior Activity Center, 2323 Woodlands Blvd. in Castle Rock

August 10 - 1:30 pm to 2:30 pm - SECORCares, 17151 Pine Lane in Parker

August 16 - 9 am to 10 am - Parker Library, 20105 Mainstreet in Parker

August 23 - 1 pm to 2 pm - Castle Pines Library, 360 Village Square Lane, Castle Pines

August 25 - 12:30 pm to 1:30 pm - Oakwood Apartments, 559 Oakwood Drive in Castle Rock

August 31 - 2 pm – 3 pm - The Audrey Apartments, 9350 Dorchester St. in Highlands Ranch



Attending a tour is a wonderful way to provide your personal experiences and help define the future of aging in Douglas County. Aging Resources of Douglas County will have a dedicated presence at each of these listening tours and will be on hand to provide resources and guidance for event attendees.

If you have any questions about this series of tours or anything else pertaining to aging in Douglas County, please reach out to Aging Resources at 303-814-4300 or www.goardc.org. Make your voice heard!

Neighborhood Posers

Photos by Mike Riebau



Do you have
Pine or Spruce trees or other evergreens?

Evergreens are beautiful to look at, and they create privacy, shade and soil erosion protection. But along with all the benefits, they need special care as they're under constant attack from numerous insects such as IPS beetles, which when not caught in time can be lethal to these beautiful trees. Tree replacement is expensive and time consuming - Preventative treatments are the best way to protect these beautiful trees, and we can help with that. Please call for a free evaluation of your trees.

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Douglas County Commissioners honor the Douglas Land Conservancy

by *Richard Bangs, DLC Board Member*

At their business meeting on July 11, the Douglas County commissioners honored the Douglas Land Conservancy (DLC) by recognizing the 35th anniversary of the local land trust.

They cited the partnership between the county and DLC and listed a number of things that make this partnership critical to improving and preserving the quality of life in the county, including:

- the preservation of open space which promotes health and wellness
- opportunities for passive recreation
- protection of natural resources, historic and cultural heritage, and scenic viewsheds throughout the county.

All of this, as stated in the resolution, increases our community's economic prosperity through increased property values, expanded tax base, increased tourism and the attraction and retention of businesses.

The resolution also states that "... land trusts are an integral part in the conservation of open space and ..." that DLC is "... a land trust dedicated to the protection and conservation of open space in Douglas County, and ... "a valued partner whose purpose and mission align with the Douglas County Board priority to practice and promote responsible stewardship of historic and natural resources."

DLC was established as a nonprofit land trust in November of 1987. Over the years it has placed conservation easements on 80 properties which include about 26,700 acres. About half of those protected lands are county open space that was acquired with the help of the funds raised by the county's open space sales tax which was first approved in 1994 and recently extended by a positive vote of county residents.

Some of the better-known county open spaces are Dawson Butte, Sandstone Ranch and Spruce Mountain. The county and DLC work together to provide guided hikes and other public activities on those open spaces throughout the year.

Alan Clarke, president of the DLC Board of Directors, thanked the commissioners for the recognition.

"Douglas County and the Douglas Land Conservancy have a long history of collaborating to preserve and maintain open spaces in the county for the benefit and enjoyment of county residents and visitors," Clarke said.

"Special places such as Sandstone Ranch, Spruce Mountain and Dawson Butte open spaces preserve the natural beauty of Douglas County, provide unparalleled recreational opportunities and greatly enhance the quality of life for all of us, as well as maintain critical habitat for native flora and fauna."

Clarke noted that with DLC's responsibility to monitor its easements "... these open spaces come with the assurance that they will be there for generations far into the future to enjoy."



continued on next page

DLC continued from previous page

Clarke thanked the county commissioners for their leadership and ongoing commitment to providing county residents opportunities to enjoy natural outdoor places of such beauty and said DLC looked forward to continuing this important partnership and hoped it would be able to preserve many more special places for the benefit of county residents.

Laura Sanford, Executive Director of DLC said, "DLC is honored to be recognized by Douglas County and we look forward to partnering with them in the years to come."

Chair of the county commission board, Abe Leyton, said he was grateful for the commitment of DLC to saving open space. "It's great seeing the commitment of Douglas Land Conservancy to preserve what makes Douglas County great. Thank you to each of you, for your service over so many years. This (resolution) is the least we can do. We're really excited to continue our partnership."

Commissioner George Teal said this kind of commitment to open space since the 1990s is what makes Douglas County a special place, "where Denver becomes Colorado again." He said for many residents, it's "almost like breathing, for our residents, they take it for granted to have these open spaces. But it takes work. Your neighbors count on DLC to take these ideas and make them work."

Commissioner Lora Thomas said 35 years was a wonderful anniversary.

"I've come to many, many DLC events and I know each of you who support DLC have it in your heart, probably in your DNA to support land conservation. The role of DLC is to save land for forever and for our kids and grandkids."

For more information on DLC, go to www.douglaslandconservancy.org.



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Small Business Feature 80118

Three Bear Bike Rental

E- Bike Rental & Gift Shop

by Jim and LouAnn Landon

Have you ever ridden an E-Bike? E-Bikes make cycling more enjoyable!



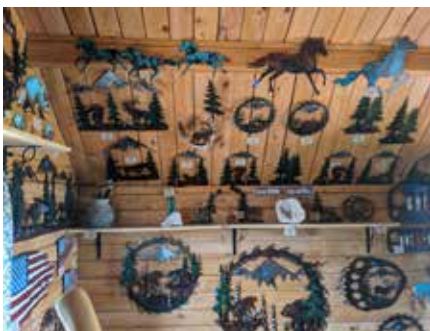
One key benefit of an electric bike is its ability to give the rider a boost. It helps you maneuver rough terrain and climb and descend hills. Electric bikes also provide a smoother ride by drastically reducing stress on your joints. It is the best way to experience the outdoors!

We wanted to send a letter of encouragement on e-bike riding. Last fall my wife and I purchased two e-bikes. With that being said, I have 600 miles on mine and my wife has 300 on hers. I have challenges with Type 2 diabetes and weight and my wife Lou Ann has MS which also makes breathing very difficult. Since we've started our e-bike exercise many things have changed in our lives. Lou Ann has increased mobility and it has helped exercise her lungs. I have lost 30 pounds and my A1C has



dropped 3 points. What I would like to tell you about e-bike riding is that it is the most enjoyable exercise that we have ever tried -- little leg burn, cool breezes, lots of scenery, as rides are typically 10 miles. The route that we take provides numerous encounters with wildlife; turkeys, deer, horses, and cows. Hills are no longer an issue. We lent our e-bikes to Marvin and Shannon as they were thinking of opening an e-bike shop after Walt Korinke had suggested that would be a perfect fit for the Log Cabin Village. Neither had ridden a bike for many years and after riding our e-bikes they decided to open the shop to share the joy of e-bike riding with everyone.

And so, Three Bear Bike Rental was born, offering 2 hr, 4 hr and all-day rentals from Log Cabin #5 in the Larkspur Town Park. Call ahead for reservations: 303-418-3696. What a wonderful benefit for the Larkspur area. Prices are very reasonable, and we tell people every day that e-bike riding has changed our lives!



Three Bear Bike is also Larkspur's Best Little Gift Shop in Town! Come and visit their gift shop for handmade items and unique gifts! Find out why customers keep coming back to visit. Stop by and see them today!

See you on the road to a better you!

If you would like to include your business in a "Small Business Feature," please email larkspursentinel@gmail.com.

A Walk on the Wild Side...

by Susan Peters

A Birdie Census...Winners All!...Short Takes Observations featuring the Merlin App

Somersault! Somersault! Somersault! FINALLY!! After 27 years, and doing everything I know to do, the Merlin app picked up the sound of a Cedar waxwing. As Matthew McConaughey would say, "Greenlight!" The waxwings love berries. We planted European Mountain Ash trees, along with Virginia Creeper, and Pyracantha. The choke cherries are volunteers. So, that should do it! Nope. Until now. (The robins love the Mountain Ash berries and scoop them up.

. .OK, there is a downer with that.) I have not actually sighted a waxwing, and Merlin has not picked up another one since. The Audubon listing of birds shows them in the area.



The Merlin App has identified over 50 birds by SOUND from my backyard! I have sighted many of them, but others remain elusive. The more unusual birds heard by the app include Bullocks Oriole, Cordilleran Flycatcher, Black headed grosbeak, chipping sparrow, common poorwill, common nighthawk, cedar waxwing, blue-gray gnatcatcher, Eurasian collared dove AKA Baby Hughie, great horned owl, ruby-crowned kinglet, Still's Phoebe, Virginia's warbler, red crossbill, western wood peewee, yellow warbler, yellow-bellied warbler, woodhouse scrub jay, and Lincoln's sparrow. The pygmy nuthatch is noticeably missing, which must have gone north to cool off unless it went to drier digs. Can't blame them. Or maybe they're just being really quiet. By the time you read this, the annual monsoon will be here. Oh, joy. The mushrooms are still thriving. One was plate-sized!

And missing from this list are the hawks and eagles that frequent the area like the red-tailed hawk, the Cooper's hawk, and the golden eagle.

While visiting friends that live about 10 miles from here as the crow flies, I started up the Merlin



and right away the Indigo bunting and the Lazuli bunting popped up. Gorgeous creatures.

Wait! Hold the presses! Several days later, a Lazuli bunting appeared! Make that 51+ species of birds. A lot to keep track of.

Surprise! The raucous Rufous hummingbirds arrived on July 15, 1-2 days earlier than many previous years.

Some of the more unusual birds to this area are shown here:



Lincoln's sparrow. How many species of sparrows can there be? It is like Darwin's finches.



common poorwill. This guy, with the shriek, called out after dark here.



western wood-pewee.



ruby-crowned kinglet.

continued on next page

Wild Side continued from previous page

Winners – nature photo contests

Drones have opened up incredible opportunities to get photos otherwise unattainable. The pictures shown here do not have a credit listed for the photographer but rather the drone used. Many of the images are available on Amazon.

Nest: An incredible effort to build a bird's nest that looks like a buffalo head.



Homecoming in Africa with a herd of Cape buffalo.

Camel's Shadow.



Hippos in Tanzania.

Where Herons Live – a heron rookery. There used to be one at Chatfield Reservoir before all the development



Tree Lion.

Paradise Lencois Maranhenses National Park in Brazil.



You can view these and more spectacular drone photos [HERE](#).

For a look at the 2022 Audobon Photography winners, click [HERE](#).

And my honorable mention goes to Hubby Dave for his shot of a Speckled Towhee using a lily pad to take a bath.



Short Takes

After this month, things outdoors become very quiet. Very, very quiet, and by October, it sounds like a ghost town. August is the busiest month for hummers, as the adults fatten up, pack their bags, and head south to their winter spas, leaving their little brats behind for us to tend to.

Our “golden” bear finally surfaced. They are actually called blonde bears. We were unsuccessful in getting photos, it ran so fast. It has a brown snout and brown ears, and is very fluffy. No worries for it being cold this winter. It has done minimal damage here so far – just tipping over platform bird feeders. Silly cub. It is a bear, not a bird. And where were our guard dogs?

All of you spider haters are going to love this: It is predicted to be a banner year for black widow spiders. With a very wet June, there is a price to pay. Insects proliferate in wetter weather, and that includes black widows, who eat other insects. Not to worry. No one has died from a bite since 1983 and fewer than 28 people per year get sick enough to go to the hospital. Check your garages and wood piles carefully for these arachnids. It is recommended capturing these spiders in containers if they are in an undesirable location in your house and releasing them in a space outside where they can feed and thrive. But it does not say how to do this. Good luck.

That's all folks for this month. Gotta run – a hailstorm is upon us. But nothing to do except watch and pick up the damage later.

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

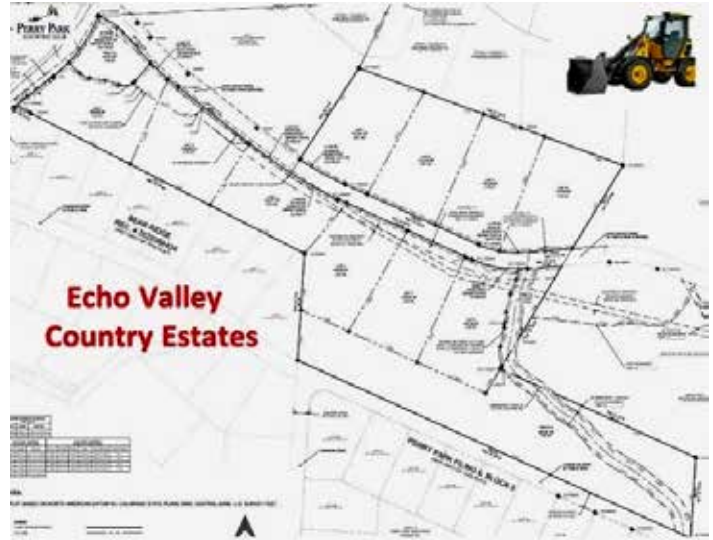


WALTSWORDS

By Walt Korinke
Commercial Real Estate
Aug 2023

PERRY PARK - ECHO VALLEY ESTATES:

Just over the mound along the Bear Ridge northern boundary, a developer is preparing to **develop 10 custom estate residential lots**. Two 30 Properties LLC of Omaha, Nebraska acquired the two parcels (35.9 acres) across the street from one another on Echo Valley Road in March of last year. They have begun development process with Douglas County for 10 luxury residential lots. The project to be named **Echo Valley Country**



Estates will have 6 lots on the south side of Echo Valley starting across the street from the Perry Park Country Club and running east on Echo Valley. The second parcel on the north side of Echo Valley will have 4 lots. Nine of the 10 lots have a minimum of 2.5 acres, the size of the 10th is yet to be determined. The old trail over the bluff on the east end of the south tract will remain as an emergency access, smoothed, and graveled and may be gated. In addition are three tracts



which will remain open space. With the streets and sewer lines already in place, there is the usual list of agencies that must provide final approval of the development. The existing water main needs to be extended, fire hydrants installed, and the sewer line requires partial relocation.



Walt's Words continued from previous page

Bear Ridge Update: Backing to Echo Valley Country Estates to the south (over the bluff) is the Bear Ridge lot development. Last December the 49-acre Bear Ridge land development located caddy-corner across from the Perry Park Country Club commenced ground work for the development of twenty-six, 1 to 1 ½ acre residential lots (open space of 30% will be retained). To date, clearing is well underway, rough roads have been cut, sewer culverts are in the process of installation and tons of dirt have been moved. I expect it could be ready for lot sales and home building by next summer if they keep going at the current pace.



For more information refer to Dec 2022 and Oct 2021 Sentinel articles in the archives.



continued on next page

Walt's Words continued from previous page

CASTLE ROCK: A new very high-end steak house opens in town. In 2001, a three-story, 9,255 sf office building was built at 810 New Memphis Court backing against I-25 and Meadows Parkway just across the lot to the east of Kneader's Bakery. It went through the typical small tenants and in the 20-teens, it became Larkspur realtor Joe Edge's Castle Rock real estate headquarters. In 2019, the poorly timed announcement, by the well-known Colorado Springs Famous Steakhouse, to create a new and exciting steak house in Castle Rock, was met with the Covid epidemic. They commenced a very slow effort at converting the building to their intended use, picking up steam in mid-2022. This July they finally opened the doors to the Castle Rock location of The Famous Steakhouse.



at



Like its sister operation, it ranks at the top of the exclusivity list with three levels with balconies, incredible views, and a top-rated menu ranging from oysters on



the half shell to signature steaks that range in price from \$65 to the 35 oz. Wagyu ribeye at \$240! Limited seafood, chops, and chicken are also available. Wine lockers, cocktails, a cigar humidor, and a little piano music cap the evening. If you moved here from Chicago, the feeling would feel similar to their classic steak houses. The Springs location started in 2015 in the five-story property at 31 N. Tejon. The ownership also acquired the historic Antler's Hotel built by Gen Palmer in 1883 and upgraded it to its current high standards. In 2012, their first acquisition was the former Mining Exchange office building which they converted into a 117-room Wyndham Grand Hotel and Spa.

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, DCSEO-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.

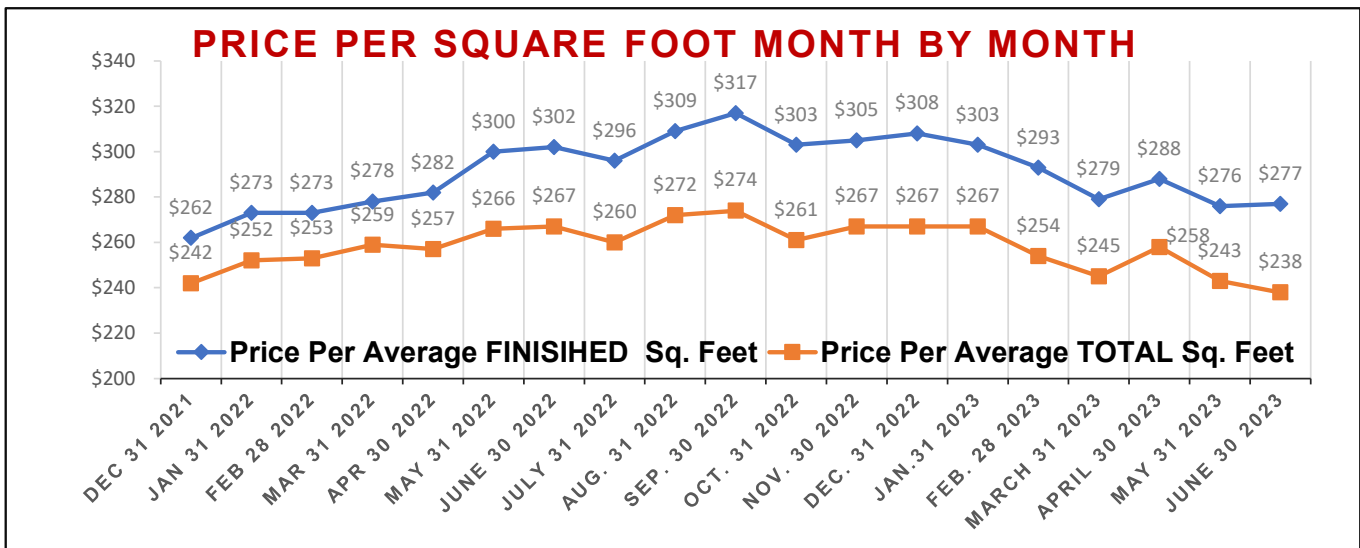
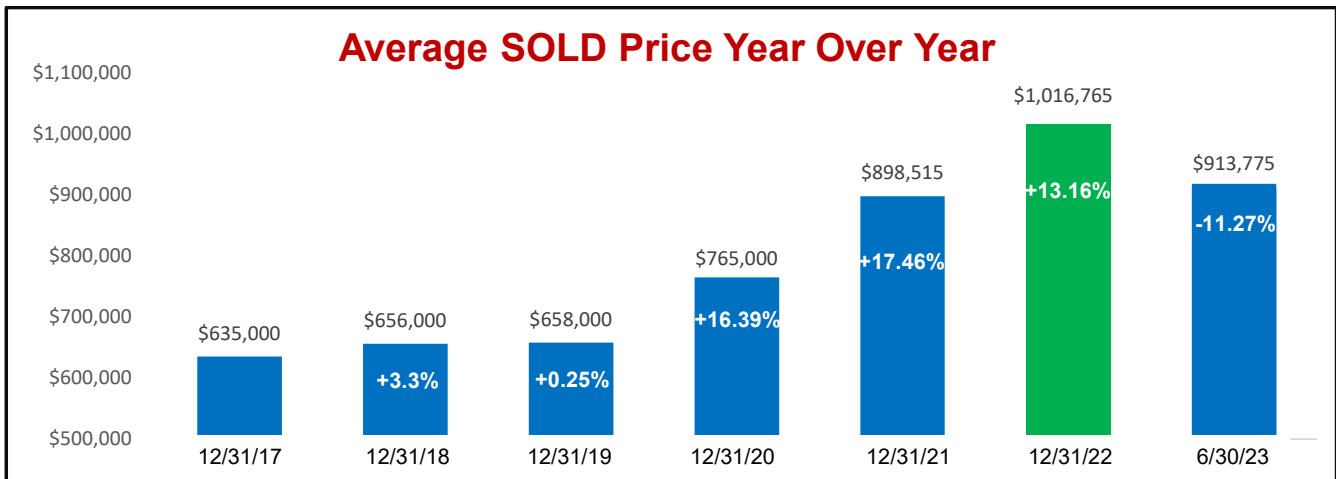
Go to www.dcsheeriff.net to sign up.



Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (7/17/2023) ---24 (\$510,000 to \$1,890,000) --- Median \$1,195,000
Average Days on Market --- 58

Homes Currently "Under Contract" --- 16 (\$675,000 to \$1,949,000) --- Median \$1,124,950
Average Days on Market --- 43



---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 sales have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property with 100 acres but having a small 600 Sq. Foot house would be something that is simply not "typical". And because one property sells for over \$4 million does not mean that all other properties have gone up in value. Likewise, a property selling under \$250,000 does not mean that all others have gone down in value.

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

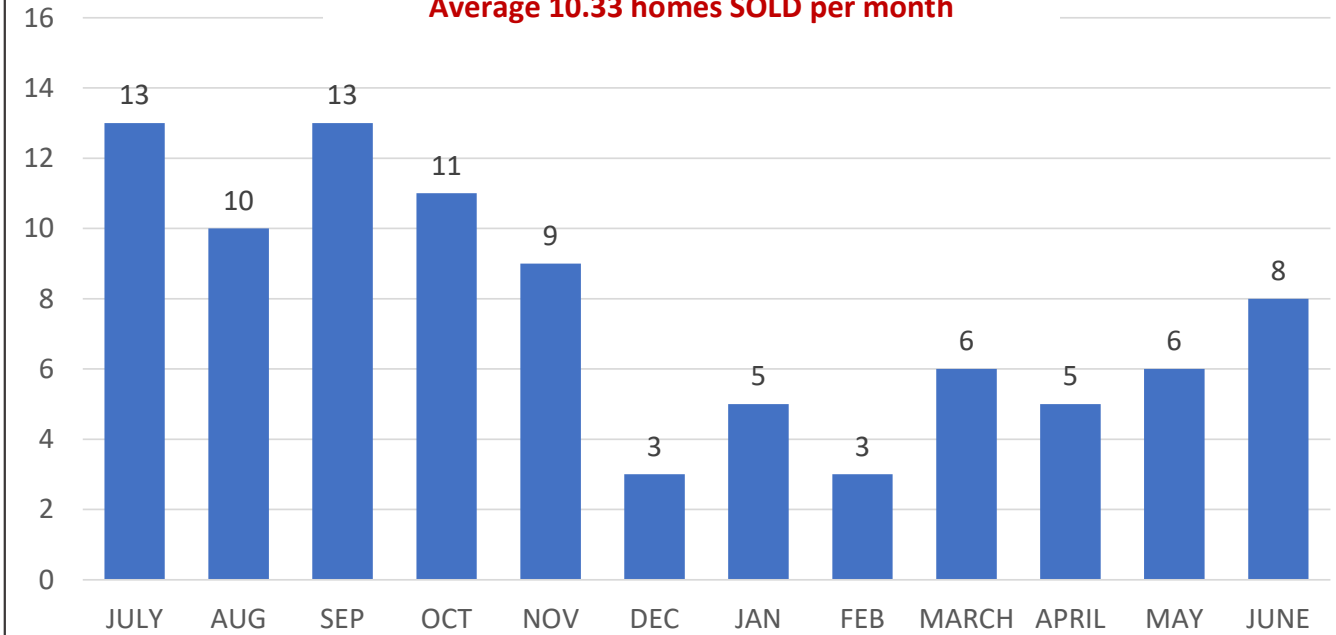
Results Realty of Colorado—Dave Gardner's Results Team
 9164 Spruce Mountain Rd., Larkspur, CO 80118 * 303-681-1000 * www.HomesInLarkspurCO.com



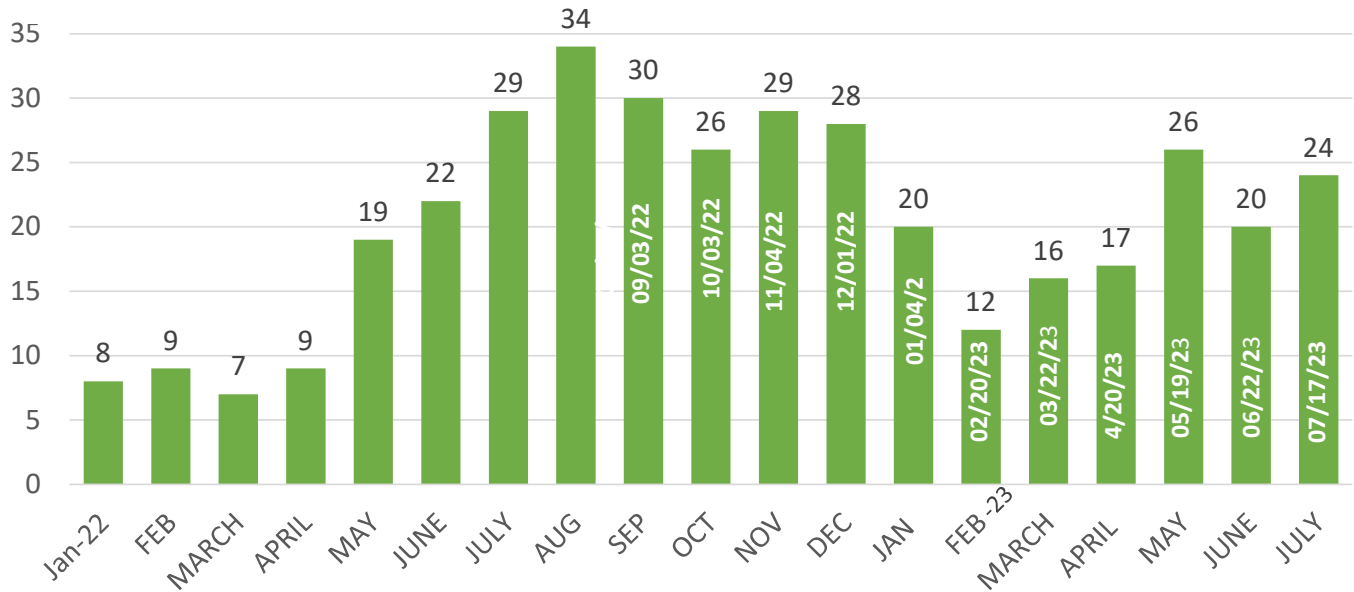
Larkspur Real Estate Stats

2022/2023 Homes SOLD in Larkspur Month by Month

Average 10.33 homes SOLD per month



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
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](#)

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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.

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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

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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

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