



Serving Perry Park, Larkspur, and the surrounding community

April 2021

Happy April, fellow Larkspurians!

The green grass is peeking through the leftover snow, we did not have to shovel this week(!), and the birds are singing! Spring is on its way, and I'm sure we are all looking forward to it. It has been quite a year! Can we all take a deep breath and move into April?

This issue is packed full of information! Beary Bear has come out of hibernation, and is eager to share beary thoughts with you all. Randy Johnson, our dedicated fire marshal, has a great article on what happens when a wildfire decimates an area - and although it is difficult to absorb the devastation that can occur, I can attest that everything he says will happen. . .does happen! We have dear friends who lost their home and all their belongings in early September when a wildfire rushed through the McKenzie River area outside of Eugene, Oregon. They evacuated quickly, fully certain they'd be returning to their home in a few hours. They lost everything! It can happen. Let's be prepared. We have great resources here in Larkspur that can help with property mitigation, and Randy is very willing to come out and assess your property with you. He spent an hour walking our yard, (see photo below), pointing out ladder fuels, helping assess where trees might provide unwanted crown fuels, and pointing out things that would benefit from attention on our home, garage, and deck. It was informative, sobering, interesting, and we'll be undertaking some mitigation in the next month.



Our usual devoted writers are back with more interesting articles, and we have a few new features. Also, be sure to check out the ads - our advertisers are a vital part of this publication as well - patronize their businesses when you can. Read, enjoy, and if you have comments, or suggestions, feel free to email me at larkspursentinel@gmail.com.

In the meantime, take another deep breath, and please, be kind!

Margot Patterson
Editor

Special Note:

Interested in biocontrol of noxious weeds?
Douglas County Conservation District
is offering a Free Workshop

THURSDAY, APRIL 1, 5:30-6:30pm.

Call to register: 303/218-2622.

More information in the May issue.

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
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5608 COUNTRY CLUB DRIVE | PERRY PARK | OFFERED AT \$799,900 | UNDER CONTRACT!



17075 VISCOUNT COURT | BENT TREE | OFFERED AT \$1,099,000 | UNDER CONTRACT!



7144 MARSHALL ROAD | SAGE PORT | OFFERED AT \$799,900 | JUST SOLD AT \$910,000



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2775 HWY 105 | MONUMENT | OFFERED AT \$1,050,000 | FOR SALE!

ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 17+ 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 Owens is a Broker/Owner at RE/MAX Alliance in Castle Pines. View the virtual tours for these homes and all Elizabeth's listings at ElizabethOwens.net



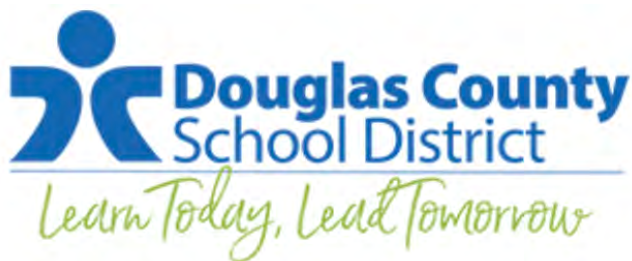
EVENTS:

Monthly Chamber Mixer

Chamber Members & Non Members Welcome!

Monday, April 12th starting at 5:30pm MT via Zoom.
Details on our website or Facebook page

For more information, head to our website: www.larkspurchamberofcommerce.com or check us out on our FB Page @LarkspurChamber.



Middle and High Schoolers returned to full, in-person learning March 22.

The Douglas County School District (DCSD) Board of Education voted unanimously to return middle and high school students to full, in-person learning (five days a week), effective March 22 following Spring Break. This also marked the start of the fourth quarter of the school year. DCSD elementary students returned to full, in-person learning in January. Families who selected eLearning will remain in that learning model through the end of the 2020-2021 school year.

DCSD's student-facing staff have had access to opportunities to receive COVID-19 vaccinations. Additionally, current health and safety protocols will remain in place, such as mask wearing and following isolation/quarantine protocols. Layering additional health and safety measures such as hand washing, increased ventilation, seating charts to minimize the impact of quarantines where possible, use of alternate and outdoor spaces, and physical distancing where feasible will continue to be a part of daily operations in all DCSD schools.

Larkspur/Perry Park COMMUNITY GARAGE SALE



It's time again to start making plans for our Annual Community Garage Sale!

Looking for volunteers (thinking we could build a small planning committee). If you are interested in volunteering, send me a message with your name, email address and I will send details. If you want to get on the email list with more updates on how to sign up, dates, sponsorship opportunities, etc. click here: <https://forms.gle/SzWGX7oAtbsBjAvr5>
<https://www.facebook.com/LarkspurCommunityGarageSale>



Blanket Brigade Warms Hearts

The Larkspur Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. Formed in 2015 by four women, we have grown to 15 dedicated souls, that create and give away about 300 quilts each year. We are a 501 (c)3, operating mainly with donations of fabric. We meet on the first and third Thursday of each month (due to Covid, our venue changes, but the meeting days remain the same) so please contact us and we will send you the info on where we will be meeting. Please consider joining us in this fun endeavor. If you like to sew, or even if you do not have any special sewing skills, we can use your help. All you need to know is how to thread a needle. Come join us!

How can you help?

- Let us know of someone who needs a quilt
- Donate fabric, batting, or yarn
- Help us with quilt tying at our bi-monthly meetings
- Help with the sewing of the quilts.

Contact: Gwen Underwood at gwenspur@icloud.com
Cindy Hotaling at cjaspsjr@yahoo.com



Perry Park Metropolitan District

The Special District For Perry Park Ranch

by Sean King, Secretary, Perry Park Metro District

Vacancy on the PPMD Board of Directors

Three members of the community have volunteered to fill to the open board position for the Metro District:

John Grosh

Steve Ostrowski

Bonnie Schwam

The board will schedule a special meeting near the first of April to conduct interviews with the potential board members. The special meeting will be open for residents to attend so please look to social media and email for a notification when the specific date and time is set.

Once interviews are complete, the board will make a selection and that new member will join the board during the next meeting on April 8th, 2021.

Meeting with Douglas Land Conservancy

The Board met with the Douglas Land Conservancy on March 2nd to review the current Conservation agreement and get the DLC's perspective in regard to multiple important current issues. Here are some highlights from that meeting:

- Regarding the Gateway Water Rights issue: the DLC has no position on a specific direction for the Gateway Pond. They are in support of any decision the PPMD board makes and will work with the board to make sure the values of the conservation easement are protected.
- Regarding the parking lot located on the easement: the DLC confirmed their definition for commercial use as "a commercial entity coming and soliciting business or conducting commerce on the easement". This interpretation prohibits any commercial entity from using the parking lot to conduct business.
 - However, the DLC also confirmed that use of the parking lot to support charitable purposes is allowed! The Girl Scouts, Larkspur Volunteer Firefighter Auxiliary, and others may continue to use the space as needed to support charities.
- Regarding fencing along the pond: the DLC is in full support of adding a fence that meets guidelines stipulated by the Colorado Department of Wildlife.

Both the DLC and the PPMD board agreed to establish a more consistent meeting schedule to review ongoing concerns with the Conservation Easement as well as updates to the [Land Management Plan](#) that is maintained by the Metro District.

Wildfire Hazard Removal Project

This project to remove dead trees from the Upper Cheyenne area has moved down to the Haystack area for the next couple of months until weather conditions are more favorable for the tree removal to finish along the Upper Cheyenne.

Information will continue to be shared in monthly board meetings, meeting minutes, and posted online at <http://perrypark.org/perry-park-wildfire-hazard-fuels-and-standing-dead-tree-removal-project/>.

The PPMD Board of Directors

Randy Johnson – President (through May 2022)

Craig Van Doorn – Vice President (through May 2022)

VACANT – Assistant Vice President (through May 2022)

Joe Brickweg – Treasurer (through May 2023)

Sean King – Secretary (through May 2023)

Continued on the next page

Slash Program

The slash program will be picking back up on its usual schedule in June. You can find more about the program here at the PPMD website: <http://perrypark.org/resident-information/slash-pickup-free-mulch/>.

Next Board Meeting: Thursday, April 8th

The board is planning to meet virtually due to COVID-19 concerns. Details for how to access the Zoom meeting will be shared the Monday before the meeting on the PPMD mail list. Please go here to sign up: [PPMD Mail List Sign Up](#)

All Perry Park residents are welcome to attend and participate.

Larkspur Fire Protection District Burns Perry Park Ranch Community Slash Pile

Every year, the residents of Perry Park Ranch actively mitigate wildfire fuels on their properties to reduce the risk from wildfire. Since 2001, the Perry Park Metropolitan District has assisted residents in this effort by picking up slash (branches and limbs) from this wildfire mitigation effort as a free service to residents. In both June and October, the District contracts with M.R. Hauling to pickup the slash and consolidate it into a pile at the back of Perry Park. The District then contracts with the Larkspur Fire Protection District to eradicate the slash pile by burning, usually during a spring snowstorm. The burn is conducted and monitored by experienced fire personnel that ensure compliance with both fire safety and air quality parameters.



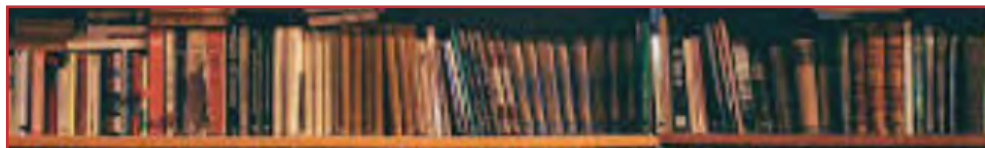
The slash pile averages around 5,000 cubic yards in size every year. That's 100,000 cubic yards of wildfire fuels eliminated since 2001! The Perry Park Metropolitan District fully supports and applauds the on-going wildfire mitigation efforts that the residents of our great community perform every year! Let's continue to pursue these fantastic mitigation efforts that made Perry Park Ranch one of the first twelve Firewise Communities in the nation and a beautiful and safer place to live.

Larkspur FREE Library

Open on Saturdays from 10-2

Masks are required. •• We will only be using the back door.

Please hold off on donations until we get caught up on all the generous donations from the past year



NEWS FROM THE WATER DISTRICT

By Brian Arthurs

“The cottages are full of life. It’s incredible to think they are filled with people who know nothing of computerized technology, nor even running water, sewage systems or electricity. And yet here they live. Surviving” - Marianne Curley



Facts about wastewater sanitation:

The British Medical Journal conducted a poll asking what the greatest medical milestone was since 1840 (when the Journal was first published). Adequate sanitation was chosen as the winner, receiving more votes than breakthroughs such as the introduction of antibiotics, the development of anesthesia, widespread vaccinations, and the discovery of DNA.

The March 17th regular meeting of the Water District was called to order at 1:04 pm with all Directors available.

The February 17th regular Board meeting minutes were unanimously approved. In addition, \$170,550.82 of disbursements were approved. The District Systems and Staff Reports were presented, reviewed, and described as normal.

Review of the Remuda Ranch Water and Sanitary Sewer Construction progress was also on the agenda. The engineering firm of TST Infrastructure, LLC, presented a summary of the work completed and approved as of March 10, 2021. In addition, a list of items requiring additional corrective action was provided. A request by the developer to grant conditional approval to begin use of the infrastructure for construction of homes was considered. After discussion and analysis, acceptance was approved with the condition the District retain the ability to decommission service if the remaining work is not progressing adequately or not fully completed by July 1, 2021.

An easement for overhead and underground utilities with IREA was approved. An inadequate power supply issue at Sageport’s A4 well will be resolved. Government grant and loan opportunities were presented by Director Jim Maras and discussed. It was noted these opportunities are available for a variety of needs, and could potentially assist the District with their metering needs. The Board agreed to review what could become available in the future.

The majority of the meeting concerned the proposed 2021 rate and fee increases. The Board is considering a 10% rate increase on billing rates and tap and development fees, as well as a \$50 increase in the District’s capital improvement fee each bi-monthly payment period. A newsletter with additional information for all customers in the District was mailed and posted to the PPWSD website. FAQ’s have been added to the website. For more detailed

information, please e-mail the District Manager, dmiller_ppwsd@comcast.net.

Director Peterson presented the background and direction of the District in past, present, and future years. It was noted the priority has always been to secure a renewable water supply and ensure the District’s ability to provide safe and ample water to its customers. Director Peterson added that the District owns and operates all of the fire hydrants in the District, while ensuring that they provide adequate fire flow protection. Director Arthurs supplied insight into the Capital Improvement Plan, why the Waucondah Wastewater Treatment Plant improvements have been prioritized, and why the need for added funding to ensure the present and future operation of our system is necessary. Director Lucas provided a comparison of rates for similar Districts in our area. Questions from the audience were answered and, along with comments and suggestions, were accumulated for the Board’s consideration. The rate recommendations will be discussed further and may be decided upon at the April 22nd public Board meeting.

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

Further information is available on the district website, www.ppwsd.org.



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For Sale
\$624,900

4728 Red Rock Dr. --- Perry Park

2,953 Sq. Ft. Ranch Style House with Finished Walkout Basement sitting on a 1.25-Acre Lot in popular Perry Park! Beautiful Location in a pristine Rocky Mountain Pine Forest.



For Sale
\$314,900

12778 Greenland Acres Rd. --- Larkspur

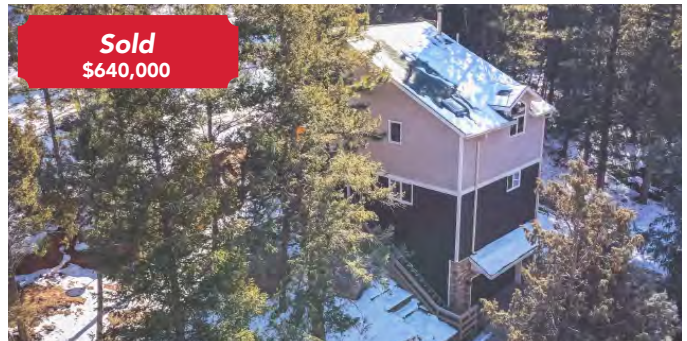
Rare 4.85-Acre Build-Site is ready to add YOUR Dream Home. Soaring Ponderosa Pines AND Views! Zoned for Horses. NO HOA. Survey and soils tests complete. Electric extended onto LOT.



Under Contract
\$1,150,000

15367 Sierra Pines Ln. --- Larkspur

40-Acre Build-Site in Private Gated Community has the Guesthouse, Well, Septic, Driveway and all infrastructure COMPLETE. Fantastic Views and Privacy. Ready to add YOUR Dream Home.



Sold
\$640,000

7178 Kiowa Rd. --- Perry Park

Mountain paradise on an oversized 1.4-Acre site backs to soaring red rock formations has Breathtaking views from all windows and decks. Multiple Offers and a sale price well above asking.



Sold
\$162,000

8280 Bannock Dr. --- Perry Park

"Ready-To-Build" 1-Acre LOT on County maintained and plow paved road has all utilities and is ready to go. South facing build-site had Multiple Offers and a sale price well above asking.



Sold
\$1,260,000

1940 Quartz Mountain Dr. --- Perry Park East

Custom Post & Bean Ranch on 5-Acres with Tremendous Mtn. Views. Quality finishes throughout and wonderful outdoor living areas created Multiple Offers and a sale price well above asking.



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From the Larkspur Fire Protection District

By Cindy Applegate, Secretary-Board of Directors

Yearly Call Review:

From January 1 - February 28, 2021, we ran a total of 132 calls compared to 149 calls for the same timeframe in 2020. This is a decrease of 17 calls.

Monthly Call Review:

From February 1 - 28, 2021, we ran a total of 66 calls compared to 75 calls for the same timeframe in 2020. This is a decrease of 9 calls.

- A. FIRES: Total of 1 call - Structure fire involving an enclosed building: 1(mutual-aid)
- B. EMS: Total of 26 calls
 - Medicals: 24 (23 in district, 1 mutual aid)
 - MVA's with Injuries: 2 (2 in district)
- C. ALARMS: Total of 1 call
 - Fire alarm system malfunction: 0 (in district)
 - Carbon monoxide detector malfunction: 1 (in district)
- D. OTHER: Total of 38 calls (34 in-district, 4 mutual aid)

Fire Protection District

Board Meeting

Thursday, April 8

6:00 PM at Station 161

The meetings are open to the public.

It is possible this may be a virtual meeting. Please

check the website for details.

larkspurfire.org

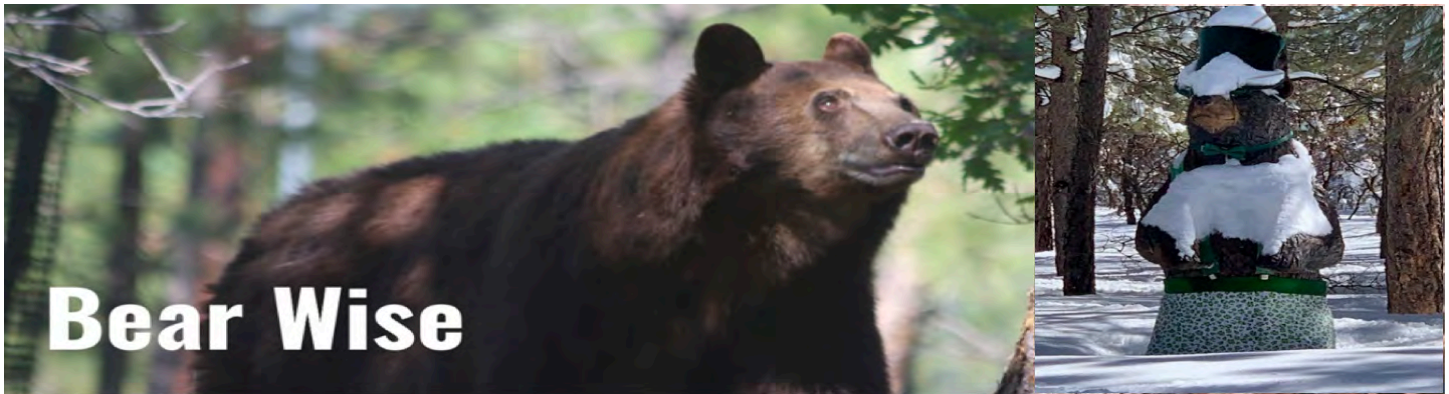


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Affordable Pricing
Fire Mitigation
Remodel and Construction Debris
Demolition
Ranch Land Cleanup

Chris Miller
303-919-1996
mrhauling19@gmail.com

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April - Rise and Dine

We bear do not wake up from our hibernation (torpor) period at the same time. The first to rise after our long winter's nap are the adult dudes. We initially stay close to our dens for a few days to survey the surrounding area for possible food sources. Who knows, maybe someone built and opened a new In and Out Burger joint while I was asleep! Second to emerge are solitary females and moms with second season cubs. This group feels like the parents and kids who have been home school shut in's this past year. The winter den can feel small this time of year so it's great to get out and breathe in some fresh air. Finally, mamas with newborn cubs make their appearance in the great outdoors. Many of these moms are still wondering how the heck they fell asleep solo and woke up with a cub or two snuggled in with them.

There is one thing all bears have in common this time of year – hunger pangs. We rely on you to help us eat what nature abundantly provides and to avoid the temptation of eating what is easily accessible and unhealthy for us: human-provided food sources.

Think Like a Bear

When it comes to helping us avoid eating what isn't nutritious, you gotta think like a bear. Unlike humans who often locate a delicious meal by using a phone app like Grub Hub, we bear discover food sources through our sense of smell. This fact should not be a surprise. I mean, look at my face; it's all nose.

Attractants like birdseed, hummingbird feeders, pet food, greasy barbecues, and garbage cans all produce odors that we can lock onto faster than your Aunt Emma can peel a potato.

Garbage cans and dumpsters are the cornucopias of all food sources. Nowhere else can we dine on a weeklong collection of odorous food remnants, complete with curbside delivery you refer to as "trash day."

Non-Bearproof Garbage Cans are Lethal

More healthy bears become fed and dead due to eating from an accessible garbage container than from any other source.

Studies show that most of the bear trouble with humans is traced to food. Intentional and unintentional feeding bears teaches us to approach homes and people for food, a recipe for human-bear conflict. Also, it destroys our teeth, digestive tracts and can result in a horrible death. Last season an adult bear autopsy revealed she died from ingesting a plastic milk container that caused the chewed sharp pieces she consumed to shred her digestive system to ribbons. It was a slow and painful death for this beautiful young gal.

Please! If you haven't done so already – replace your traditional garbage container with a bear-proof version.

Intentionally feeding us bears (and all other wildlife) should be illegal. Wait a minute, it is. Colorado law mandates a \$100 fine for the first offense, \$500 for the second, and \$1,000 for the third. If you see something, say something. If the violation continues, report it to local law enforcement. Think of this act as your civic bear advocate responsibility.

Ask Beary Bear

Each month, yours truly answers questions about us bear. Send your queries to wisebeary@gmail.com for posting



in a future edition of the *Larkspur Sentinel*.

For those who have asked if I am single and available, it depends on the time of year. Check back with me in July.

Until next time, stay safe, stay healthy, and always be bear wise.

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Wildfire!

DEVASTATION, MITIGATION, AND HOPE

*by Randal Johnson, Fire Marshal,
Larkspur Fire Protection District*



By now, those of us that live within the Wildland Urban Interface/Intermix are very aware that we live an area prone to wildfires and we know that we can reduce the negative impact of wildfire through personal preparedness and good property mitigation. Catastrophic wildfire is truly the one natural disaster that we can prevent.

Many people do not fully grasp the extent and depth of the effects that a large wildfire burning through unmitigated environments can have on us, our families, and our communities. Nor do we truly understand that the aftermath of wildfire goes on for years past the event.

When a wildfire rampages through a non- or under-mitigated community and destroys property and the environment, it is a **life altering event** for all involved and the community will never be the same. Although wildfire may pass through a small property in as little as ten minutes, the psychological, emotional, financial, and environmental damages will last for a lifetime.

When a fire starts within or near a community on a dry, windy day in an area with abundant, dry fuel, the fire can spread very rapidly and defy initial attack efforts by firefighters. The Lower North Fork Fire near Conifer in 2012 and the Black Forest Fire in 2013 are recent and close examples of such fire events.

Your disaster begins with terrifying moments when the wildfire strikes close and you are trying to escape the flames. Prepared or not, evacuation under this rapid onset wildfire scenario is a chaotic and frightening experience. Do you have a plan? Considerations would include: What if you are not home when the fire breaks out? How will your children evacuate if you are not there? What of those with disabilities? What about your pets or livestock? Will you have time to accomplish your plan during a rapid onset wildfire scenario? Who will do this if you are not there? It bears repeating: Do you have a plan?

DEVASTATING LOSSES – The hard facts

What happens after the fire? If you have suffered a major or total loss, there will be time spent (days or weeks) in a shelter, a motel, with relatives or friends until the fire has passed and law enforcement allows access to your home. When you are allowed to return to your community, a grey, ashen moonscape with black sticks will have replaced the beautiful views you once had. Familiar landmarks will be gone and street signs destroyed, you may feel disoriented. The emotional reaction will be substantial and overwhelming.



If your home survives, electricity and other utilities may be out for weeks until repairs can be completed further delaying your return home. If your home survives, there will still be massive cleanup due to power outages, and smoke infiltration. It can cost \$50,000+ to clean or replace furniture, carpet, drapes, attic space insulation, repaint the interior of the home and dry clean all of your clothes. The cost of removing burned hazard trees can be very expensive and contractors may be difficult to find. These, along with shelter needs, are things you need to discuss with your insurance agent to see what coverage you may have.

Continued on the next page

Wildfire! Continued from previous page

If your home was lost to the fire, you are now faced with one to two years or more to scrape off the burned structure and rebuild. If many homes are lost, there will be a shortage of contractors to do the work. Have you reviewed your insurance policy recently? Things to consider: your mortgage, living expenses while rebuilding, impact on work, school, sports, pets, livestock, commute from temporary housing. Immediate practical needs will include: clothes, coats, linens, kitchen items, television, furniture, computers, and tools. Will your insurance cover cars, trucks, motorcycles, ATVs, boats, and RVs that are destroyed as well as other equipment that needs to be replaced including tractors, snowplows, mowers, etc.?

The loss of irreplaceable items including family heirlooms, hobbies, collections, memorabilia, photographs can be devastating.

Dealing with the insurance company (and this does not always go well), architects and engineers, builders, contractors, and constant visits to the site for cleanup and rebuilding all become a full-time job. Do you have a copy of the original house plans stored in a safe place? Did you have a home business that will need to be considered? Have you documented your possessions?

Recovery of the environment can take many decades and the value of your once beautiful landscape plummets. After rebuilding, you may want to move and find that your newly rebuilt home, now located in a burned-out world, is not worth anywhere close to what you originally paid for it.



Always, after the wildfire come the floods. The burned-out landscape loses its ability to absorb rainfall and flooding results. More ruin follows along with more work and additional financial loss. Didn't think you needed flood insurance? Think again. Even runoff from the hill behind your house can cause water damage that you never had to deal with before the wildfire. Time will allow the landscape to recover with vegetation that will help control the flooding, however it may be a very long time. You may have to revegetate areas of your property – again, more time and more money and not likely covered by insurance.

These new and overwhelming time and financial issues will create sky rocketing stress levels for you and your family. You will be emotionally and physically exhausted. Relationships suffer and are sometimes shattered in the fallout of a wildfire. No one knows how they will react to a disaster of this magnitude. You will have psychological damage to some degree, some folks to a very great degree. The wildfire may haunt you for years.



HOPE IN MITIGATION

As you can see, the reality of devastation from a big wildfire in a community is far reaching and extends over a great time period. However, there is hope!! If we can achieve a community-wide scale of wildfire mitigation where we live, we will be able to prevent a catastrophic level of wildfire. It takes everyone's effort to avoid this tragedy.

The Cathedral Pines community within the Black Forest Fire is a shining example of this. This community was very well mitigated prior to any homes being built. When fire burned through two thirds of this community, it stayed on the ground and was of low intensity. Only one home was lost and the environment suffered only minor damage and has quickly recovered. The environment, and consequently the residents' reason for choosing to live there, survived and they were spared the devastation and suffering that the unmitigated properties adjoining the Cathedral Pines subdivision experienced.



TEAMWORK/COMMUNITY EFFORT

A community-wide effort of solid mitigation will substantially reduce the scale and the intensity of a wildfire. A patchwork of mitigation within a community will result in a patchwork of devastation and some properties that were mitigated may be overrun by the intensity of fire that builds up across areas of non-mitigated properties. Fire will occur in our communities for sure, but with intentional preparation and effective mitigation by all residents, the damage level to our families, homes, finances, community, and our environment will be minimized.





We all have a social responsibility to our neighbors and to our community to do the right thing and **mitigating your property is the right thing to do**. If you choose not to mitigate your property, your lack of action may have a very negative and potentially destructive, injurious, or lethal impact on your neighbors and your community. If you can't do the mitigation work yourself and don't have the money on hand to hire it out, you would be money ahead to take out a loan to have your property mitigated now and avoid the losses from a wildfire in the future.

It is not just about you and your property. With freedom and rights come responsibilities. An investment in wildfire preparedness and mitigation is an investment in your safety, your lifestyle, your future, and your joy of life! Mitigate your property now before the fire comes. Talk to your neighbors and let them know about the realities of wildfire destruction and encourage them to mitigate now!

Larkspur Fire is available to come out to your property and make recommendations for a course of action that you can take to make your home more resistant to a devastating wildfire. Please call 303-681-3284 to make an appointment. There is no charge for this service.

Don't wait until after the fire to help your friends and neighbors!



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Find more information about us at knotheadtree.com

Knothead Tree and Lawn Care is a TCA member with an ISA certification and an Arborist Certification.



MONEY TO BURN

by Karl Roscoe

*How to keep what you've paid for
where you paid to put it...*

We've come a long way from the rough-hewn lumber with lath and plaster interiors. The modern house is a wonder, actually, although not perfect. Wall construction with 2X4's has largely yielded to 2 x 6's. R-11 standard insulation has become R-19 standard. If you've been keeping up with this series, you'll already know we can do better. Here are just a few options:

First up is the 'box within a box.' Simply put, you build two outer walls separated from one another, and fill the void between with insulation. Cost is one of the major benefits of this choice—you can build your walls with 2x4s because you're not relying on the lumber depth to insulate your home. So even though your build cost will increase due to the double walls, it will only modestly increase. And the energy savings are incredible. For example, the R-19 insulation with 2x6s could become R-45! (Here's a link to see the wall being raised:

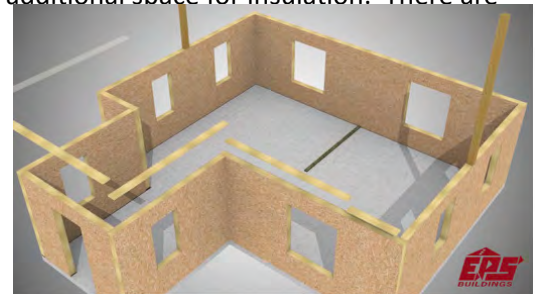


<https://www.greenbuildingadvisor.com/article/is-double-stud-wall-construction-the-path-to-efficiency-on-a-budget>

Next, we'll insulate the outer wall of the house. This gives us two layers of insulation—one in the lumber cavity and a second outside the cavity. There are many products being used/sold/tried for this insulation, including rock wool, polystyrene foam, and rigid foam sheets. This link shows what it looks like and even how to do it:

<https://www.greenbuildingadvisor.com/article/how-to-insulate-a-wall-from-the-outside>

Builders have worked with engineers to create a new 'Advanced Framing' (or 'Optimum Value Engineering Framing') system. Basically, the idea is to safely remove excess studs thereby creating additional space for insulation. There are many drawbacks to using this technique however, and your net gain is only to R-21. Another option is Structural Insulated Panels (SIPs). These are way cool. You send your plans to the factory, they measure everything out and build a sandwich panel (OSB-Foam-OSB) for every wall of your new home. They'll pre-install channels for plumbing and electric as well as for low voltage and other considerations. So you excavate, pour footers and foundations, and on delivery day, a crew shows up with your panels and a crane. In a single day, they effectively build your entire house. Amazing. If you're familiar with the *Hometime* building show, there's a great episode on YouTube (search EPS Panelized Hometime). That video is a good primer on a SIPs constructed home.



The last option I'll cover today is straw bales. It's pretty much what it sounds like: You buy a bunch of straw bales, stack them up in the shape of a house, build walls around the bales and away you go. Here's what it looks like:

Its cost is comparable to standard stick-framing. Tightly packed straw is more fire resistant than most stick-framed homes (surprise!). Insulation value is in the R-30 to R-35 range.



So that's it for this time. We'll talk more techniques next month!



electric

Pete Dunbar

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Larkspur Gardeners

by Renee Glover

It's April and I want to dig in the dirt! But, it's April in Colorado and it could snow tomorrow. Or rain. Or have bright sun and a high temperature of 65°. Or all of that in a 24-hour period. It might technically be spring, but we know better, don't we? What's an impatient gardener to do while waiting for the growing season to start?

I garden in raised beds using the Square Foot gardening method made popular by Mel Bartholomew. My garden beds have PVC pipe hoops over them. The hoops support plastic in spring to make little greenhouses and netting the rest of the growing season to protect from hungry critters and even small hail. I like to set up the plastic over the hoops in April, before my growing season really gets rolling. It does two things for my garden. First, it



warms up the soil in the raised beds. Second, it encourages any weed seeds to sprout. It's easier to pull those weeds before I sow spinach, lettuce, kale, and other frost-tolerant spring crops.

Have you thought about adding new trees and shrubs to your yard? What about sod? April is an excellent time for that. It's also time to plant perennial vegetables like asparagus. For the flower garden, violas and pansies can be planted now to add a splash of color. Plants showing up in the local garden centers are a sure sign of when it's time to put them in the ground. A word of caution, though, if you are plant shopping at any of the big box stores, read the tags on the plants to verify their planting zones. I've made the mistake of assuming a plant for sale at a local chain retailer was fine for our 5b USDA Hardiness Zone when it was suited only to much warmer zones. Save yourself time, money, and frustration and read those tags! Or better yet, support your local greenhouses, nurseries, and garden centers and do your plant and tree shopping there. Those retailers are much more likely to carry only plants suitable for our climate and altitude.

Spring is the time to divide fall-blooming perennials. This allows them the entire growing season to recover from being dug up, divided, and replanted. Divide them just as the new growth is appearing. Smaller stems and leaves will suffer less damage in the process than will full-grown plants. Check the Larkspur Gardeners Facebook page because some of our local gardeners are willing to trade



plants during dividing time. That is a fun way to add something new to your garden and meet other gardeners in the process.

Although it's too soon to hook up those sprinkler systems, you will need to water any new plants, or those you have divided, to help them settle in and establish new root systems. Don't forget to disconnect the garden hose and drain the water from it when you are done.

When I see the first green shoots popping out of the ground, it makes my soul rejoice. Hello, tulips and daffodils! Hello old friends. So happy to see you again! I think it's something only gardeners can understand. Now let's go out and get dirty!

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



Just Sold!
 570 Independence Drive
 Hidden Forest
 Larkspur
 \$1,150,000

This immaculate 5,596 finished sq ft walkout ranch features 5 bedrooms, 5 bathrooms, large rec room with a full wet bar, study and a formal dining room. This stunning home showcases a chef's gourmet kitchen featuring stainless steel appliances, slab granite countertops, knotty alder cabinets, large walk in pantry, butlers pantry and a breakfast bar. The great room features 15 ft vaulted ceilings, a gas fireplace and lots of natural light. The luxurious master suite showcases a gas fireplace, access to the deck and a 5 piece master bath with a double shower, large soaking tub and a large walk in closet. The finished walk out lower level includes 2 bedrooms with a Jack and Jill bathroom, powder room, a family room and a rec room with a wet bar. Relax or entertain your family and friends on the partially covered deck while enjoying the tranquility of feeling like you are living in the mountains.



Just Sold!
 1219 Fremont Drive
 Sage Port, Larkspur
 \$820,000



Just Sold!
 1581 Sky Rock Way
 Meadows, Castle Rock
 \$600,000



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 Biddle**

Under Contract!
 1051 Hoosier Drive
 Sage Port, Larkspur
 \$775,000



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 Office 303-681-3553
 Cell 303-667-7995
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Upper Cheyenne Fire Mitigation Project

By Reid Roberts

Perry Park resident since 2014

(earlier if we'd known it was here!)



Many of us know Keith Worley (pictured below) and all he's done for Perry Park from fire mitigation to stewardship of our wildland areas. Worley Park on the Big D is testimony to his efforts. A few weeks ago, I had the opportunity to ride with Keith and inspect the fire mitigation project that he is shepherding behind Perry Park starting on Upper Cheyenne.

I was amazed! It is a massive undertaking. The machinery alone is a story. These are big, specialized vehicles that can handle multiple large dead trees, masticate acres and acres, and work on steep slopes that I would have thought impossible to access. A huge rotary saw blade on one of these monsters is several hundred thousand dollars to replace! But the actual work is only part of the story. Keith and others helped secure grants to offset the cost of this project. On top of that, Keith and those helping had to track down and gain the permission from the property owners and there's lots of lots up there! Some are foreign-owned, some are in receivership, some are in foreign receivership. We're talking a lot of work! I don't have the names of those who helped Keith contact all these folks but they were able to contact all but one!

The Tussock Moth kill on the Douglas Firs is only part of the story of our surrounding forest. Without mitigation, this entire area behind Perry Park would be filled with enormous amounts of fuel that could result in a devastating wildfire. The impact on Perry Park residents is obvious. Any fire up there is going to be complex, dangerous, and difficult to fight. Swirling mountain winds, multiple ravines, canyons, and the aforementioned amount of fuel creates a real problem whether fighting the fire from the air or on the ground. I had no idea how complex a problem it can be until I talked with Keith and Randy Johnson, our fire marshal. Fast moving fires in the crowns of the trees, ground fires, grass fires, local weather phenomenons generated by a wildland burn and many other combinations are only part of the picture. Being able to fight the fire effectively takes knowledge and experience. We're very lucky to have Keith, Randy Johnson and others right here in the park who thoroughly understand this problem.

Further, a project of this size is going to have a big effect on the forest itself. Wildlife habitats, soil conservation and complex and delicate ecosystems are all affected by a project this size. After talking about it with Keith for any length of time, you will know that we have the right guy overseeing this initiative. I've never known anyone so knowledgeable about forestry and the cause and effect of human interaction with these delicate systems. Keith took me through a discussion of our local forest all the way back to pre-European human habitation and ended with our current situation. I look at our beautiful corner of Colorado differently now!



I'm writing this because I've been guilty of sitting in my recliner, grumbling about Covid and watching Netflix this whole past year while extremely important work is taking place right behind us on the mountain. I wanted to let people know from an ordinary resident's point of view. I'm grateful for Keith's efforts and the support of all the others who've volunteered their time and energy to make this great neighborhood what it is and keep us safe in the future.

A Walk on the Wild Side...

by Susan Peters

Spring Forward...Wonders of Nature...Bee Dazzle...Snowy Snowy Owl...Quick Takes

But first, a quiz: What do you call the offspring of a snowshoe crab?

And how about an Easter moment of Zen with Elsa, the joey Koala. This picture was taken a year ago of an orphaned koala snuggling up to what else? A baby stuffed toy koala!



Favorite Time of the Year – the Great Migration!

Yessiree. Just springing forward to lose an hour of sleep seems worth it when the evenings aren't draped in darkness. And then come the exciting signs the emergence from a winter that every year seems longer and longer. Deer browsing the greening fields. The volunteer willow over our pond spouting its fuzzy catkins that will soon be attracting hundreds of bees sucking up the pollen. The bees alone will provide a background hum to the rehearsal setting for the birds in practice for the collective cacophony when spring bird mating peaks. The flickers, towhees, red wing blackbirds, doves, warblers, finches, wrens, and chickadees are all warming up their vocal chords.

And, now, spring is truly in the air. The bird pairings are evident. Now it is a he'n and a she'n versus flocks or lone birds. They began singing their love songs weeks ago – the red-wing blackbirds, the Rufouses, the chickadees, and, yes, the robins. The discordant spring chorale has begun.

Mother Nature sure seemed on a rampage in mid-March as she dumped feet of white stuff on us and drifts even higher. At least we know that the pine trees will produce pine cones and the scrub oak will produce acorns, requisite food for bears and squirrels.

The hummers have packed their bags to begin their long trip back to their love-making happy grounds. About mid-April, it is time to put out a hummingbird feeder in a prominent place. Mix 1 part white sugar (no other sugar will do) to 4 parts of boiling water. Allow to cool. This mixture is very close molecularly to nectar. And you can now buy hummer nesting material online to encourage more nesting birds.



Resplendent White of Nature

Yes, the snowy snowy owls. They are rarely seen in Colorado. Check out the best snowy owl picture I have ever seen, taken by Gerry Morrell. And this year they were seen in Central Park, of all places. I once saw a large flock of migrating snowy owls in Wisconsin. I was mesmerized. Indeed, what a resplendent display!

So, how do you identify a snow owl? Snowy Owls are very large owls with smoothly rounded heads and no ear tufts. The body is bulky, with dense feathering on the legs that makes the bird look wide at the base when sitting on the ground.



They are about the size of a great horned owl or a crow.

Snowy owls are white birds with varying amounts of black or brown markings on the body and wings. On females this can be quite dense, giving the bird a salt-and-pepper look. Males tend to be paler and become whiter as they age. The eyes are yellow, which is mesmerizing.

Look for snowy owls sitting on or near the ground in wide-open areas. They often perch on rises such as the crests of dunes, or on fenceposts, telephone poles, and hay bales. When they fly they usually stay close to the ground.

In winter, look for Snowy Owls along shorelines of lakes and the ocean, as well as on agricultural fields and airport lands. Snowy Owls breed in the treeless arctic tundra. That is why we see them in Colorado or Central Park. Ahem.

Bee Dilemma

We have a honeybee crisis. Bees and other pollinators are dying at an alarming rate, in large part due to a deluge of toxic neonic pesticides pushed by agrochemical giants.

Bees and other pollinators are in a death spiral — and that spells trouble for all of us. A whopping 43% of the nation's

continued on next page

Wild Side continued from previous page

honeybee colonies were lost over the past year — the second-highest loss ever recorded. And the 4,000-plus species of wild bees nationwide aren't faring much better.

Scientists pin much of the blame on the torrent of bee-toxic pesticides, called neonics (vocabulary-building time!), that giant agrochemical corporations like Bayer and Monsanto — backed by the might of their Washington lobbying machine — have been allowed to unleash, virtually unchecked.

One out of every three bites of food — fruits, vegetables, and nuts — depends on bees and other pollinators. This devastating decline in bees could mean increased food prices, reduced access to healthier foods, and food scarcity that will hit low-income communities and communities of color especially hard.

I just received my order of pollinator wildflower seeds from Burpees. You can do the same to help attract the bees, birds, and butterflies.

Mother Nature in All Her Glory

Check out this formation of hundreds of thousands of starlings called murmurations (another vocabulary building word!) It is thought that they do this as a defensive mechanism. This deters peregrine falcons making it more difficult to pick off individual birds. This photo was captured by



photojournalist James Crombie at a lake in Ireland. How the birds keep from colliding into each other is still unknown. One idea says that when certain starlings initiate a turn, the decision spreads through the rest of the murmuration like a wave.

Speaking of, a Maryland blue crab washed up on the coast of Ireland. It was intact, but dead. And locals were afraid that it would displace the local crab population as blue crabs are quite aggressive and are dominant sexually. Um, these guys don't get it. Number 1: the crab is dead and Number 2: It takes two live crabs to tango. One dead crab does not do it.



Listen up! Ireland is the current hot spot. A walrus from the Arctic also showed up on the Ireland coast. It was thought that he caught a ride on an iceberg, which melted. Likely story...



Short Takes

So, what is significant about April in wildlife world? BEARS wiping their sleepy eyes hopefully not taking out a cornea with those huge claws! But it is really their nose that counts. They have very poor eyesight.

So, things get busy...bringing in the bird feeders every night. You may not have to bring in a suet feeder if a bear has already mangled it.

Recently Andrew Grimes published a picture of a coyote stalking a flock of turkeys. The coyote's wild dreams were busted. I would rather have a coyote chasing turkeys versus the poachers tracking down turkeys on our property in November.

Remember to watch *I Saw a Bird*. Just google the name and it will come up on youtube.com. The Audubon Society puts these shows on once a month. Go to the Audubon.org site to register for other classes and field trips. Also, the Aiken Audubon Society has a number of virtual presentations and bird hikes. www.Aikenaudubon.org And I keep being reminded what a glorious place Barr Lake is for birders ... lots of eagles there. Take along a tripod and a lens such as a 500 mm one.

Today is your lucky day! A few more minutes of Zen. See the 2020 World Nature Photography. I will publish more in the next couple of months.



Speaking of resplendent, our foster gal Tarrah gave birth to seven mixed puppies. As Forrest Gump said, "Mama always said that life is like a box chocolates. You never know what you are going to get." And Tarrah got two dark chocolate (black) and cream and five dark chocolate darlings.

Answer to quiz: Pups

That's all folks for this month. Gotta run. The falling snow has brought in the Jays looking for their ration of peanuts.

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

TOP FIVE REASONS TO BUY A NEW BUILD

- 5** Profit on your home = no mortgage or lower monthly cost
- 4** New construction materials with current building standards = peace of mind
- 3** Choosing or upgrading your finishing options = more personal customization
- 2** Choosing a managed community = flexibility on your chosen life style!
- 1** Not having to "outbid" the competition in today's tight market = lower stress and success = **PRICELESS!**

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by Richard Bangs, DLC Board Member
photos by DLC Staff



To combat the stresses of these unusual times, take a pleasant and easy walk through meadows, scrub oak, and forests and have the opportunity to see deer, elk, bear, and a variety of seasonal wildflowers.

It's all available at Dawson Butte Open Space, one of the Douglas County's most convenient and well used public spaces managed by the Open Space and Natural Resources Division.

At 1753 Tomah Road between I-25 and Highway 105, Dawson Butte was created through a joint venture with the landowner, the county and Great Outdoors Colorado which provided some of the funding for the county's purchase.

About five miles of winding, flowing hiking and equestrian trails make a big circle at the base of the butte, with a mix of sunny and shady areas. Shorter hiking routes are also available in the trail system. See the Dawson Butte trail map at the trailhead. The top of the butte is not accessible to the public as some of it is privately owned and other areas contain sensitive wildlife habitat. The base of the open space is 7,474' in elevation and the prominence rises another 711 feet.

At the trailhead are picnic tables, restroom facilities, a map of the trail system, and a large parking lot that can accommodate horse trailers. The area is open one hour before sunrise until one hour after sunset.

While hiking the trails in April, people are likely to see an abundance of wildflowers, including such species as sand lily, salt-and-pepper, lamb's tongue ragwort, Oregon grape,

prairie bluebells, golden banner, Rocky Mountain spring beauty, pasque flower and Nuttall's larkspur.

Uses include hiking, mountain biking, trail riding and some equestrian jumps. Dogs are allowed provided they are leashed. The publicly accessible portion of the open space covers 828 acres.

The open space was created in a deal between Douglas County and the Dawson Butte Land Company owned by the Young family.

Douglas Land Conservancy accepted the conservation easements in four phases beginning in 2004 and going through 2007. After each phase was protected with an easement, each phase was sold to Douglas County. Once all of the phases were sold to Douglas County, the conservation easements were amended and consolidated into one conservation easement. DLC monitors the open space annually to ensure conservation values are protected. There is a parcel of land in the middle of the property for the personal use of the Young family which ends after the death of the last surviving sibling.

Dawson Butte was named after an early Plum Creek area settler Thomas Dawson. The butte is part of the local geologic formation, the Dawson Arkose.

Dawson Butte Open Space is just one of the county's large public open spaces spread throughout the county. Those large open spaces include Sandstone Ranch and Spruce Mountain, along the Highway 105 corridor; Lincoln Mountain in the Cherry Creek drainage; and Hidden Mesa between Parker and Castle Rock. The county has several other smaller public open spaces which can be found on its website. DLC has conservation easements on all of these open spaces and in addition to monitoring the properties, conducts invitation-only events such as hikes, wildflower viewing, stargazing, snowshoeing and other events.

For more information on Dawson Butte and the county's open spaces, visit the county's website at www.douglas.co.us/dcoutdoors/openspace-properties. For more information, visit www.douglaslandconservancy.org.



The Larkspur Area Real Estate Market – As of 3/22/21

(Seller's Market---Low Inventory and Homes Selling Fast)

Homes Currently For-Sale (3/22/2021) --- 10 (\$405,000 to \$1,800,000) --- Median \$762,475
Average Days on Market --- 142

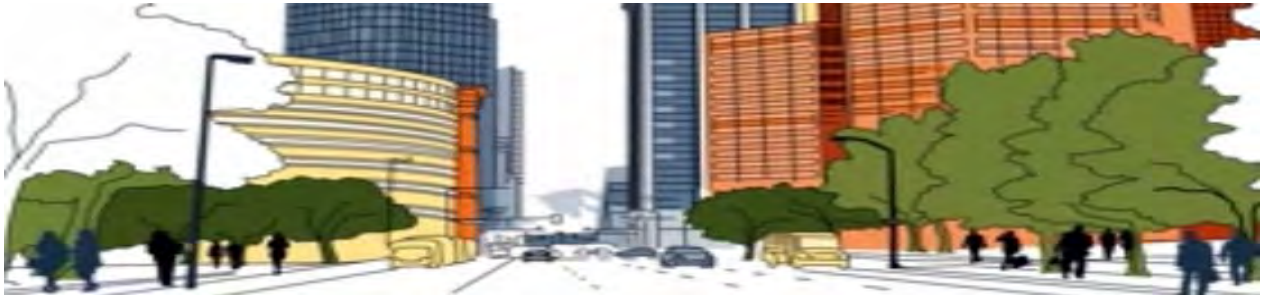
Homes Currently "Under Contract" --- 17 (\$599,900 to \$4,517,000) --- Median \$849,900
Average Days on Market --- 24

5 month period Ending in...	Number Sold	High Sale Low Sale	Average Days* on Market	Median Sold Price	High and Low Price Per FINISHED Sq. Foot *
2/28/2021	68	\$2,350,000 \$ 280,000	34	\$755,875	\$529 \$141
2/28/2020	64	\$1,317,000 \$ 285,000	65	\$682,000	\$362 \$116
2/28/2019	33	\$1,625,000 \$ 320,000	60	\$662,006	\$288 \$139
2/28/2018	69	\$1,471,000 \$ 315,000	57	\$625,000	\$335 \$112
2/28/2017	59	\$1,070,000 \$ 220,000	77	\$567,452	\$491 \$100

5 month period Ending in...	Ave Sale* Price	Gain Over* Previous Yr	Ave Price Per* Total Sq. Feet	Gain Over* Previous Yr	Ave Price Per* FIN Sq. Feet	Gain Over* Previous Yr
2/28/2021	\$815,339	+ 21.87%	\$206	+27.16%	\$232	+24.06%
2/28/2020	\$669,023	+ 2.28%	\$162	- 5.81%	\$187	- 5.56%
2/28/2019	\$654,134	+ 3.44%	\$172	+ 12.42	\$198	+7.03%
2/28/2018	\$632,352	+ 11.11%	\$153	- 0.00%	\$185	+6.32%
2/28/2017	\$569,130	-----	\$153	-----	\$174	-----

*---The calculations with an asterisk above have had the top 2 and bottom 2 home sales removed/deleted. Items such as very large acreage or very poor condition are factors that are out of the "norm". These items can skew the factors that reflect actual market conditions. Just because one property sells for over \$3 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 HomeSmart from his office location 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. This is reflected in the wide range for "High and Low Price per Finished Square Feet" shown above. 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.



WALTSWORDS *by Walt Korinke*

April 2021

EATING OUT – I got my new **car tray** (Amazon, of course) which attaches to steering wheel and makes eating out a joy. Order ahead, food brought to car as soon as you arrive, pick a view spot, attach tray, and enjoy. Some food operations have adjusted and are thriving during these trying times. Some are closing, some are opening, many are or have improved their pick-up service and facilities and all of us are



still eating. The **new IN-N-OUT** in the Springs still has long lines for its classic hamburgers, and their new Castle Rock Promenade store finally broke ground in January. **La Loma**, a Tex-Mex mainstay in Denver for 40 years, opened its new Castle Rock La Loma top of the hill in the Promenade in November – great food – great view!



Just opened in the Downtown Monument Art District at 175 Second St., Shelly Sapp's **Lolley's Ice Cream Shop** is serving gluten free – homemade ice cream in a quaint renovated 1890's – 1,257 sf residence.



Bustling Colorado Springs has a half dozen new offerings, i.e., the Denver-based – 5 store chain – **Mici's Handcrafted Italian Restaurant** will open its first Colorado Springs restaurant in the former Smashburger location near the corner of Powers Blvd and North Carefree Circle. It will have 46 seats and provide for delivery, pick-up, and catering. They proudly boast generations-old Italian recipes and were voted Denver's Best Italian and Best Pizza several years in a row.

Last Fall, the **Famous Dave's Bar-B-Que** near the Chapel Hills Mall closed its 13-year old restaurant and joined up with **Texas T-Bone Steakhouse** at 5245 N. Academy Blvd. as a combined operation.





The historic downtown Colorado Springs **Train Depot** has completed its 14,000 sq. ft. renovation with the opening of three restaurants and a lounge. **Brakeman Burgers** offers gourmet burgers, fries, milk shakes and pizza from 11am to 7/8:30 pm. **The Sandwich Depot** (11am to 7/8:30pm) is in the former lobby of the train station. A sample of their menu is the BBQ chicken sandwich served with marinated chicken, white cheddar cheese, homemade apple coleslaw and chipotle aioli on a Brioche

roll. **Track 10 Urban Kitchen** is a farm-to-table style restaurant serving up a variety of starters, salads, steaks, fish, and other meat, as well as an extensive wine list, all served from 4pm to 8/8:30pm.

Drawn by the growing downtown living environment, Denver family owned **White Pie Pizzeria** replaces the former Baby Cotton Bottoms retail store in downtown Colorado Springs at 330 S. Nevada Ave. Inside eating for 70 people will be provided and the entire parking lot will become a fireplace- and heaters-warmed patio with seating for 150 hungry pizza eaters year-round. Their crispy crust pizzas come with names ranging from “pepperoni” and namesake “white pie” as well as tongue twisters like “Fuggetaboutit” and the “Paulie Walnuts.”



A new growing restaurant chain, **Crave Hot Dogs and BBQ**, has just opened its 7th, and only Colorado store in the Plaza at Barnes West, on the northwest quadrant of Powers and Barnes Road. The 2,800 sq. ft. restaurant has a separate lounge area with five TVs. Carryout, delivery, and catering services are available.

They feature a pour-your-own-24 beer tap system with predominantly Colorado brews, as well as to go pouches of beer in multiple sizes. Food offerings include BBQ sandwiches, plates, and sliders along with 100% all beef hot dogs, brats, and sausages, grilled to perfection. They also offer some delicious favorites such as BBQ tacos, mac n’ brisket sandwiches, jumbo chicken wings, loaded tater tots, and more!



Chicken is leading the battle of the ‘fast food war.’ Chains with popular chicken sandwiches have fared well during the Covid Virus limited eat out availability. Popeyes introduced a new highly rated chicken sandwich in August 2019 and credits it for the chain’s growth. Wendy’s new classic chicken sandwich is a success along with the new KFC chicken sandwich. My favorite, Chick-fil-A sandwich leads its stores steady growth and now the Big M – McDonald’s is climbing on board with three new chicken sandwiches – the crispy chicken sandwich, the spicy chicken sandwich and of course the deluxe chicken sandwich.

Want a mimosa with your breakfast, for the first time in its 51-year history, Cracker Barrel has added beer, wine, and mimosas to its menu!

Now with your tummy satisfied, on to other matters!



continued on next page

CASTLE ROCK – The new **POST OFFICE (USPS)** is nearing completion across the road from the existing post office, nestled in the shopping center between the Dairy Cream and Wells Fargo buildings (220 S. Wilcox). The intent is to move the **customer retail operation** to the new 5,380 sf. facility providing all your daily postal needs, while the older, much larger post



office facility continues to operate as the distribution and administration center. The studies indicate the retail facility will average 559 vehicle-trips daily with the heaviest morning volume between 6:30 and 8:30 am. The peak load will be between 4:00 and 6:00 pm. with about 30 customers per hour. Planning started in 2017 and the summer of 2021 should see the new post office in action, allowing a few months to get their act together before the Christmas rush.

MONUMENT – Not to be confused with the USPS above, a new **UPS (United Parcel Service)** – the world’s largest package carrier – is building 98,000 sf, 2-story with mezzanine, distribution center on a 17-acre parcel (room for future expansion) in the new developing Falcon Commerce Center industrial sector- Baptist Road east of I-25. This will add 150 new jobs in Monument and improve delivery service to Perry Park.



PARKER – If you are looking for a little outside exercise, the first activity for the Rueter-Hess Water Facility is now open to the public.

The Incline Challenge is a 1 mile trail that circles above the parking lot and includes a 132 step incline. It is open 7 days a week, dawn to dusk. The Incline parking lot can be reached by turning west off of Heirloom Parkway then you reach the Rueter-Hess Water Purification Facility. The Reservoir is NOT open yet to the general public, but it is coming.

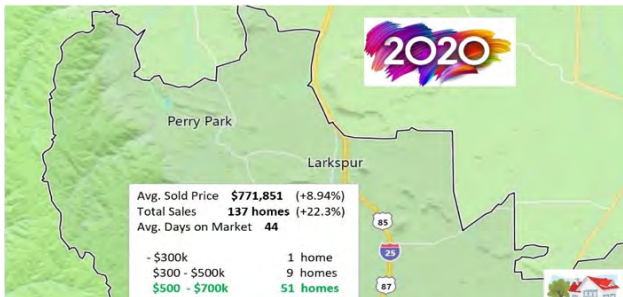


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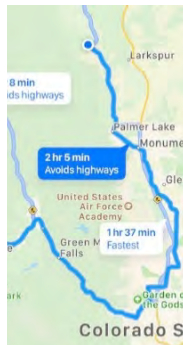
If you have been taking the 38-mile trip to the Colorado Springs – University Center on Nevada St. to do your **Trader Joe’s** shopping, you may be getting another option shortly. **Trader Joe’s** has applied for a liquor license near the **Parker Costco** at a lot addressed as 18374



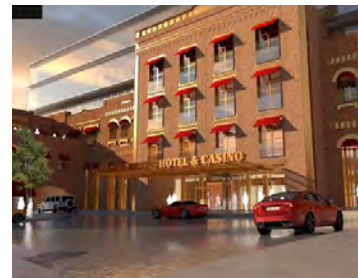
Cottonwood Drive. If it goes through, it will be the 8th Colorado Trader Joe’s – two in Denver, and one each in Greenwood Village, south Jefferson County, Boulder, Fort Collins, and the Springs.



LARKSPUR— Our 80118 zip code shares in the Metro Denver area record residential sales and prices. Thanks to Elizabeth Owens, REMax for this information.



CRIPPLE CREEK - Looking for a fun place to go? **Cripple Creek** – 75 miles – (1 1/2 hours driving time fastest route) – population 1,019 – historic 130 year-old truly western town – **GAMBLING!!!** **Bronco Billy’s Casino & Hotel** announced plans to double the size of the hotel/casino from 180 rooms to 300 rooms making it twice the size of its nearest competitor, the 158-room Double Eagle Hotel & Casino. Cost is estimated at \$180 million. And that’s not all: American Gaming Group is building the 102-



room **Wildwood Casino** (\$14 million), the **Triple Crown Casino** plans a \$40 million – 150 -oom hotel/casino shortly, and **Century Casinos** plans to convert and expand the historic Palace Hotel into a 30-room boutique hotel once the virus settles down. Colorado Amendment 77, approved last year, eliminated the \$100 individual betting limit, and opened up a spectrum of new games.

continued on next page

COLORADO SPRINGS — The Bass Pro anchored 200-acre Polaris Pointe Development has started construction on its first multi-family project for the complex. The 301-unit **Polaris Junction Apartments** are underway in the southwest corner of Polaris Pointe at 12375 Bowen Bluff joining the growing collection of stores, restaurants, and entertainment venues highlighted by the nearly completed golf driving facility. The construction of the new Powers/I-25 access through the center of the property is progressing with another year of construction before completion.



The former 7,800 sf **C B Potts Restaurant** located across from Bass Pro is under renovation to reopen as Colorado Springs second **Vaquero's Mexican Restaurant**.



Their first store is located at 9605 Prominent Point (Briargate @ Powers) and operates 7 days a week 11am to 9pm (10pm Fri/Sat). (They are looking to sublease the Prominent Point store and concentrate all their efforts on Monument). An extensive menu includes 23 items in the seafood section alone. You might want to check out their menu online vaquerosmexican2.com.



Warning: Email and Scam Calls on Steep Increase

by a friend in the security business

Email and scam calls are presently on a steep increase. Sad to say, if anyone you don't know calls or emails you about any credit card issue, IRS issue, Social Security issue, car warranty offer, Amazon order verification, grocery order, computer virus alert, etc., the odds are excellent that you are dealing with a scam.

Never click on a link in an email you receive: instead Google the company number or website yourself if you need to find out more information. If you click on a link or download information you might be installing malware.

If you get an email from a friend requesting help by means of a gift card of any type, it's a scam. Anyone that approaches you with any request that involves gift cards at any level is almost certainly trying to scam you.

Requests to verify Amazon orders are scams that are trying to harvest your cc information. Amazon will never call you. Hang up immediately and call Amazon Customer Service or check your account status online.

Most calls that alert you of fraudulent credit card charges are actually scammers trying to lure you into revealing cc information. Hang up immediately and directly call your credit card company.

Some scams involve asking you a question to which you answer "yes" and using a voice recording of your reply as a basis to "prove" you ordered a service. Try not to answer "yes" to any unknown caller.

If you are a person of wealth or position, a whole new level of personalized, targeted scams may be directed at you. Often this involves email phishing* and may appear to come from someone you know or an organization that you are involved with or interested in. Be careful to think twice and verify information through direct calls to the individual or organization.

In summary, avoid answering calls from unknown numbers. If it's important, the caller will leave you voicemail. Never provide information to anyone unless you validate their authenticity by contacting them directly at officially listed numbers.

* the fraudulent practice of sending emails purporting to be from reputable companies in order to induce individuals to reveal personal information, such as passwords and credit card numbers.

CLASSIFIED ADS

Fire Mitigation, Tree removal, mistletoe prune, Rampart Landscape & Arbor Service. Call Susan Rule **303-681-2085**

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**

INCOME TAX SERVICE: Personal or business returns/accounting. Over 40 years experience. Very Reasonable / E filing available. Free Pickup and Delivery. Call Edd **303-681-6746**

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

Help with ad art creation, and odd size ads are available for an additional charge.

Submit ad art to

larkspursentinel@gmail.com

DEADLINES

Articles/letters

20th of each month

Display Ads

15th of each month art - payment due by the 20th

Classified Ads

20th of each month

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TEENS FOR HIRE!!

Maggi: 17 years old. I live in Perry Park, and would love to pet sit / house sit for you. I am great at keeping plants alive, good with all animals, I am timely and responsible, and I can drive! Please contact me at 303-731-7751!

Antonino "T": Very responsible, honest, hard-working 15 year old. Willing to help with walking dogs, raking lawns, shoveling snow, outdoor work, help around the house, etc. Restrictions: school schedule and sports practices. 480-209-9003

Taylor: I am 17 years old. I live in the sage port area, I do yard work, babysit, and pet sit. The best place to reach me is to text 720-480-5441.

AJ: My name is AJ and I am 17 years old. I live in the Sage Port area and I specialize in yard work. I rake pine needles, mow lawns and weed wack! Call or text me at 720-483-5442.

Sydney: Responsible teen, age 15, available to watch your plants, house, garden, or kids. I have completed my babysitting class and have references. 720-244-1111

Mya: I'm 13 years old. I live in Perry Park. I am available to take care of your kids, house, plants or pets. References available upon request. Very reliable.

TEENS FOR HIRE WAS UPDATED 3/1/2021

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larkspursentinel@gmail.com

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

larkspursentinel@gmail.com.

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