



# *Larkspur*

# *Sentinel*

## **October 2023**

Serving Perry Park, Larkspur,  
and the surrounding community

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## **Well, I think that Fall is REALLY here!**

Wasn't our September lovely?!! The warm weather continued pretty much throughout the whole month! Finally a fall season! Last year's 6 hours or so between summer and winter weather was too quick!

I've had several opportunities in the past few months to think about relationships between people; how misperceptions can lead to misunderstandings. . . what happens when people act on their emotions rather than communicating what they really need. We humans are pretty complicated! Seems to me, upon reflection, that we get to choose how we want to influence the world around us. What energy do each of us want to spread in the world? We all certainly know that negative energy seeps into those around us very readily. Just think about what your negative mood does to the family, friends, or neighbors around you. For that matter, think what your negative mood does to you! Or we can spread positive energy: giving people the benefit of the doubt rather than accusation, waving and being friendly, smiling more than frowning, you know the drill. I continue to believe that being kind, communicating clearly and truthfully, and spreading a little joy are the best approaches. That's my 2¢ worth for this month!

Please be sure to read the article on page 19 regarding the transition of leadership of the Sentinel, and how you can help! Enjoy this month of transition into cold weather. Spray a little cooking spray on your snow shovels so the snow won't stick to them, and you'll be ready for winter!

And, of course, please be kind!

Simply,

*Margot Patterson*

Editor

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*Front page photo credit with appreciation. . . Mike Montgomery*



# ELIZABETH OWENS



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8154 INCA ROAD | PERRY PARK | JUST LISTED! | OFFERED AT \$1,099,900



4721 RED ROCK DRIVE | PERRY PARK | JUST LISTED! | OFFERED AT \$815,000



4998 CHIPPEWA DRIVE | PERRY PARK | UNDER CONTRACT! | OFFERED AT \$825,000



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



5123 ECHO VALLEY ROAD | PERRY PARK | SOLD! | \$1,949,000



1845 CINNAMON ROAD | STERLING POINTE | OFFERED AT \$1,250,000

**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?

**Oct 2 - Food Trucks at the Park\*** - 4:00-7:00 pm, Community Park

**Oct 5 - Larkspur Town Council Meeting\*\*** - 6:00-8:30 pm

**Oct 9 - Food Trucks**

**Oct 10 - Chamber of Commerce Monthly Mixer** - 5:30-7:30 pm - Location TBD

**Oct 11 & Oct 25 - 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!

**Oct 12 - 6 pm - Perry Park Metro District Board Meeting** at Perry Park Country Club and via Zoom.

**Oct 12 - 6 pm - Larkspur Fire District Board of Directors meeting** at Larkspur Fire Station 161.

**Oct 16, 23, 30 - Food Trucks\***

\*Check Larkspur Neighbor to Neighbor Facebook page for confirmation of date and featured food trucks.

\*\*For full list of Larkspur Town meetings, please click [here](#) to see the newsletter with calendar items.



Anyone that has had the privilege of meeting Hearther Fry Yanda knows that she is a very special person. The Town of Larkspur was especially blessed to have her on staff as our Town Clerk. She infused a special kind of energy and optimism into the Town and the surrounding community. Through her Zumba and strength classes and her creation of Food Truck Mondays her love for the community was evident. We were saddened by her decision to move to Florida but happy that she was able to secure a new and exciting job in her new community.

On the bright side, we have found a new Town Clerk, Bruce Buccio, a Perry Park resident. We look forward to you getting to know him as he settles into his new job.

Hope to see you around town,

*Mayor Sherilyn West*





## FROM THE LARKSPUR FIRE PROTECTION DISTRICT

*by Wayne Moore, Member-Board of Directors*

**Total Calls for August: 66 (100%)**

**Rescue & Emergency Medical Service Incident = 38 Calls (57.58%)**

EMS call, excluding vehicle accident with injury = 24 (64.86%)

Motor Vehicle accident with injuries = 10 (27.03%)

Motor Vehicle accident with no injuries = 3 (8.11%)

Motor Vehicle Extraction = 1 (2.63%)

**Good Intent Call = 16 (24.24%)**

Dispatched & Canceled in route = 9 (56.25%)

Steam, other gas mistaken for smoke = 7 (43.75%)

**Service Call = 8 (24.24%)**

Service Call, other = 4 (50%)

Person in Distress = 3 (37.5%)

Public Service Assistance = 1 (12.5%)

**Hazardous Condition (No Fire) = 2 (3.03%)**

**False Alarm = 2 (3.03%)**

False Alarm & False Call, other = 1 (50%)

System or Detector malfunction= 1 (50%)

**Larkspur Fire  
Protection District  
Board Meeting  
Thursday, Oct 12th  
6:00 pm at Station 161**

Public is welcome to attend.  
Please check the website for  
details.

[larkspurfire.org](http://larkspurfire.org)

The LFPD 2024 budget planning workshop is scheduled for October 10<sup>th</sup> at 1 p.m. at Station 161. LFPD Board of Directors meeting in executive session to conduct Fire Chief interviews is scheduled for October 17<sup>th</sup> at 1 p.m. at Station 161.

On September 12<sup>th</sup>, Interim Fire Chief Charles Walden and LFPD Board of Directors President Rodger Greer met with the Perry Park Metro District (PPMD) Board of Directors. The purpose was to address our services within Perry Park and our Fire District. The following is a short summary of some of the points which were discussed:

- 1. Station 162 (Perry Park) staffing:** A high-priority goal of the LFPD is to have the station staffed 100% of the time with both a paramedic and a firefighter/EMT. Station 162 is currently staffed by two firefighters about 80% of the time due to personnel vacancies. On those occasions when Station 162 is closed, fire personnel from Station 161 (Larkspur) will respond to 911 calls. Adequate staffing, especially by paramedics, is a challenge that other fire agencies in proximity to our District are also experiencing. We are aggressively addressing our recruitment and employee retention situation. This involves implementing measures to make our District more attractive regarding work environment, pay, benefits, training, and career advancement, to name a few subjects of focus. To be clear, there is absolutely no intention to close Station 162 beyond temporary closures due to resource constraints, and we are working hard to address our resource needs to overcome these challenges.

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2. **Fire Marshal duties:** There are factors unique to wildland/urban interface fire districts where urban fire codes often don't pragmatically apply. For example, much was learned from the Marshall fire in Boulder County – an area with terrain similarities to our District. Our Fire Marshal follows the Fire Codes and applicable standards while also taking a “real life” approach in their application. Our ultimate goal is to enhance the safety afforded our citizens when faced with a sudden emergency through preparation and community education, and we hope to launch several proactive programs in 2024 to help our citizens prepare for our highest community risks.
3. **Residential fire mitigation inspections:** These are now conducted by on-duty LFPD crews, not just by the Fire Marshal. Many of our LFPD firefighters have gained extensive experience while deployed on large-scale wildland fires in addition to their formal training. They bring a wealth of first-hand experience to factors proven effective in wildland fire mitigation measures. Conducting these inspections also achieves other goals, e.g., familiarizing our firefighters with specific properties, risks, and tactics. To schedule a free inspection, interested parties need only to call the fire station at the number below during regular business and request a home visit.
4. **Radio and cell phone coverage within Perry Park** has always been a challenge: Communication is a matter of significant concern for public safety, and the LFPD is working with the Douglas County Sheriff's Office to address these issues. A discussion took place regarding how our two Districts might work mutually to remedy these deficiencies and create collaborative approaches to address other issues.

If you have questions or other concerns, please direct them to Interim Fire Chief Walden by calling Station 161 in Larkspur during regular business hours at 303-681-3284.



## **Perry Park Fire Mitigation Grant Application**

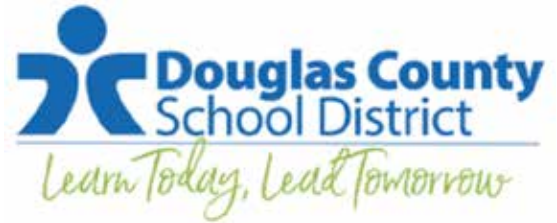
The Perry Park Metro District (PPMD) will be applying for a grant to complete fire mitigation projects on community owned properties within Perry Park. The proposed grant would reimburse PPMD and any participating homeowners 50% of the project costs. There is no obligation to participate if you sign up and later find the costs too prohibitive when you get a quote. But, this is a great opportunity to complete fire mitigation projects at half the cost.

Sign up to indicate your interest in joining our fire mitigation efforts at <https://forms.gle/r9WwDEHTDDhxLS8x8>

**PERRY PARK METROPOLITAN DISTRICT  
DOUGLAS COUNTY, COLORADO**

# Education Corner: A Losing Proposition

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



One of my favorite job duties as the superintendent of the Douglas County School District (DCSD) is visiting any one of our 90 schools. These visits bring a smile to my face and joy to my heart as I see the incredible work taking place in our classrooms. However, these visits have also brought to light a common concern happening all across our district: losing staff members to neighboring districts. The reason? Money.

During a recent visit to Mountain Vista High School (MVHS), I had the pleasure of sitting down and chatting with Principal Rob Ceglie. Rob beamed as he discussed the importance of teachers, Mountain Vista's robust career and technical education offerings, and more. Then the conversation took a turn. Rob shared that he has been hiring teachers in our school district for the last 13 years and this has been, by far, the lowest number of applicants he has ever seen. The reason? Teacher pay.

In DCSD, our starting teacher salary is \$45,209, which is dramatically less than what neighboring school districts can pay. In fact, Rob shared that he lost three teachers to a neighboring district this year. All three were very promising young professionals with one thing in common: they left our school district for a higher salary. Rob said he had teachers in his office in tears, having to choose between a school they love, and their livelihood. They had to make that difficult choice for themselves and their families.

The truth is teachers are just like all of us - they want what's best for their family. They are raising children and putting their kids through college, and when our neighbors right across the county line offer on average \$20,000 more per year, especially when our average teacher salary is only \$58,193, how do our teachers say no to that kind of increase? It is a very significant struggle for us. And it makes it hard to compete for the best teachers to put in front of our students.

This isn't unique to Mountain Vista High School, or even the Highlands Ranch area. This is a Douglas County issue that is impacting our entire 850 square mile school district.

Although Douglas County homeowners are seeing an increase in their property taxes, and our district will collect more locally, this does not increase funding for our local schools. Our total program funding is determined by the School Finance Act and is paid for by a combination of property taxes ("local share") and the state's general fund ("state share"). When the local share goes up, the state share goes down proportionally. Mill levy overrides, on the other hand, are over and above the allowance we get per the School Finance Act, and do have a significant impact on the district's funding and ability to pay teachers.

For example, when my children were young, my husband and I gave them each a \$10 weekly allowance. I am known to never carry cash - so some weeks, I would have only \$3 for each of my children, then their dad would add in the remaining \$7. Let's say that the next week, I would be able to give \$6 to each of my children - they would collect the remaining \$4 from their dad. While twice as much money came out of my wallet the



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second week, my children still ended up with the same allowance.

An increase in local property taxes has a \$0 impact on total program funding - it just changes the balance of who is paying the bill. This is truly a losing proposition, unless our funding changes. We are losing our teachers, the ones who inspire and connect with our students every day. And in the end, it's our kids who stand to lose the most.

Our funding in DCSD is at a critical point. Our Board of Education recognizes that and voted unanimously to place 5A (Mill Levy Override) and 5B (Bond) on the November 2023 ballot. For arguments for and against these measures, visit [www.dcsdk12.org/funding](http://www.dcsdk12.org/funding).

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## 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.



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

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



# Perry Park Metropolitan District

The Special District For Perry Park Ranch

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

Hello Perry Park and welcome to Fall!

This month we have slash pickup operations - check your mailed flyer for more details. It's very important for efficiency and costs to properly stack your slash pile, or to combine yours with a neighbor, to minimize the number of stops required by the truck. Please view the program details on our website <https://perryparkmd.colorado.gov/> under the menu About and submenu Programs.

We also have families in the neighborhood that trick or treat for Halloween. Please be extra careful that night. Some of our residents put on amazing displays -- thank you for adding to the community!

Other current topics on the board include:

- Fire Mitigation - we now have a 5-year operational plan for mitigating the PPMD properties. In addition to utilizing PPMD funds, we will seek grant support to complete the plan.
- Entryway Improvements - plans have progressed and we are proceeding with phase 1 including burying overhead power lines and establishing infrastructure for future landscaping.
- Cellular Service Improvements - we are progressing on adding cellular towers which would improve communications for residents and also help in emergencies. The industry is slowing its expansion and setting up towers will be a long-term initiative. If you would like to help this initiative, send us letters of support to include with planning packages.
- Gateway Pond water rights - there is a pending water court case where we are seeking approval to maintain water rights to current levels on the pond.

- Gilloon Pond improvements - we are considering adding gravel to the walkway that has been cleared around the pond. Also, the county has indicated that we can dredge and clean up the pond area, which the board will consider.
- Committees include: Entry Design, Firewise, Parks and Open Space, Independence Day Planning - we always need volunteers. There are many great ideas for improving our community, and to implement more of them, we need you! Please reach out to us at [info@perrypark.org](mailto:info@perrypark.org) to offer your help and we'll get you connected.
- Donations to Community Events - the Perry Park Community Fund is a non-profit, 501c(3) tax-deductible fund. See our website for more information.

Our October board meeting is tentatively rescheduled for Thursday – October 19, 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.

## 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**  
**\$974,900**

### 6375 Pike Circle - Perry Park

Custom Mountain-Contemporary Home on one of Perry Park's most breathtaking sites. Superb Location - Backs AND fronts to Open Space. Check out the backyard between the soaring red rock monoliths located ON-SITE just like Garden of the Gods.



**FOR SALE**  
**\$999,995**

### 1194 Silverheels - Perry Park East

Rare 5-ACRE Custom Ranch on a Douglas County PAVED and Maintained Road with Main Floor Primary Suite and Finished Walkout Basement. Spacious "Great-Room" concept with Passive Solar Design!



**FOR SALE**  
**\$399,900**

### 1098 Silverheels Dr. - Perry Park East

READY-TO-BUILD 5-Acre Lot with BREATHTAKING MOUNTAIN VIEW on County Maintained PAVED Road with Public Water and Natural Gas!



**SOLD**  
**\$1,049,950**

### 5846 S Pike Dr. - Perry Park

Spacious Custom Ranch-Style Home with Finished Walkout Basement in superbly maintained move-in condition. Large main floor Master, finished walk-out-basement, professionally landscaped yard.



**SOLD**  
**\$750,000**

### 2714 Valley Park Dr. -Valley Park

INSTANT EQUITY OPPOTUNITY! This Charming Little House is 1,323 Sq. feet, 3Bed/1Bath located in Valley Park. PACKAGE DEAL, TOTAL of 3 separate lots and the house for FREE!



**SOLD**  
**\$925,000**

### 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!



In 2022 Dave Sold MORE Larkspur Area Properties than any other Agent!  
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# Fire Mitigation Update

*by Keith Worley, Consulting Forester and Wildfire Mitigation Specialist*

## Handy Persons Wanted

A major part of wildfire mitigation is “structural hardening” or “ember proofing” your home and other structures. Embers are the main cause of most home losses to wildfire. These wind driven embers (aka firebrands) move horizontally, parallel to the ground, like snow in a blizzard. In fact, we call the wildfire phenomenon an ember blizzard. They travel at the speed of the firestorm ranging from 20 to 80 miles per hour. Wind speeds of 100 mph have been reported during some fires.

OK. You get it. You want to move forward to this next level of wildfire preparedness. You want your home to be like the Lahaina miracle house. But then, who can you hire to ember-proof your home? What does it involve and how expensive will it be? Can you do the work yourself?

As the great sage Yogi Berra once said, “Deja vu all over again.” The questions above are the same as 22 years ago when there were no knowledgeable wildfire mitigation contractors available. There were tree contractors. There were forestry contractors. But no wildfire mitigation contractors. We got you all psyched and educated about mitigating. But then you couldn't find a contractor to do the necessary work.

So, in an effort to help build up a reliable base of handymen, repairmen, remodelers, et al, for you to call upon, I am offering to help train them- to add structural hardening, aka ember resistance, to their repertoire of services. If you have a really good handyman on call, have him or her contact me about the training needed to help you become “fire adapted”. Also, if you just bought an older home that needs lots of upgrades or repairs, I can work with your contractor(s) on retrofits. We can either schedule a class or I can provide one-on-one training.

We need to include roofers, gutter installers, deck and fence builders, siding installers, and landscapers to the list of contractors that need to factor in our exposure to ember blizzards. If you hire

a design professional, they should also factor in our wildfire risks. In most cases, there shouldn't be extra costs for this. It is being knowledgeable about how to install the same amount of materials in a more ember-resistant manner.

Training will be based on the Insurance Institute for Business and Home Safety (IBHS) guidelines along with other resources. IBHS developed a “Hurricane Fortified” program that was successful in helping builders and homeowners in hurricane prone areas. Even though IBHS has not formally launched its “Wildfire Fortified” program, I utilize their research and materials as part of my teaching. You can review much of their materials and research at [www.disastersafety.org](http://www.disastersafety.org) under the section on wildfire.

Have your contractor contact me at 720-530-6527. Or you, as the homeowner, can also utilize my services. Our goal is to move beyond Firewise to Fire Adapted.

## Fall Fire Season Preparations

Wildfire is becoming a four-season risk as our climatic patterns change. The following is a list of autumn Firewise to-dos:

- Clean out gutters (again) since the annual fall conifer needle drop is nearly over.
- Mow all “native area” grasses to a maximum height of 6 inches. Be sure to mow the grass along the roadway and ditch, too.
- Clean out needles and leaves from all nooks and crannies within 5 feet of all structures. This includes fences, deck supports and sheds.
- Cut back perennials and shrubs, remove any dead stems and rake out leaves and needles from underneath them.
- Remove dead annuals from pots and planted areas.
- Put away combustible items currently on or underneath the deck including deck furniture, cushions, outdoor rugs, fire pit wood, etc.

This list is not exhaustive, but hopefully gives you an idea of things we need to do as part of country living.

## Deck Replacement Materials

I have touched on this subject in the past, but I feel it is necessary to cover it again in more detail. If you are planning to install new decking materials to replace worn and aging wood, or badly aging “wood-plastic composites” (like Trex), be sure to install “B-rated” fire resistant materials. “A” rated materials are usually non-combustible and include concrete, metal or Epe (Brazilian ironwood).

During my last visit to Home Depot, I saw their handy display of all the decking material options available to us. Based on my training by Dr. Steve Quarles, IBHS Senior Scientist, it was obvious that over half of them do not have a “B” rating. In fact, many of them are actually combustible and burn worse than wood!!!

Yes. Here is another thing we have to pay attention to for the privilege of living in a wildfire prone environment. How can you determine which are B-rated? Some manufacturers include markings indicating conformance with California codes that require B-rated materials in all wildfire-prone zones. Reading the material spec sheets is sometimes helpful, but not always. You may have to do some research on the manufacturer’s website to ferret out any fire rating. The only source I’ve found that lists B-rated decking is the California State Fire Marshal’s website. This is where I found my TimberTek listed because none of their own literature included that information. Maybe things have changed since I installed it eight years ago.

Usually B-rated materials contain a fire retardant. If you want to test your current material, take a piece of it, and use a propane torch to see if it ignites and stays burning after you take the torch away. If it goes out after you take away the flame source, then it probably contains a retardant. It goes without saying that you perform this test in

an area away from any other combustible materials, like in the middle of your driveway pad. And the test sample is not connected to your house or deck. (WARNING and DISCLAIMER: If you do this test and burn down your house, don’t blame me if you didn’t follow directions.)

There are some obvious materials to rule out. If it is hollow, has any form of cavities, grooving or indentations on the bottom side (these trap heat), has honeycomb-like structure or you cannot find any information on its fire rating, I would avoid the product. Even Trex, one of the most well-known wood plastic composites, does not always have a fire rating. In 2012, after the Waldo Canyon Fire, Dr. Quarles advised me that Trex sold at most retail outlets is not fire rated. He then added that Trex has a B-rated material, but it must be specially ordered.

You may be surprised to learn that redwood is B-rated. But like **all other B-rated materials**, it must be installed with appropriate flashings, kept free of debris buildups, and any ember catch points. All horizontal/vertical edges must be protected. I asked Dr. Quarles about wood preservatives used on wood decking. Given these are highly combustible (says so right on the label), won’t these make the wood more susceptible to ignition? His response was: “No, the volatile oils dissipate quickly. Tests of both treated and untreated wood showed the same B-rating.” He also cautioned that poorly maintained wood that starts to crack, split, and check quickly loses its rating.

Hopefully, this helps you to find the right Firewise building material. Even if it costs a little more, it is worth the safety factor and the peace of mind.



"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



**For Sale!**

**596 Independence Dr  
 Hidden Forest, Larkspur  
 \$1,549,000**

**6 Bedroom/6 Bathrooms  
 Attached Guest House**



**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.**



**Just Sold!**  
 5755 Ada Lane  
 Perry Park, Larkspur  
 \$935,000



**Under Contract!**

**1449 Gore Drive, Larkspur ~ \$1,145,000**

**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



"For me, yesterday was the most fun (and most emotional) closing in our years of owning homes! This is a hard move for us in many ways...living in Perry Park has been more of a life experience than just a home...so it's sad but we are ready for our condo

on the lakeshore as our new home. You being a part of the closing as a broker for both of us was seamless and low-key - as was the whole process from contract until closing. We greatly appreciate everything! I also know that we were both stressing throughout and you were always wonderful about calming and reassuring me."

**Feedback from Scott and Cindy Wood**

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

# October Garden Projects

by Marla Leggette

It's hard to believe that we are soon expecting our first frost of the season. The daytime temperatures have been so perfect lately, I'm sad to see it end. The Farmer's Almanac claims that it's possible to have a frost around September 27th, a date that will have passed by the time you read this, but the CSU extension office is predicting October 6th as this year's first frost date in Castle Rock. With the elevation in Larkspur being higher than Castle Rock, it may freeze sooner so it would be wise to prepare now. Here's few things that you can do:

## Frost

Beets, carrots, leafy greens, onions, garlic, and potatoes are common garden vegetables that will be fine with a light frost. If you want extra protection, you can use frost cloth or row covers in your beds over these and other vegetables as a good way to extend your growing season. If you've installed hoops in your beds, frost cloth held on with a clothes pin will also help.

Pansies, dianthus, hostas, calendula, petunias, mints, coral bells, asters, phlox, alyssum, bachelor buttons, mums, and coneflowers are some of the flowers that will also tolerate a light frost.



## Deadheading

As a rule, deadheading of perennials should not happen after Labor Day. If you deadhead or cut back now, you are encouraging new growth on your plants which can be damaged by cold temperatures. By leaving the dead blooms on, you are preserving the energy for new growth in the spring. The dead blooms are important to wildlife, including birds, who use them as food or places to hide. Often the foliage or fruit will provide an attractive winter garden. It's also better to cut back shrubs and trees in the spring.

## Seed Saving

This is a good time of year to save some seeds from the dead blooms in your garden. The best method I have found is to put a paper or mesh bag over your seed head. If the head is dry, then cut the stalk. If it's not dry, you can leave the bag on until the flower dries and seeds fall by themselves into the bag. This can prevent the seed from spreading all over your garden. Unless of course, you want the seeds to spread! Cosmos, feverfew, poppies, and others will spread on their own. Sorting and organizing your seeds can be an entertaining activity in the winter months. Check out [seedsavers.org](http://seedsavers.org).



## Fertilize and Mulch

By the end of September, I have put a layer of compost on all my garden beds and mulch for root protection. This will save your roses, too. Since I have sandy soil, I don't mix compost in, rather I let the wetness of winter help mix it in the soil. This gives a boost to new growth in the spring for our returning plants.

# 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.**

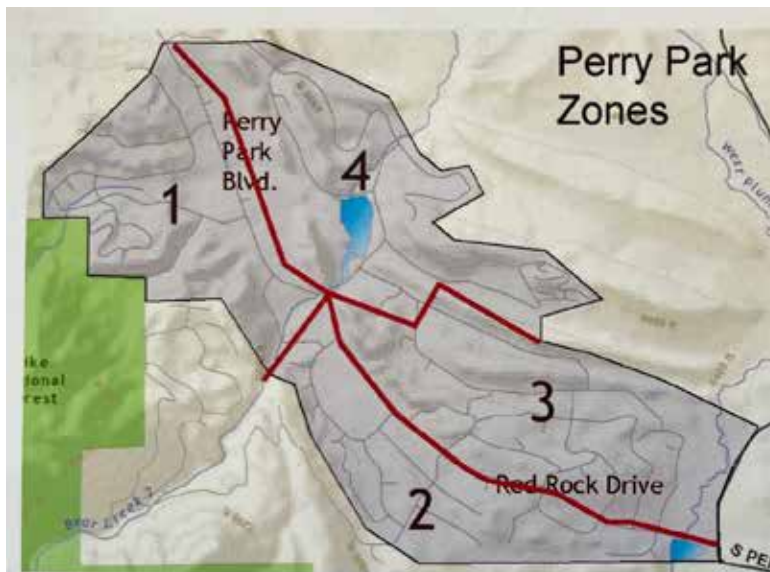
A PPMD representative will inspect piles 2 weeks ahead of pickup and leave notice of noncompliance. You will have until your street is picked up to correct any issues. Once your street is picked up, the truck will not be back until the next scheduled pickup.

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)



## Perry Park Zones

Perry Park Metropolitan District  
P.O. Box 183  
Larkspur, CO 80118  
[www.perryparkmd.colorado.gov](http://www.perryparkmd.colorado.gov)

PRESORTED  
STANDARD  
U.S. POSTAGE  
PAID  
MONUMENT, CO  
80132  
PERMIT NO. 57

## 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

## 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.



# An Upcoming Event from The Larkspur Historical Society



## THE SETTLING OF SOUTHERN DOUGLAS COUNTY

**October 18, 2023**

**7:00PM**

**Larkspur Fire House  
Conference Room  
9414 S. Spruce Mtn Road**

Ever wonder how the southern parts of our County got settled and about the early years of Larkspur and

our immediate area? If so, mark October 18 evening on your calendar. You will learn of the first people in our area as well as the entry of our pioneers and what brought them to southern Douglas County. The program's major focus is the period between the early 1800s to the mid-twentieth century. Come learn and enjoy. Light refreshments will be served.



If you have any historical questions about our area, we will be at the Larkspur Historical Society's *History Information Cabin* (Cabin #2) on Wednesday's during the Larkspur Farmers' Market which runs until late October. ...looking forward to meeting and visiting with you.

**Larkspur Historical Society**

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

## Are you Prepared for an Emergency?

by Amy Pfister, Community Engagement Coordinator,  
ARDC

Disasters and emergencies can hit at any time, and as we learned from the recent hurricanes, floods, and fires, they wait for no one. It's always good to have a plan so that in case of an emergency you're not scrambling! Here are some specific ways you can ensure you're prepared for an emergency.

First, make a plan! Know which disasters could strike your area, and work through scenarios to prepare yourself in case of evacuation or shelter in place. This way, you know what to do in either case. Colorado weather can be unpredictable so be sure to be prepared for hot summer months, a dry fall season, and heavy snow in both the winter and spring months. Wildfires, tornados, and flooding are not uncommon here in Colorado, so be sure to think through all of these emergencies.

Determine how and who you will communicate with if you have a specific need. We suggest developing a detailed emergency communication plan for you and your family. If you no longer drive, determine who you can call for transportation help if it is necessary that you evacuate. It's crucial to plan for your daily needs and to know what to do if they become limited or unavailable.

Another must-do... Assemble an Emergency Supply Kit. A great resource to start with is available via the link here: <https://www.ready.gov/kit>. They even have a printable list to take with you to the grocery store. Must-have items include water, non-perishable food, radios, flashlights, first aid kits, and individual needs such as medicines, medical supplies, mobility devices, and essentials for pets and service animals. Don't forget to store important documents and like items together. An even better step would be to place them in a flood-safe place or in water-tight plastic bags. Include things like passports, birth certificates, insurance documents, and medical information. Remember, being organized is a great way to prevent panic during the time of an emergency or disaster.



Sign up for the **CodeRED** and Access & Functional Needs Registry. Our friends at Douglas County's Office of Emergency Management have great information listed on their website as well as two programs to help you stay safe in the event of a disaster or emergency. **CodeRED** is a service that alerts you by phone, email, and text when there's an emergency in your area. It also will provide you with instructions on what to do to protect life and property. Head over to their website to sign up today! <https://dcsheriff.net/codered/>

Additionally, the **Access and Function Needs Registry (AFN)** is a database containing information about individuals in Douglas County who may require assistance in the event of a disaster. If you have special medical needs or physical disabilities that would make it difficult to follow public safety directions, please sign up today using this [LINK!](#)

As always, we'd be happy to help any older adult here in Douglas County create a plan that will keep them safe in the event of a disaster. Give us a call at (303) 814-4300 if this would be something that would benefit you or an older adult you know!



# 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.

Consider Knothead your personal arborist expert (*everyone needs one*).

Call us today at **303-885-3800** for a free estimate on all your tree and lawn needs.

Knothead Tree and Lawn Care is a TCA member with arborist certification and an Arborist Certification. Find more information about us at [knotheadtree.com](http://knotheadtree.com)

# Window Washing Screen Cleaning & Repair

**Free Quotes!**  
**(720)821-0588**



*Locally Owned and Operated*

## Small Business Feature 80118

# Larkspur Residents Announce Woofie's® Castle Rock Premium Mobile Pet Care Services



Colorado's first Woofie's franchise, [Woofie's of Castle Rock](#), is now open to serve the needs of pet owners in Douglas County and is owned and operated by Larkspur resident Marcie Campagnola. Woofie's provides premium mobile services to care for pets, including dogs, cats, birds, reptiles, and exotic animals. Services include mobile pet spa, dog walking, pet sitting, in-home overnight and Bed & Biscuit pet sitting, and customizable services.

Before starting Woofie's, Marcie had a career in emergency healthcare services for 28 years, with the last five serving as CEO of a surgery center. She says the biggest strengths she brings as an entrepreneur and Woofie's franchise owner is her ability to handle anything from day-to-day challenges to any emergency that might arise, while always remaining empathetic to her customers' and their pets' needs.

Marcie and her husband of 23 years, Chad, have deep roots in the community. They live on a ranch that has been in Chad's family for 150 years, and he has been with the local fire department for 31 years and currently serves as fire captain. The couple has three children aged 21, 18 and 15, their cat Ziva, and two Bernedoodles, Oakley and Harley, the latter suffering from crystalline corneal lipid dystrophy, which requires her to wear special goggles to protect her eyes. "She gets a lot of attention and love everywhere she goes!" Marcie says.

"Our community, family, and pets mean everything to us. We want to provide a service that our community can depend on day in and day out," says Marcie.

"Woofie's is really needed in our community. As a dog owner myself, I've had a difficult time getting grooming appointments. And I had an awful pet sitting experience that filled me with anxiety," she continues. "Our aim is to bring trustworthy mobile pet services to homes, where pets feel safer and happier, and which greatly reduces stress for pets and their owners."

Marcie, Chad and their daughter, Kate, are certified in Pet Tech® which trains them in animal CPR, and best practices which they also share with staff.

Woofie's is [currently hiring](#) dog walkers, pet sitters, groomers, and bathers.

Visit [www.woofies.com/castle-rock](http://www.woofies.com/castle-rock) for a full list of Woofie's Castle Rock services.



## Passing the Torch

by Margot Patterson, Editor



Do you know how this publication started? In 1980, a group of interested residents of Perry Park created the Perry Park Sentinel. Copies were mimeographed and distributed by volunteers to PP residents. There were many folks that contributed to the newsletter, and then in 2000, Karen Dale took over as editor. She had a layout person who also recruited and managed advertisers who helped support the mailing and production effort of the Sentinel for the next 20 years. In 2020, after Karen passed away, I volunteered to edit the Sentinel, and recruited a board of directors (3 volunteers) to advise me. It has been my privilege to edit the Sentinel. I have met many wonderful people who write for the Sentinel, or who advertise in the Sentinel.

In the almost 4 years that I've been editor, we've been able to use the advertising revenue to co-sponsor programs such as the 4th of July parade, extracurricular activities at Larkspur Elementary, Aging Resources of Douglas County's transportation program, the Douglas Land Conservancy's hiking program, the Log Cabins in Larkspur, and other worthwhile local efforts. The Sentinel is a largely VOLUNTEER effort that is run like a non-profit. The writers are all volunteer, the editor and board are volunteers.

So what's the need right now? Folks have graciously stepped forward to some take responsibility for some portions of the production of the Sentinel, but what is still needed is AN EDITOR. That means a Larkspur (80118) resident who would read and edit all the articles when they are submitted by email. The editor is also responsible for the front page - whether it be a letter or some interesting facts about the month ahead. . . whatever makes sense for that particular issue. It is a rewarding, stimulating, and fun role - I have thoroughly enjoyed it, and would be happy to answer questions for anyone that is interested. . .at [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com).

## Fall Pet Safety Tips:

As the Owner of Woofie's Castle Rock, Larkspur's Marcie Campagnola recommends a few things to do to keep cats and dogs safe this fall.

- Even though the temperatures are cooler, don't underestimate that cars can still get hot even in the fall. Instead, leave your dog at home.
- Be careful of ticks and inspect your pets after they have been outside.
- Don't leave your pet unsupervised outdoors, as wildlife and other dogs or animals could pose issues.
- Consider letting dogs grow their coats out a little more, as temps decrease. Woofie's can help you with the perfect groom for the season.
- Be careful to keep Halloween candy, plants, pumpkins and gourds, and seasonal decorations out of reach.



# **Proposition HH...again. Why your vote is necessary.**

***by Brian Arthurs, Treasurer, Perry Park Water and Sanitation District***

Senate Bill 23-303, also known as Proposition HH, 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. The PPWSD Board has adopted the following resolution. Please review it, inform yourselves of the issues surrounding this Proposition, and be sure to vote on or before November 7.

## **RESOLUTION NO. 2023-09-001**

### **RÉSOLUTION OF THE PERRY PARK WATER AND SANITATION DISTRICT IN OPPOSITION TO THE STATEWIDE PROPOSAL, PROPOSITION HH**

WHEREAS, the vast majority of local governments, but not the State of Colorado, levy a property tax to support essential public services and infrastructure;

WHEREAS, special districts are more dependent on property tax revenue than any other type of local government, as it is often their primary or even sole source of revenue;

WHEREAS, inflation from 2020 to 2023 has increased by nearly 18 percent and special districts have not benefitted from increased sales and use tax receipts to offset increased costs of labor, materials, and services;

WHEREAS, special districts played a historic role in responding to the demands of the COVID-19 pandemic, but received few, if any, federal relief funds;

WHEREAS, Proposition HH will mandate reductions in local property taxes for at least ten years, resulting in billions of dollars of lost revenue for local governments without any reduction in service obligations;

WHEREAS, Proposition HH will increase the State's TABOR spending limit, allowing the State to spend billions of dollars more than it did before, while placing a property tax revenue limit lower than allowed by TABOR on local governments;

WHEREAS, the ballot question for Proposition HH indicates that local governments will be reimbursed from state funds for lost property tax revenue, but that those reimbursements are a small percentage of the billions of dollars more that the State will retain, and that most special districts will be ineligible for reimbursements early in the ten-year period of Proposition HH;


WHEREAS, special districts have collaborated with their local voters to propose and approve property taxes, or to retain and spend revenues therefrom, to support services, facilities and infrastructure needed and desired by the community and, more generally, to support public health, welfare, and safety; and

WHEREAS, Proposition HH undermines the short and long-range planning efforts of Colorado's special districts that are necessary to absorb inflationary pressures, to increase salaries and compensation for employees, to support existing and grow new public programs, to construct and maintain government infrastructure, and to respond to the needs and emergencies of Colorado's communities.


NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT AS FOLLOWS:

1. It is the position of the Board of Directors of the Perry Park Water and Sanitation District that special districts and their constituents are best suited to determine the revenues necessary to meet the needs, expectations, and demands of the communities they serve.
2. The Board of Directors recognizes that special districts are accountable to their local voters, who may take action if the taxes they pay are not warranted for the services, facilities, and infrastructure provided by special districts in their communities.
3. Proposition HH will have a negative impact on the Perry Park Water and Sanitation District's ability to plan for the future, invest in infrastructure, and maintain affordable rates. The proposition will divert property tax revenue away from the district and into state programs, which will make it more difficult for the district to fund capital improvement projects and mitigate the effects of inflation and rising interest rates. Delaying capital improvements could lead to service interruptions and costly repairs in the future. Additionally, delays attributable to this Proposition, will raise future costs of day-to-day operations, and make it more difficult for the district to provide adequate services.
4. The Board of Directors believes that Proposition HH diminishes the ability of the Perry Park Water and Sanitation District to provide the vital water and sanitation services, maintain and update water and wastewater treatment, distribution facilities, collection infrastructure, and customer services that the public needs, expects, and demands; and, therefore, the Board strongly urges a NO vote on Proposition HH at the statewide election on November 7, 2023.

APPROVED AND ADOPTED this 20<sup>th</sup> day of September, 2023 by the Board of Directors of the Perry Park Water and Sanitation District.

  
Anthony Lucas  
Vice-President  
Perry Park Water and Sanitation District

Attest:

  
James Maras  
Secretary  
Perry Park Water and Sanitation District



# A Walk on the Wild Side...

by Susan Peters

## Win ...Short Takes Freeze Warnings!

First!!! If you are not planning on feeding birds this winter and are feeding them now, please stop. Otherwise they will be dependent on you for food when the snow tops the Mulleins.

The cooler weather and shorter days remind us to use the pleasant weather to prepare for the not-so-pleasant weather unless you are one of those crazy people (in my mind) that relishes freezing cold, blizzards, moving avalanches of snow, hauling in wood with their freeloaders – spiders, stink bugs, earwigs – all to entertain your winter guests.

Bird houses should be cleaned with a soapy solution with some bleach added to ready safe spots for birds to tunnel in during snowstorms. Bird feeders and bird baths require the same solution, too. And unless you are really into tied-died attire, painting clothes are the ticket for this chore.

By now, you can definitely bring in your hummingbird feeders, unless you want to leave one going for the extremely tardy migrating hummer, the one who stops and smells the roses along the way. By the end of October, if they have not gotten the message, it is sayonara.

The past few years I have been amazed with the amount of seed being consumed. This should be the quiet time of year. Perhaps the migrating birds are chowing down in anticipation of their long journey, so...

Time to stock up the bird seed – black oil seed, and a good quality seed mix with no red millet and only a small quantity of white millet. I am currently using Murdochs in Castle Rock. Whole peanuts, the price of a king's ransom, delight the jays on snowy days, and direct them away from the regular feeders so smaller birds can feast in peace. Both Costco and Sam's carry them at reasonable prices. Hubby Dave has been scattering a few peanuts on the deck railings to the delight of the jays.



## Dung Beetle Delight

On frequent trips to the Greenland and Glendale dog parks, I observed that the coming cold weather

seems to have put a sense of urgency into the dung beetles. They scurry hurriedly across the paths, executing their “dung beetle dance” where a beetle hops on top of its highly coveted dung ball – coveted by other dung beetles, but not by me – and maneuvers the ball in a straight-line path, not to be deterred by any obstacles in its path.

The dung beetles have a strong sense of smell that propels them to the poop and me away from it. The balls they make – their version of mud pies – can be up to eight times their size, so their determination to keep them from being stolen and to secure them as food, and, yes, a nesting spot, is a source of admiration. I am careful yield to them and their efforts.

If a male dung beetle attracts a female by rolling the ball along, then she helps – so romantic, rolling poop together. Or he may leave her waiting for his special prize. Then the two of them bury the ball and mate underground with the female laying her eggs in the newly “rearranged” dung ball.

But back to the dog parks where plastic bags are supplied for dog owners to pick up their dogs' contributions. So obviously many owners are negligent in this required activity, leaving it to the dung beetles to do their, ahem, dirty work.

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*Wild Side continued from previous page*

On a trip to South Africa, we noticed that the dung beetles grow large there, like mega times bigger than the ones here, but look at the size of the poop piles left by elephants alone...lots of processing required! Obviously, these dung beetles are another in one of over 5000 dung beetle species...lots of poop in this world that needs to be managed!

Dung beetles play a critical role in nature and farmers welcome them. These industrious critters take care of livestock manure piles, keeping flies from laying their eggs in them, and then enrich the soil with their buried fertilizer.

### **Another Member of the Corvidae Family**

Last month we compared the crow to the raven. Move over for the American (or Black-billed) Magpie, whose presence is impossible to ignore. They also are members of the Corvid family. Their cousin, the Yellow-billed Magpie, is smaller and lives along the west coast of the U.S.



The vocalizations of the Black-billed Magpie consist of a number of calls variously described as tweets, coos, purrs, shrills, and squawks, but the most common is an alarm call, called a chatter, that is described as a ka-ka-ka-ka, sometimes preceded with a skah-skah. They also have been known to mimic humans. They are medium in size – 16 to 24 inches, with the male being larger. They are only one of four songbirds to have a tail longer than its body.

Magpies range from southern Alaska down through New Mexico. They do not migrate, but are protected by the Migratory Bird Treaty Act. Go figure. They prefer open areas with clumps of trees. They build their large conical nests (about 40 x 44 inches) high in trees. They mate for life.

The female can lay up to 13 eggs (ouch!) but generally have clutches of 6-7. The female nests her eggs while the male gathers food to feed her. Nice. They are quite protective of their nests.

Speaking of food, magpies eat insects, carrion, seeds, rodents, berries, nuts, eggs, garbage, and pet food, if left out. They will stand on the backs of cows to pick off insects, fleas, and ticks. They used to do that with the buffalo. They will dig a small cache to bury their food and then cover the cache with grass and leaves. Now, what is weird is that they will then cock their head and stare at the covered cache as if to memorize its location. They won't leave it there long.

They are very social and will congregate around people, if they are not harassed. When Lewis and Clark first encountered black-billed magpies in 1804 in South Dakota, they reported the birds as being very bold, entering tents, and taking food from the hand. And, get this, magpies have funerals! When one of them dies, they gather in nearby trees and make a racket.

### **Short Takes**

It's that time of year when robins gorge on the ripe red berries of our European Mountain Ash.



Greenbay, Wisconsin had an unusual visitor recently – a Roseate Spoonbill, a tropical bird that we've seen in Costa Rica a number of times.



A rare metallic blue frog was found in Rhode Island. The RI Fish and Wildlife says, "This pigmentation is known as axanthism, which is caused by a lack of the xanthophores and carotenoids that cause yellow pigmentation in the skin. This means that typically green frogs will look blue."



*continued on next page*

*Wild Side continued from previous page*

And how about some more nature photo winners?

From Audubon:

Black-bellied Whistling-Duck  
by Joshua Pelta-Helle



Scissor-tailed flycatcher with praying mantis  
by Lorraine Skitter

Atlantic Puffin  
by Kelley Luikey



Rufous Hummingbird  
by Tim Nicol

Sandhill Crane  
by Adrienne Elliot



Cedar Waxwing  
by Kevin Lohman



Bald Eagle  
by Bonnie Block



Green Heron



by James Fatemi

Atlantic Puffin  
by Shane Kalyn



Great Blue Heron  
by Dale Robert

That's all folks for this month. Next month I will share some more drone pictures with you. Gotta run – autumn chores await: I'll be cleaning out the bird houses and feeders, wrapping the trees, etc.

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

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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.





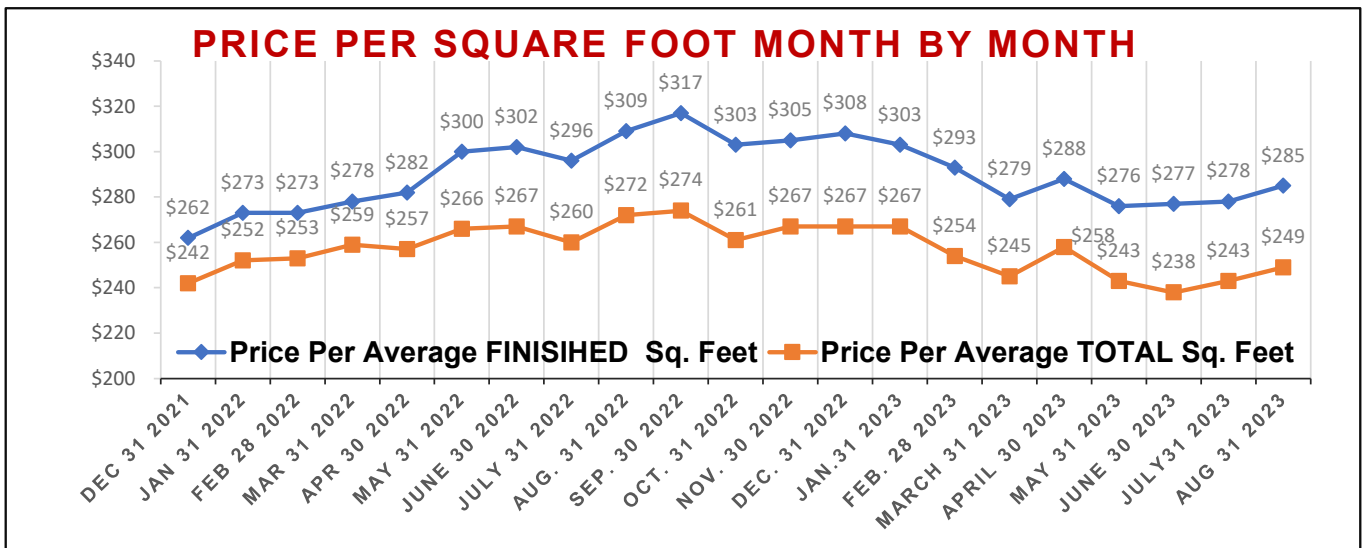
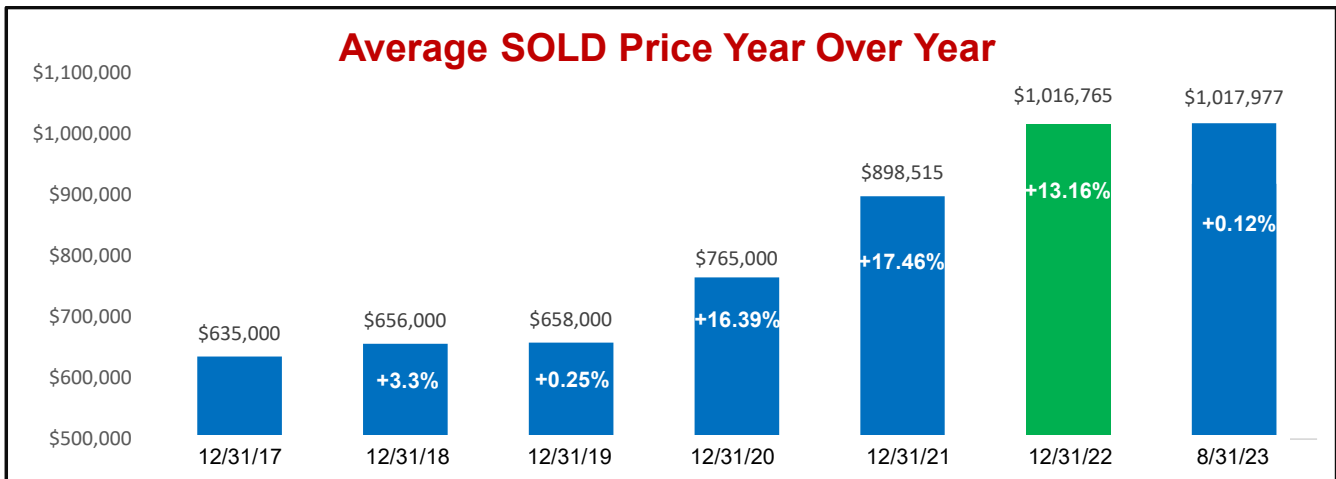
# Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (9/19/2023) ---35 (\$739,000 to \$1,750,000) --- Median \$1,095,000

Average Days on Market --- 64

Homes Currently "Under Contract" --- 12 (\$730,000 to \$1,895,000) --- Median \$1,135,000

Average Days on Market --- 57



---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.

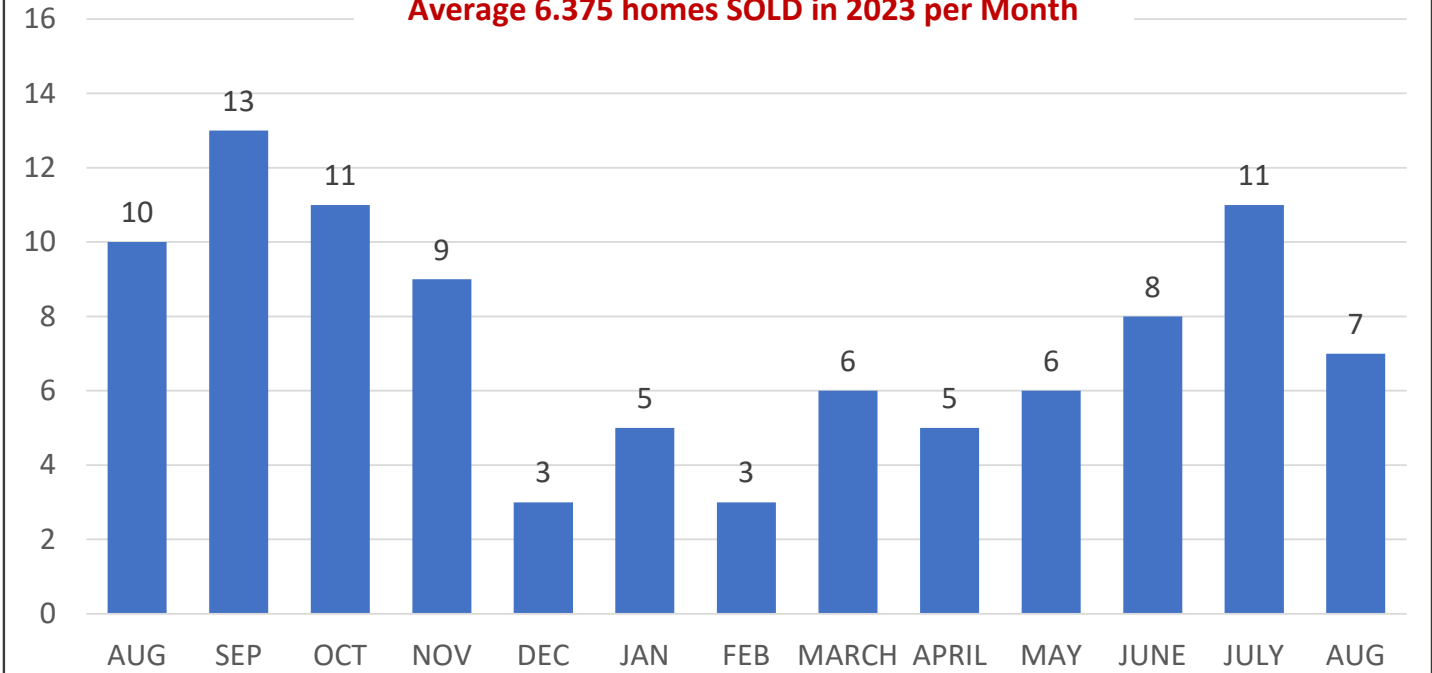
---The above information has been researched from the Metro Denver MLS System ([www.REcolorado.com](http://www.REcolorado.com)) by **Dave Gardner of Results Realty of Colorado**, located in the Town of Larkspur, CO. It is believed to be accurate but is NOT guaranteed. Every property will have unique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



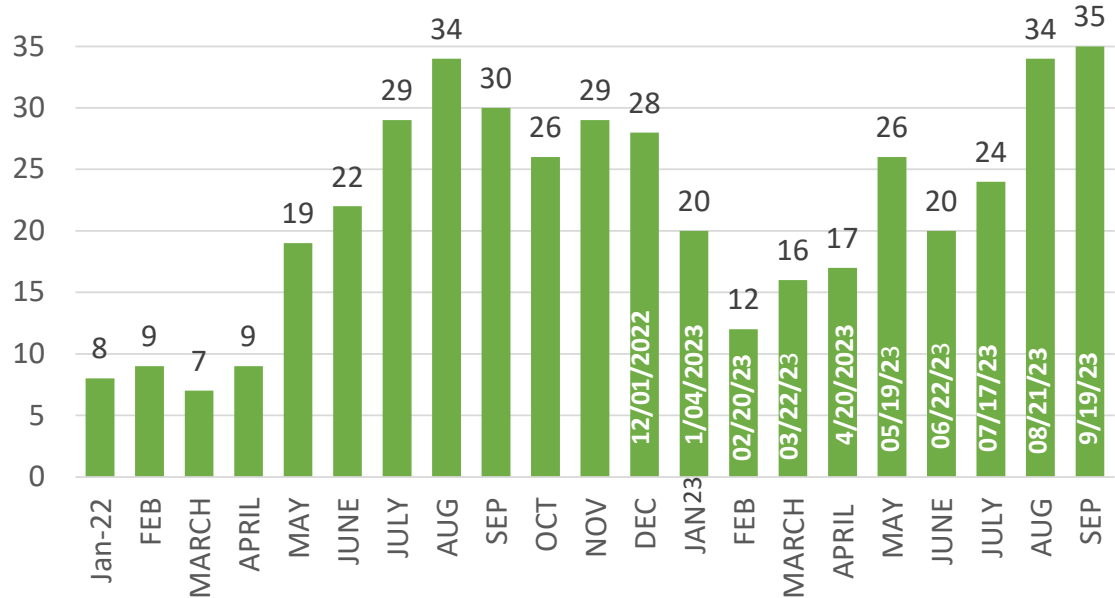
# Larkspur Real Estate Stats

## 2022/2023 Homes SOLD in Larkspur Month by Month

Average 6.375 homes SOLD in 2023 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

## 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**.

**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.