



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

May 2021

It's May! It's finally here!!

This year, more than ever, the arrival of May feels wonderful! The flowers, the green grass, more folks out walking, such a variety of birds visiting the feeders, the hummers returning, and those lovely evenings when it's still light outside!!

In this issue, we have a couple of new contributors - Terry Brownfield offers some great information on controlling noxious weeds with biocontrols, and we have an update from Sean Dodd, our district manager with Colorado Parks and Wildlife, not to mention our long-standing, always informative columns. Also, please take note of the graduating seniors page - this class certainly has had a different senior year than most of us remember! If we've missed any seniors, please email me and I'll send the link to the form for being included in the June issue. We have a handful of eager teens looking to help with yard chores, pet sitting, and a few new classified ads for your perusal.

This marks the first issue of our second year (!!) providing the Larkspur Sentinel. I extend my gratitude to all of our contributors, to our generous advertisers, and to our readers for your encouraging comments . I'm open to suggestions for new features, information you'd like included, etc. - just email me.

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

Margot Patterson

Editor

larkspursentinel@gmail.com



ELIZABETH OWENS



THE RE/MAX COLLECTION®

Broker / Owner - RE/MAX Alliance - 7437 Village Square Drive, Suite 105, Castle Pines, CO 80108
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4966 DELAWARE DRIVE | OFFERED AT \$825,000 | UNDER CONTRACT!



5608 COUNTRY CLUB DRIVE | PERRY PARK | OFFERED AT \$810,000 | JUST SOLD!



4095 CHEYENNE DRIVE | PERRY PARK | OFFERED AT \$795,000 | JUST LISTED!



17075 VISCOUNT COURT | BENT TREE | \$1,075,000 | JUST SOLD!



WE BROUGHT THE BUYER!

4253 CHEYENNE DRIVE | PERRY PARK | \$876,000 | JUST SOLD!



2775 HWY 105 | MONUMENT | \$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



Board of Education Selects Superintendent

The Douglas County School District (DCSD) Board of Education voted 5-2 to extend an employment offer to Mr. Corey Wise for Superintendent of Schools to lead the district's 63,000 students and 8,300 employees. Mr. Wise was selected from a group of more than 100 potential candidates and one of four finalists who were introduced to the community for consideration.

"Selecting the superintendent is one of the most critical decisions a Board will ever make," said DCSD Board President David Ray. "It was a privilege to meet with so many highly qualified individuals who recognized the treasured opportunity of leading an incredible district like DCSD. The Board is excited about continuing to work with Mr. Wise in leading our district to an even greater place for all our students."

Mr. Wise is currently serving as the DCSD interim superintendent. He is a career educator who began his journey in DCSD and is in his 25th year of education. Mr. Wise started as a student teacher, then became a social studies teacher at Ponderosa High School. He taught

at Chaparral High School beginning in the school's first year, and later served as Chaparral's assistant principal. In 2007, Mr. Wise was hired as the founding principal of Legend High School where he served for seven years before moving into DCSD central administration, where he served as a director of high schools and then the executive director of schools for the east Highlands Ranch region and alternative education.

The Board worked with the Frederick Andrews search firm in the selection process. Four superintendent finalists participated in a variety of interviews with community members, students, school leaders, educators and other district staff. The vetting process of the four finalists included feedback from these interviews, visiting host schools, extensive background and reference checks, a public forum broadcast and interviews with the Board of Education.

The superintendent sole finalist announcement took place during the Board's April 20 meeting, which may be viewed on the [DCSD YouTube channel](#).



Check the website for upcoming events including the Front Range Baseball schedule.
townoflarkspur.org

Annual Community Garage Sale!

Looking for volunteers interested in joining a planning committee: If you are interested in volunteering, send me a message with your name and 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 Going Strong!

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) so contact us for meeting details. 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

Welcome Bonnie Schwam!

The Board had a great set of volunteers from the community come forward to fill to our open board position, and after much deliberation, the board has appointed Bonnie Schwam. Bonnie completed the necessary paperwork and was officially sworn in.

We sincerely thank both Steve Ostrowski and John Grosh for their interest and their time during the interview process. We hope to see both of you at future board meetings and continuing to bring great input to our community!

Water Rights and Gateway Pond

In October of last year, the Metro District received a letter from the Division of Water Resources directing the Board to cease and desist from storing water in the Gateway Pond. The DWR has recently started pursuing many neighborhoods across the state for “holding water” and our pond has come under scrutiny.

The Board held a work session on Wednesday, April 20th to review the findings of the water consultants hired to identify and present the board with options to navigate the water rights concerns. Here are the highlights from that meeting:

- The consultants have drafted a proposal for the PPMD to establish a water lease to replace any water lost downstream due to the storage. That plan needs to go to the Office of the State Engineer at the DWR for their review and feedback.
- That plan includes an initial fill of the pond of 7.6 acre feet of water
- After that, the water level of the pond will need to be monitored and logged so the PPMD can pay for the amount of water it takes to replenish the pond when it falls below the spillway.
- The consultants and the Board are working with the Perry Park Water and Sanitation district on potential pricing for a water lease. We are hoping to have that pricing at the next board meeting.

Slash pickup program starts in June!

With some warm weekends and sunny days, it’s time to start pruning your trees and building your slash piles! For those new to the area, the Perry Park Metro District facilitates a twice-yearly program to collect “slash” -- short dry branches and tree trimmings -- to help mitigate against wildfires. 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, May 13th

The next Perry Park Metro District Board meeting will be held on Thursday, May 13th at 6:30pm.

And we’re back! Thanks to the Perry Park Country Club for allowing us to hold our next meeting in person! We will also be hosting the meeting on Zoom for those who wish to attend virtually. As usual, details for the meeting will be posted before the meeting through our mail list and on social media. Please go here to sign up for our mail list: [PPMD Mail List Sign Up](#)

All Perry Park residents are welcome to attend and participate.

The PPMD Board of Directors

Randy Johnson – President (thru May 2022)
Craig Van Doorn – Vice Pres. (thru May 2022)
Bonnie Schwam – Asst Vice Pres.(thru May 2022)
Joe Brickweg – Treasurer (thru May 2023)
Sean King – Secretary (thru May 2023)

NEWS FROM THE WATER DISTRICT

By Brian Arthurs

"We think of our land, water, and human resources not as static and sterile possessions but as lifegiving assets to be directed by wise provisions for future days."

Franklin D. Roosevelt-



Facts about water:

- Children, in the first 6 months of life, consume seven times as much water per pound as the average American adult.
- To create one pint of beer it takes 20 gallons of water.

The April 21st regular meeting and public hearing was called to order at 4:30 pm with all Directors available.

The March 17th regular Board meeting minutes were unanimously approved. In addition, \$217,234.96 of disbursements were approved.

The Board discussed a request to allow the vacation of Ute Court. At the conclusion of discussion, the Board agreed that there was no issue with the vacation request and directed the District Manager to have legal and engineering review the request before moving forward.

The Board discussed a water and sewer feasibility study for 42 lots on Mohawk Drive and Comanche Drive. At the conclusion of discussion the Board agreed that the infrastructure was available to provide service and agreed to accept the feasibility study.

The District Systems and Staff Reports were presented, reviewed, and accepted. The Board reviewed a District wide leak detection proposal. It was agreed the District should focus on the west side first.

The Board discussed the estimated 37% water with GMS Consulting Engineers. GMS suggested a systematic approach to determining the District's real water loss, metering unmetered infrastructure, and leak detection. GMS suggested an evaluation of old distribution system piping. The pros and cons of cloud-based metering were discussed.

GMS provided an update of the improvements that had been made at the Waucondah Wastewater Treatment facility to date. GMS updated the Board on the improvements that will be made over the next six months.

Much of the meeting concerned the proposed 2021 10% increase on water and sewer billing rates and tap and development fees. Additionally, the Board addressed a \$50 increase in the District's capital improvement fee.

Director Peterson reiterated the points expressed in the prior meeting and direction of the District in past, present, and future years. The District's priority is to secure renewable, safe, and ample water, while ensuring adequate fire protection. Reasons as to why the Waucondah Wastewa-

ter Treatment Plant improvements have been prioritized, as has the need for added funding to ensure the present and future operation of our systems. A comparison of rates for similar Districts in our area was also provided.

Questions from the audience were answered and comments and suggestions were addressed.

All customers in attendance were given the opportunity to ask questions and provide their insights for the Board's consideration.

Three Resolutions were then addressed, read, and discussed by the Directors:

The Resolution to increase the tap and development fees by 10% was passed and adopted.

The Resolution to increase the base and variable water and sewer rates by 10% was passed and adopted.

Director Peterson recognized the concerns expressed by customers and agreed that the capital improvement fee increase should be reduced by 50% until Waucondah Wastewater Treatment Plant improvement estimates can be analyzed.

The Resolution to increase the capital improvement fee by \$25.00 was passed and adopted.

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.



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



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



Just Sold!

**1051 Hoosier Drive
 Sage Port, Larkspur
 \$860,000**



Welcome home to this 2,831 finished square foot home perfectly situated on a 1 acre wooded lot backing to The Golf Club at Bear Dance. This 4 bedroom, 3 bath home showcases wood floors throughout, a spacious deck and floor to ceiling picture windows allowing for lots of natural light. The gourmet kitchen boasts slab granite countertops, breakfast bar and ample cabinet space. Relax in the family room with beautiful picture windows with views of the towering pines.

"We had used several local agents prior to engaging Wolfe Realty Group. After our first experience with Ben Wolfe, we never even considered using anyone else! I am just sorry that our last move took us out of state. I doubt we will ever find a realtor as wonderful to work with again."

Feedback from JP and Karen Hulett

"Ben has been helping me buy and sell homes since I relocated to Colorado 8 years ago. In each instance, Ben has always gone above and beyond. He has several years of experience in the Colorado Real Estate Business. He is both professional and personable. He will watch out for your interests and protect you thru every step of the process. I truly feel that, with Ben, I have a good friend in the real estate business. With the way the housing market is now, you need Ben's integrity, sincerity, and experience on your side!"

Zillow review posted by Rob Bowe

CLIENT TESTIMONIALS



"When we decided to sell our home in Larkspur, the only realtor we considered using was Ben [Wolfe]. He is results oriented and absolutely fantastic to work with! Honestly, Ben [Wolfe] exceeded our expectations! We

knew he was going to represent the sale of our home extremely well and we could not have been happier or more impressed with his success! We highly recommend Ben Wolfe to anyone planning to buy or sell their home. His is incredibly knowledgeable, professional, pro-active and engaging! He sold our home in less than 10 days and he made sure our experience was flawless from beginning to end." **Feedback From John and Cathy Sweeney**

Wolfe Realty Group, Inc.

Office 303-681-3553

Cell 303-667-7995

Ben@DiscoverLarkspur.com

www.DiscoverLarkspur.com



From the Larkspur Fire Protection District

By Cindy Applegate, Secretary-Board of Directors

Yearly Call Review:

From January 1 - March 31, 2021, we ran a total of 195 calls compared to 222 calls for the same time frame in 2020. This is a decrease of 27 calls.

Monthly Call Review:

From March 1 - 31, 2021, we ran a total of 63 calls compared to 71 calls for the same time frame in 2020. This is a decrease of 8 calls.

- A. FIRES: Total of 1 call
Structure fire involving an enclosed bldg: 1(mutual-aid)
- B. EMS: Total of 25 calls
Medicals: 18 (17 in district, 1 mutual aid)
MVA's with Injuries: 7 (6 in district, 1 mutual aid)
- C. ALARMS: Total of 0 calls
Fire alarm system malfunction: 0 (in district)
Carbon monoxide detector malfunction: 0 (in district)
- D. OTHER: Total of 37 calls (33 in-district, 4 mutual aid)

Fire Protection District Board Meeting

Thursday, May 13
6:00 PM at Station 161

**The meetings are open
to the public.**

**This may be a virtual meeting.
Check the website for details.**

larkspurfire.org



We don't mow lawns, *but we handle everything else.*

Consider Knothead your personal arbor expert (everyone needs one).

We're the oldest tree and lawn care company in Douglas County. We take pride in being locally owned and operated, and we carry a deep understanding of what affects trees in the area. We handle health care, diagnosis, pruning, and removals of trees and shrubs. We also provide fire mitigation, lawn care (sorry, no mowing), and more.

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

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.



SATURDAY MAY 08
9 AM – NOON
ON-LINE PRESENTATION

SATURDAY MAY 15
9 AM – NOON
FIELD DAY

Visit the LFPD Website for Information

<https://www.larkspurfire.org>

Topics in the Online Classroom

- Wildfire Season Potential
- Ember Awareness
- Defensible Space
- Landscaping for Wildfire
- Fire Mitigation Maintenance
- Firewise in Your Community

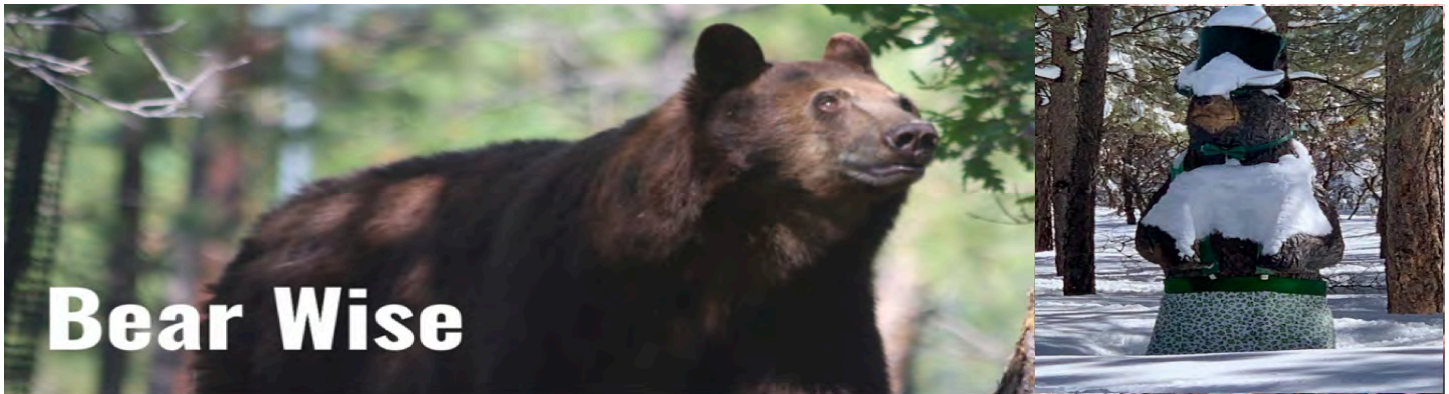
Topics in the Field (Wear Work Clothes)

- How to Safely Fell a Tree - **Demonstration**
- Hands on Training for Participants!
Mitigating Oak Brush for Wildfire & Aesthetics

LFPD Presents:

Wildfire
Preparedness
Workshop





Greetings neighbors. Beary Bear here. April showers bring May bear prowlers. Be extra alert while you enjoy our wonderful great Colorado springtime season.

I haven't received any local bear activity news to date. However, there are telltale signs that we are up and about, such as a fresh paw print here and there and, of course, the always incriminating black bear calling card – scat. Watch where you step!

Talk to Yourself

Help make us aware of your presence when you are outside by speaking in an out-loud assertive voice, singing, clapping your hands, or making other noises. I realize that some of you display these behaviors all year round but now is the time for everyone to make deliberate noise, so we bear know we are not alone when we visit your neck of the woods.

Bear Wise Encounter Tutorial

- If a bear enters your den (home), don't try to force him/her to leave. Like your distant relatives who show up uninvited, we need help finding the door. If safely possible, provide us with an obvious escape route by propping doors open. Chances are good; we will take the hint, grab whatever we found in the cupboard/ fridge "to go," and leave on our own. If we don't vacate immediately, call 911 and seek a safe place to wait for help to arrive. While you wait for authorities to arrive, repeat ten times slowly: "I'll never leave the door/window open again."
- Avoid direct eye contact. In nature, this is perceived as a challenge, not an opportunity to bond more deeply as you humans believe.
- Never run from or toward a bear. Instead, slowly back away. Although we can be unpredictable, we appreciate slow, predictable movements on your behalf.
- The best way to scare us away is to make loud noises by yelling, banging pots and pans, or using an air horn. Your neighbors may think it's party time and come over to join in the fun. If they do, stand close together with your hands up over your heads. Make yourself look as big as possible

by waving your arms up high. Do the Macarena dance if the spirit moves you. That always scares the heck out of me.

- When encountered, we sometimes utter a series of huffs and make popping sounds by snapping our jaws. We also may swat the ground with our paws. You may have dated someone like this in high school. Just like then, these are warning signs that you are too close. Slowly back away, avoid direct eye contact, and do not run.
- Black bears will sometimes "bluff charge" (not an attempt to illegally use your credit card) when cornered or threatened. Stand your ground, avoid direct eye contact, and then slowly back away. Once again, save your running for the treadmill unless the bear is in the exercise room with you.
- Unlike scenes from Hollywood movies, it is not meant to be a threatening behavior when we stand up on our hind legs. We are just trying to get a better view or detect exciting scents in the air, like being at a Bob Marley concert.
- Families with cub kids should have a "Bear Plan," including whistles, air horns, and an escape route. It sounds like a fun party!

Remember, Colorado black bears are very different than our cousins – grizzly bears who don't reside in Colorado. We are primarily interested in your food, not you as food. Black bear attacks are extremely rare. If a black bear does attack, don't play dead; fight back!

Please send your pictures, stories, and comments to wisebeary@gmail.com for future publications.

Until next time, enjoy your life on two legs while being bear wise.

Your friend,

Beary



DAVE GARDNER'S

Results Team

Office now located on the Main Street of Larkspur



Under Contract
\$1,150,000

15367 Sierra Pines Ln. --- Larkspur

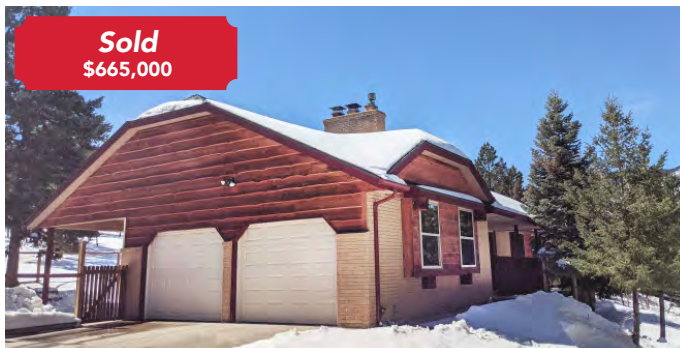
40-Acre Guest House in Private Gated Community has the Guesthouse, Well, Septic, Driveway and all infrastructure COMPLETE. Fantastic Mountain Views and Privacy. Received multiple offers.



Under Contract
\$314,900

12778 Greenland Acres Rd. --- Larkspur

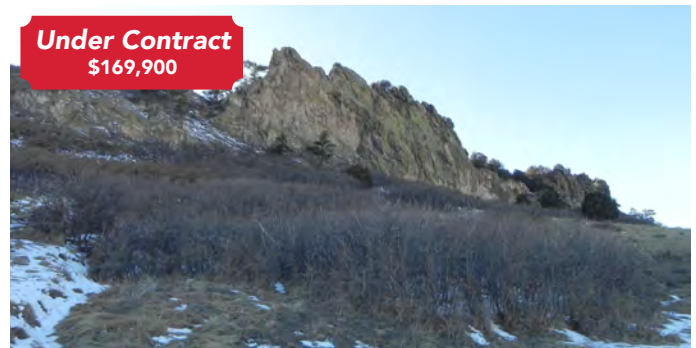
Rare 4.85-Acre Build-Site is ready to add YOUR Dream Home. Soaring Ponderosa Pines AND Views! Zoned for Horses. NO HOA. Survey and soils tests complete. Electric extended onto LOT.



Sold
\$665,000

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. Sold OVER list price.



Under Contract
\$169,900

5422 Country Club Dr. --- Perry Park

"Ready-To-Build" 1-Acre LOT in Perry Park. Very peaceful location less than a mile from the clubhouse of the Perry Park Country Club and 18-hole championship golf. Pre-Paid Water & Sewer taps.



Under Contract
\$180,000

7390 Cameron Cr. --- Sage Port

"Ready-To-Build" 1-Acre LOT - Water and Sewer tap fees prepaid. Fully fenced, Soaring Ponderosa Pines. Backs to Greenbelt, only 1/2-mile to the clubhouse at Bear Dance.



Under Contract
\$169,900

7946 Inca Rd. --- Perry Park

"Ready-to-Build" 1-Acre LOT in Perry Park both Backs and Sides to Open Space! Located on a County Maintained PAVED Road only 11-minues from I-25 at the Town of Larkspur.



In 2020 Dave has Sold MORE Larkspur HOMES than any other Agent!
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Update : Colorado Parks and Wildlife

by Sean Dodd, District Wildlife Manager

It is that time of year again! Colorado Parks and Wildlife (CPW) is beginning to receive reports of baby wildlife springing up in the area. Most of the reports CPW receives in the spring relating to young wildlife involve orphaned babies. While some of these animals, typically fawns, may seem abandoned, they are not; and CPW wants to remind Larkspur and Perry Park residents to leave babies alone.

Every year during spring and early summer, CPW receives numerous calls reporting young wildlife that have been “abandoned” by adult animals. Well-meaning people are often tempted to help young animals by picking them up or feeding them, but these are the wrong things to do! Young animals do not need rescuing and have been prepared by nature to survive without human intervention. In fact, human intervention most often does more harm than good.

Larkspur and Perry Park, like much of Douglas County, are located in ideal bear habitat. CPW expects bears to occupy the habitat surrounding these communities. However, if human food sources were minimized, bears would merely move through the area and retain their natural instincts for finding wild food, with little human conflict or interaction. CPW does not relocate bears from areas considered bear habitat.

Citizens should take an active role in keeping themselves, their neighbors, and their property safe. This can be achieved by bearproofing your homes, living responsibly in bear country, and encouraging your neighbors to do the same. The protection of people and bears in your community rests largely upon you. CPW encourages citizens to:

- Remove all birdfeeders from Easter through Thanksgiving. If you want to attract birds, try using native gardens, flowerpots, birdbaths, and nest boxes. Information on native gardens can be found at: <https://extension.colostate.edu/docs/pubs/native/FrontRange.pdf>
- Put trash out only on the morning of pickup. Do NOT leave trash out overnight. Download the fact sheet “Bearproofing your trash” from <https://cpw.state.co.us/learn/Pages/LivingwithWildlifeWildBears.aspx>
- Haze bears away from your property using noisemakers, such as banging pots and pans or blowing an air horn from a safe distance.
- Keep garage doors closed when not in use.
- Close and lock all ground level windows and doors to prevent easy access to the home interior.

CPW provides a variety of materials that citizens can access on how to bearproof your home including “Bearproofing your home.” Please check out this helpful information online at <https://cpw.state.co.us/learn/Pages/LivingwithWildlifeWildBears.aspx>

If you have difficulty navigating the internet or do not have internet access, please call Colorado Parks and Wildlife at 303-291-7227 for more information.

MONEY TO BURN

by Karl Roscoe

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

Thus far it seems like all I've talked about is insulation. That's great for keeping the heat in. But what about the heat itself? We need to talk about how to generate that heat in a cost-effective and efficient manner.

Ever heard of a heat pump? Here's what it does: Heat pumps take a heat source (air, ground, water) and transfer the heat via a fluid (water or glycol) to a compressor. Think back to your old high school geology days. Why is the center of the earth hot? Pressure. Lots and lots of pressure. So, if you want to warm something up, you add a lot of pressure. That's the job of the compressor in the heat pump. Next you transfer that heat to another medium (air or water) and cycle it through your home, via ducts and a blower or radiant floor tubing.

The magic of a heat pump is that it isn't trying to do the same work as a gas burner. A heat pump will take the warm air from a heat source (let's just say the ground) and raise the temperature to whatever is desired. You probably already know this, but the temperature 10 feet below ground-level averages in the mid-50's—all year 'round. Assuming a target temperature for the inside of my house is 75 degrees, I'll need to raise the 55 degree ground temperature by 20 degrees to get my house comfortable.

Remember mid-February this year? Ten full days of single digit (and minus zero!) temperatures. I bring this up to contrast how the heat pump operates versus a gas burner. The gas fired furnace takes in outside air and uses a flame to increase the temperature. That means that when it's 3 below zero outside, the gas burner needs to heat a given parcel of air 78 degrees to get it to our de-sired 75. Yikes! Conversely, the ground source heat pump is only using energy to raise the temperature by 20 degrees—regardless how cold the outside air is.

Here's a link to a really well-done video explaining heat pumps and how they work: <https://www.youtube.com/watch?v=PI45yUhUWgk>.

The title of that video is "Are They Worth the Cost?" So now you want to know: They're expensive. How expensive? You can get a gas fired, forced air heating system that's 80% efficient that will heat an average Larkspur home for about \$6000. A heat pump will cost double that.

You're yelling at me. Yes, I can hear you. Now here's the rest of the story: Your gas fired furnace has an average life of 20 years. Your heat pump's compressor has an average life of 25 years. The average life of a heat pump system is

close to 50 years! So, if you only account for the system itself, you'll need two and a half gas furnaces to do the work of one heat pump.

But wait, there's MORE! The heat pump's operating costs are about a third of the average gas fired furnace. So you're looking at a significantly reduced return on your investment in operating costs alone.

"I only run my heater 6 months out of the year, Karl."

In the summertime, when all your neighbors' gas furnaces are sitting idle, and the lucky ones are running their air conditioners (a costly secondary HVAC system), you can run your heat pump backwards. This time the system collects the heat in your house and transports it into the ground. The return loop provides unlimited 55 degree cooling air. And I can tell you from experience, it doesn't take long before you're plenty cool enough and want to turn that off.

Some need-to-know information: Your gas bill will go down. Your electric bill will go up. Your net-energy costs will go down—significantly. Without burning gas to heat the air in your home, your winter moisture levels will be quite comfortable (Bye-bye cracked fingertips!). Heat pumps are designed to run near-constantly. This makes for a very consistent temperature in your home. Gas furnaces are designed to shoot for an average temperature, so you get highs and lows throughout the day.

I'm a fan of heat pumps. Our previous home has one and has been providing consistent and reliable air conditioning for more than 20 years. Coupled with a well-insulated home they can't be beat. Coupled with a suite of solar panels to offset the increased electric costs, and they're a killer system. And those low utility bills are a fantastic selling point.

Oh, my wife just reminded me of a funny story: When we were in our old house, around the third or fourth month after we moved in, we got a visit from the gas company. They wanted to know how the heck we were heating our house, and if we were cheating them. They were unfamiliar with heat pumps and unhappy that we had one. That was a pretty great feeling!

If you'd like to know more, if you'd like to explore further, or bounce ideas around, you can contact me at karoscoe@gmail.com. I'm also on the Nextdoor app, and am happy to respond to PM's or posts. 'Til next time!

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!**

LINK can help you in your new home build... from start to finish.



NANCY PAGE COOPER
303-681-3392 | nancy@linkregroup.com
www.nancyrealestateonline.com
LICENSED IN COLORADO AND FLORIDA



Larkspur Gardeners

by Renee Glover

It's that time for gardeners. Is it too soon to put the tomatoes in the ground? I've only been in Larkspur since 2012, but I know it's possible to get a significant amount of snow on Mother's Day. And a hard freeze even in late May. What's a gardener to do?

In last month's article, I explained how I use PVC pipe hoops over my raised garden beds to support plastic that makes mini greenhouses. There are other methods to protect tender plants from uncertain weather, as well. Wall-o-Water, which is a brand name for a plastic, multi-chambered, plant protector that you fill with water, is my personal favorite. They function similar to a cloche. You can find them, and other comparable products at just about any retailer with a garden department.

Fill the walls-o-water and set them up a few days before you want to use them to allow the sun time to warm the water in them, and therefore, warm the soil under them. The company that makes them advertises they will protect plants down to 16° F. I can't vouch for that specific level of protection, but I've used them to successfully protect tender eggplant, tomato, and pepper plants during periods of below freezing weather and snow. Your mileage may vary. It feels like a good time to mention that I am not compensated by anyone for recommending products.

I use both the hoops with plastic and the walls-o-water in my garden. Frost blankets, cloches, and cold frames are other ways to extend the garden season. Here, where our growing season feels like it's only 23 days long, I'm willing to try just about anything to eek out a few more weeks of growing time.

While on a walk in my yard last week, I noticed the first shoots of stinging nettle coming up. Before I delve into the topic of foraging for wild plants, I must caution you to proceed carefully and be absolutely certain you can positively identify wild-growing plants. There are definitely plants here that could kill you. As an experienced forager told me, "Every plant is edible. Some of them only once, though." Learn friend from foe. And remember that some "foes" can look similar to "friends". Be 100% sure you have correctly identified plants before you pick or eat them.

Foraging for wild plants is fun. All the benefits of gardening with none of the work. It's also the ultimate in sustainable eating. Free food, from nature. How cool is that? Stinging nettle (*urtica dioica*) is my favorite early season plant to forage. As it is aptly named, be sure to wear gloves when you pick it. Why do you want to eat a plant that tries to hurt you when you handle it? Because it's a nutritional powerhouse and delicious, too. Once



cooked, it tastes a lot like spinach (with a slight cucumber undertone). After a quick blanching to cook the sting out, I like to mix nettle into scrambled eggs or fettuccini alfredo. It's also lovely mixed with ricotta cheese in homemade ravioli. Knock the socks off your family and friends with nettle spanakopita or nettle risotto!

If you are curious about learning foraging, the Douglas County Library is a great place to start. An online resource is foragecolorado.com. Again, I am not compensated by anyone, in any way, for recommending products or services. And my opinions are my own. And in my opinion, I think it's the perfect time to make a big mug of nettle tea!

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Noxious Weeds and Bio- “What??”

by Terry Brownfield

April’s Sentinel had a front-page notice about an April 1st noxious weeds and biocontrols workshop. If you received that notice too late, our apologies; we only heard about it a few days before the April deadline. Here’s a glimpse at what was shared and how you can get much more information about this fascinating science of nature.

Colorado’s Department of Agriculture promotes “biocontrol” of weeds to help our state reduce its reliance on chemical pest control (<https://ag.colorado.gov/conservation/biocontrol>). While the term “biocontrol” may be new to some, all it means is “the use of natural enemies (predators, pathogens, parasites, and herbivores) to control insects, weeds, or other pest organisms.”

As explained in the “Biocontrols for Weeds” workshop, an online presentation by Sonya Daly and Karen Rosen of the Palisade Insectary, the work to understand these naturally existing enemies has been going on for decades. Host specific agents are tested in Switzerland and then in the US; noxious weeds are a problem virtually worldwide. The USDA has regulations requiring years of testing before biocontrols can be introduced for weed control in the US. Species used must be host specific – they target ONLY one noxious weed and no other plants.

For many years, scientists in Palisade have been studying, collecting, and providing biocontrol organisms to people in our state, across the country, and sometimes around the world to help with safe and effective weed control, especially on large areas. Visit www.palisadeinsectary.com to see the many weeds they study (with great photos to help with identification), tested treatments, application dates, availability, and costs.

For example those “cute” yellow flowers that look like a wild snapdragon – those are either Yellow or Dalmation Toadflax. They are a VERY invasive, noxious weed. The palisade insectary can provide a weevil (a different one SPECIFIC to which Toadflax you have) that is a natural enemy to the plant. Where the highly invasive Toadflax have overtaken native species, the weevil can be released, helping to return the native flora.



The amazing thing besides the effectiveness of these natural enemies and their environmental friendliness, is the cost. For this plant weevil, for example, one release is just \$30.

Other species with effective biocontrols are Canada Thistle, Musk Thistle, Bindweed, Puncturevine, Diffuse & Spotted Knapweed, Russian Knapweed, and others.

We all know that noxious weeds can be extremely damaging. They can be invasive to the point of killing off other native plants, reducing the beauty of our properties (and lowering values). They reduce the natural food for wild animals and birds. Noxious weeds often reseed at rates that make them extremely difficult to control by their second or third year. Some weeds are poisonous or have seed heads that can be down-right dangerous – for example cheatgrass seeds can cause a costly vet bill when dogs get them lodged in an ear canal, and puncture vine seeds can easily flatten bicycle tires. Use of chemical treatments (herbicides) are often not the ideal solution – they are rarely species specific, so they will likely damage other “good” plants. Some chemical weed treatments cause health issues to the person spraying them (or children/pets), and they leach into our soils and waterways impacting humans and wildlife.

Visit the websites above for a great introduction to noxious weed biocontrols. For information about their other workshops and resources for landowners, visit or contact the Douglas County Conservation District at <https://douglasconserves.org/> . If you picked up a seedling tree order from them in April, happy planting!!

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Congratulations to Raelyn, Melanie, and Jackson, we wish you a happy, bright, and adventurous future!



Raelyn Roskilly

From Raelyn's family: Raelyn we are so proud of you and excited to join you in celebrating your graduation. The best is yet to come.

To the Class of '22, Raelyn offers "Always go with gratitude and appreciation. Senior year was nothing traditional or expected but good things come from the unexpected. Embrace change. It goes by fast, so slow down and enjoy it. Be appreciative of this time you have with your friends and make the most of every opportunity."



Melanie Sanstra

Melanie's family says: We wish our girl the success that comes from a happy life, full of adventure and memorable experiences. To always remember the little Elementary school in the woods where she learned to "head true North". We love you and are so proud of the smart, independent woman you are becoming.

Melanie encourages the Class of '22 to "Stay truthful."



Jackson Temme

From Mom, Dad, and Claire: Jackson, it is hard to believe that 18 years have gone by (flown by!!) and you are heading off to college in a few months. We are so proud of all you have accomplished and learned over the years and know that you are so prepared for college. You will achieve great things, continue to strengthen your faith, meet new friends, create new memories, all while having the time of your life! We will miss you like crazy, but know in our hearts that it is time for you to SOAR! Remember God will always be with you. Bear Down and Go get 'em, Buddy! We love you!

Jackson advises the Class of '22 to "Have fun, but also stay focused and motivated. Mostly... enjoy every minute of your (hopefully normal) senior year!"

Editor's Note: If we've missed someone, please email larkspursentinel@gmail.com for a form and we'll include more graduates in the June issue.

A Walk on the Wild Side...

by Susan Peters

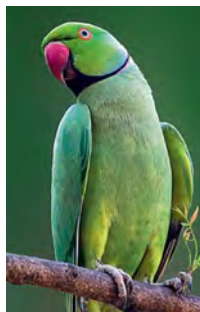
Some interesting invaders of our 5th State...More Exquisite Nature Photos...Short Takes

Note: Dear Readers – As my nose is mashed to the screen, the veil of darkness suddenly descends, AKA cataracts. Fortunately, the cure is simple once I am back in town and can get scheduled for the surgery. So, I will SEE you next month hopefully. Dang! And I had so much to tell you about. Aloha!

Every so often, we sign out of the Colorado snow and cold and go to someplace that is truly spring year round, like our 50th state. This year we chose Kauai and Molokai. We go to Kauai, the Garden Isle, most frequently complete with its red dirt and red dirt shirts. I would like to think that I am quite astute to changes there. But this year, the very squawky, obnoxious Mynah birds showed up at Poipu. It turns out they have been in the Hawaiian Islands since 1895, brought from South America to eat insects, namely army worms and cut worms, in the sugar cane.



One of the endearing behaviors of Mynah birds is their coming home to roost. At dusk, they choose the largest tree, find a spot to perch, and then chatter, as if gossiping, talking about their day's adventures. So, I was not surprised to see this happen in Poipu, Kauai. But, say what?



Those are NOT Mynahs? They are parakeets! So, are they escapees? Probably. But they are invasive and they are devastating the crops of the farmers on Hawaii. The Mynahs on Molokai are too busy building nests to do the evening gossip. Their beaks are crammed with little sticks.



The nene goose is the official bird of Hawaii, but you would not know it on Kauai. There are free-range chickens



EVERYWHERE. Now, there is a reason for this. First Hurricane Iwa initiated the damage, and then, Hurricane Iniki, a Category 4 hurricane, blew through in 1991, blowing down many trees, and you guessed it, chicken coops. So, I asked a local why chicken was so expensive in grocery stores when one could trap a free-range one. He said, "To cook a free-range chicken, you fill a pot with water, and throw the chicken into the pot along with a river rock. After three days, throw out the chicken and eat the rock!" He said all this with a straight face. And the eggs are anything but yummy. However, I was surprised to find free-range chicken in the grocery store at a mere \$5 per pound, but not the same "free-range" as those wandering the island.



More Bad Initiatives

Now, let's talk about the large cane toads, brought to Hawaii to eliminate the greyback cane beetle in the sugar cane fields. This was not well-thought out. There are no natural enemies of the cane toads, as they secrete a poisonous, foul-tasting substance through their skin. So, they rapidly multiplied up to tens of thousands per year. We see them frequently flattened on the roads, and if you let them dry, they make unique bookmarks.

Aha! Recently they have found a natural enemy: a caterpillar, whose species illudes me. Now, things should be rapidly in control! REALLY?

Mongoose were introduced to a couple of the islands to eliminate black rats. The problem is that no one



asked the mongoose if they even like black rats. They don't. They prefer bird and turtle eggs. Unfortunately, some of the bird eggs are from indigenous and

continued on next page

Wild Side continued from previous page

endangered species, but, of course, the mongoose doesn't care. They do eat snakes, so there are no snakes where there are mongoose. And they are quite adept at raiding garbage cans.

We thought that we saw mongooses (mongeese?!) crossing the road in Molokai. And, yessiree, they indeed are on this island. AND, we saw little deer hoofprints. Molokai has something called Axis deer, a spotted deer from India, a gift to the Hawaiian King back in 1860. The problem with these deer is that there is not enough for them to eat, and tens of thousands have died.



And then, familiarity with home, as a turkey hen was crossing the road on Molokai!

Short Take

No sign of the monk seals this time, but a green sea turtle did greet us in Poipu.



Many of Hawaii's birds are non-native, but beautiful like the Hawaiian cardinal called the red-crested cardinal – see photo. And at one beach park in Molokai we saw the Northern cardinal AND the red-crested cardinal eating our sandwich crumbs from the same

place! Many gorgeously red native birds have become extinct because of man. The royalty used to capture them for their feathers to adorn their HUGE

royal costumes. These can be seen in the Bishop Museum in Honolulu.

Yay! The bald eagle has rebounded in numbers on the mainland of the U.S. In Alaska they have been going strong for many years with one in every third tree in Juneau, the capital.

A new study suggests mixing milkweed plants with other flowering plants may help migrating monarch butterflies more than milkweed alone. More good news!

It is time to put out at least one and preferably two hummingbird feeders filled with a solution of 4 parts boiling water to 1 part WHITE sugar. Allow to cool. Over the next month, activity will really pick up with competition for the ladies. That is when the dudes zoom up in the air to nearly 200 feet!

Enjoy another prize-winning picture of nature for your moment of Zen.



That's all folks for this month. Gotta run – our red-eye flight back to Denver awaits us. We have already donned our winter coats.

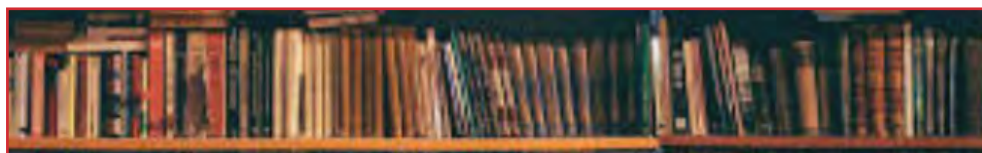
How to Contact Me: Email is best at susan@larsspurconsulting.com. Alternatively, call my cell phone at (303) 725-6868 or send a short write-up to 2255 Quartz Mountain Drive.

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Mountain Bluebird, male and female.



Western Bluebird, male and female.

Bluebirds on DC Open Space

Written by Richard Bangs, DLC Board Member

Research by Elizabeth Taylor, DLC Board Member

A flash of blue, a flutter of wings, and a pleasant chirp. If you're hiking on one of Douglas County's public open spaces, it's likely you've just seen one of the hundreds of bluebirds that live, hunt, and raise their young every year in Colorado.

Two species of bluebirds, the Western Bluebird and the Mountain Bluebird, are most common in Douglas County and are secondary cavity-nesters, meaning they might occupy an abandoned woodpecker hole in a dead tree. They also are very comfortable occupying a man-made wooden nesting box.

Bluebirds across the United States suffered a severe decline in population starting in the early 1900s because of a loss of habitat and the widespread use of pesticides. Programs to build bluebird nesting boxes were started across the country, including in Colorado, and have had a positive impact on the bird population. As part of the Colorado Bluebird Project operated by Denver Audubon, Douglas Land Conservancy (DLC), and the Douglas County Division of Open Space and Natural Resources co-sponsor a bluebird project on or adjacent to many of the county open spaces. Elizabeth Taylor of DLC is the coordinator of the project, which is also supported by Jackie Sanderson of Douglas County. As many as 40 volunteers maintain

and monitor trails of bluebird boxes weekly April through August. The program includes eight bluebird trails with 157 widely spaced boxes. Boxes are opened, observed, and records are kept of nesting, how many eggs were laid, and how many little birds successfully fledge. This information is entered into the Cornell Lab of Ornithology NestWatch database. If the boxes are damaged by bears or invaded by snakes, remedial measure are taken.

Male Mountain Bluebirds are very colorful and as Henry David Thoreau said, "The bluebird carries the sky on its back." The female birds have less blue and more grey coloring. They hunt from perches or while on the wing and can be seen hovering before a quick dive to pursue insects. One might see them on treetops, fence posts, and power lines. The Mountain Bluebirds don't migrate far, those seen in Douglas County may come from as close as southern Colorado or New Mexico.

The Western Bluebird can be found in open lands and has a brilliant blue back with a rust-colored chest. Males are



Bears destroy bluebird boxes to get to the eggs and young birds.

Photo by Elizabeth Taylor



Pete Dunbar

6123 County Road 106
 Elbert, Colorado 80106
 303-681-3809
 Cell 303-638-6762



Bullsnakes, such as this one found in a box, are a common predator to bluebirds. *Photo by Sharon Hines*

considerably brighter than the gray-brown, blue-tinged females. They like to sit on low perches and swoop lightly to the ground to catch insects. Western Bluebirds gather in small flocks outside the breeding season to feed on insects or berries. Look for them on low perches, atop nesting boxes or fence posts.

Also known to occupy bluebird boxes are Tree Swallows, Violet-Green Swallows, and House Wrens. Tree Swallows are fast fliers constantly on the move. They have deep-blue iridescent backs and clean white breasts. They chase after


flying insects. Violet-Green Swallows seem to change color as they fly, from green to violet as the light changes. They also hunt on the wing. Both swallows will live in bluebird boxes. Their nests are different as they most likely will contain feathers. The House Wren will also occupy the bluebird boxes.

The 2020 bluebird season in Douglas County was very active with a total of 962 eggs laid and 639 young birds fledged successfully. The program's bluebird monitors found the following in the boxes they observed: Tree Swallows, 187 fledglings; Violet-Green Swallows, 7 fledglings; House Wren, 49 fledglings; Western Bluebird, 98 fledglings; and Mountain Bluebird, 298 fledglings.

Many things can prevent eggs laid from producing successful young, including weather (cold or hot) and predation from bears and snakes. Monitors help to overcome some of these hazards by installing snake guards and replacing boxes ruined by bears. And the birds help too by producing a second or third clutch of eggs to replace destroyed clutches.

So, when you're hiking the county open spaces, keep an eye out for the bluebird population and know that there is a small army out there to help these birds be successful and help you enjoy our natural wildlife.

For more information on the DLC and County bluebird program, visit the DLC website at www.douglaslandconservancy.org and click on "Get involved."



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WALTSWORDS By Walt Korinke

May 2021

CASTLE ROCK – The large parcels of land (Dawson Ridge) that adjoin the I-25 west frontage road just north of Tomah Road to Plum Creek Road are part of the Town of Castle Rock. There are two major Planned Development Plans (PDP) for most of this area that were put in place in 1986 and 1989. Over \$30 million was spent in the mid-80’s (roads, and other infrastructure) without any actual development. The economic collapse at that time brought an end to the planned development, foreclosure, and collapse of the Metro Districts and sale of the properties to an out of state buyer occurred. The land has remained dormant until now.



With Castle Rock’s rapid expansion, and an early effort last year to move forward with the planned (master plan, not later than 2032) Crystal Road/Territorial Road interchange bridge to cross over I-25, the owner, Douglas County Dev. Corp - Chattanooga, TN has started a rezoning and amendment effort to the PDPs.



The first step is formal approval of the PDP amendments by late this fall. The other steps would tie in with the development of the I-25 interchange over the coming years.

The area to the north of Crystal Road/Territorial Road is in the Westfield Trade Center PD and the south area is the Dawson Ridge PD. The two PDs would be merged under this effort and the area covered would be approximately 2,000 acres. About half of the acreage would remain in its natural state, trails, or dedicated to community use. The existing PDPs provide for 7,900 residential units, commercial, and retail development. The new plan reduces the residential by 25% for a total of 5,850 units consisting of 3,400 single family residential units shown in yellow on the plat map, and 2,400 multi-family units shown in brown. Approximately 3.2 million sq ft of commercial, office, light industrial, retail, restaurants, etc. is shown in red and blue and will provide for work, shopping, and recreation. The rail line has long been an impairment to the development of this area and the I-25 interchange and realignment of the frontage road plays a big part in the future development of this area.



Approved last winter, demolition of the 61 year old Olinger Funeral Home located downtown at 407 Jerry St. has finally begun. The 2-story, 7,581 sq ft building occupies a 1/3 acre and will be replaced by a new 8,500 sq ft funeral home at a projected cost of \$1,860,000. The new facility was needed to improve efficiency, accessibility, and overall better service to the community.





The east side I-25 frontage road south of the former MedVed (now Castle Rock GM, Ford, Jeep) continues the development of light industrial projects with the groundwork and initial construction of a 23,800 sq ft indoor automobile storage building. It will be used for collector, hobby, and craft storage.

With changing dynamics of the retail industry, Block 3 of the Promenade Development, located in the center of that development, was rezoned

earlier this year eliminating the village retail designation and permitting multi-family development on the site. Forum Investment Group has now submitted a site development plan for a 300-unit, 4-building apartment development on the site along with a club house, pool, dog park, and parking for 540 cars. The buildings will be 4 and 5 stories in height with attached and detached garages, carports, and surface parking. Approval is subject to public hearings.



Approved last winter, the development at the 36 year old Oakwood Senior Apartments has begun with the removal of the western-most building, clubhouse, and leasing office, to be replaced with a new structure with

53 units bringing the complex total to 109. The new building will be a 3-story elevated building and incorporate the amenities and leasing office on the first floor. The project is located just south of the Douglas County High School at the NE corner of Front St. and Oakwood Drive. The remaining complex consists of seven 2-story, 8-unit buildings.



Folks keep asking what the large steel structure is under construction on the south side of Meadows Blvd slightly north of the hospital – it's the 17,000 sq ft Ubergrippen, a recreational rock wall climbing facility and climbing pro shop. Renderings and the whole story were in last September's Sentinel. Expected completion is late summer.

COLORADO SPRINGS – Victory Ridge, the 153-acre mixed-use development located at Interquest and Voyager Parkways will be getting its second hotel. A new chain for Colorado Springs, the planned four-story, 103-room facility will be a Choice Hotels' Cambria Hotel & Suites. A Denver/Omaha partnership, Shahford Hospitality is the developer. There are about 60 Cambrias in the country including one near DIA and one in Fort Collins. Their design is "modern," and they specialize in offering local craft beers in their bars and restaurants. This facility will have a ground floor restaurant, outdoor pool, gym and meeting space for conferences and banquets. In addition, there will be a rooftop bar and deck. This will be a nice compliment to the new In-N-Out distribution facilities that anchor Victory Ridge. The other hotel at Victory Ridge is the four-story, 119-room Hyatt Place scheduled to start construction shortly.



continued on next page



Two new fast food opportunities for the Springs are on the way. Chick-fil-A will be demolishing the free-standing 6,650 sq ft former retail building that housed Casual Male XL Clothing and Comfort Dental at Citadel Crossing shopping center in order to build a 5,200 sq ft restaurant. The pad will be a long-term ground lease and the building will have 88 indoor seats and 12 patio seats along with a dual lane drive-thru. There is also a Chick-fil-A in the mall whose future remains unclear. The chick-eating war continues to expand with new entries to town Birdcall, Slim Chickens, Raising Cain, and potential El Pollo Loco along with the existing KFC's and Popeyes.

Tired of chicken (?), a new burger “big gun” is coming to Town. The very popular Texas chain, Whataburger will be challenging its Victory Ridge neighbor, In-N-Out, with its first Springs restaurant to be built in the Interquest Marketplace. The 3,751 sq ft restaurant will be a quick start and a fall opening. It is expected that this will not be the only Whataburger in the Springs. Whataburger started life in Corpus Christi in 1950 and has grown to about 850 restaurants in 10 southern/southwestern states (700 in Texas), with plans for 40 new stores by the end of 2022. Great, made-to-order burgers and chicken sandwiches, fries, onion rings, etc. including breakfast items. Wonder which will get the longer lines?



The 200-acre Polaris Pointe (NorthGate @ I-25) was originally proposed in 2010 and has undergone a slow and challenging development. Today it is one of the Springs’ development hot spots. The Power’s Extension / I25 interchange is well underway, and the list of new tenants recently opened or under construction continues to grow. Joining existing facilities (Bass Pro, Kneaders, Magnum Shooting Ctr., Boot Barn, Bourbon Brothers, and more) are Topgolf driving range, AirCity 360 Adventure Park opening this summer, and new eating facilities: Heart of Jerusalem Café, Vaqueros Mexican Restaurant, and FiiZ (non-alcoholic) drinks. Multi-family will be a major part of the complex with the 301-unit Polaris Junction under construction, a 51-unit luxury lofts adults 55+ project to commence this year, and a 245-unit development in the planning stage. The overall development plan continues to change along with the retail industry and economy with the current future direction looking to mimic the University Plaza urban renewal project on Nevada with several major box stores (Lowe’s, Costco, etc.) and smaller support retail.



Two new national eateries arrive in the Springs. The “world’s largest hot dog chain”, Wienerschnitzel arrives on Austin Bluffs Parkway just east of Academy Blvd., with two more planned in the area. Featuring chili and chili/cheese dogs, the 60 year old chain operates 330 restaurants in 10 (mostly western) states. With a strong drive-thru business model, they have done well through the Covid-19 panic with a best year ever in 2020.



continued on next page

After your chili dog, you may want a sweet from the new Krispy Kreme Doughnut store which will replace the shuttered Village Inn at 5790 S. Carefree Circle. The VI will be razed and replaced with a new 3,547 sq ft store on the 1.2 acre site. Construction planned to start in August with doughnuts by Christmas. This will be their 2nd comeback try in the Springs in the last 15 years. The 84 year old chain has 1,400 stores in 33 countries. Get ready for a “sugar high.”



With the Spring’s first In-N-Out (opened Nov. 2020) drawing long lines, the city’s 2nd In-N-Out will replace the closed Outback at the First & Main Town Center on Powers and replace it with a new 3,879 sq ft restaurant. The site is a ground lease that includes renewal options up to 30 years. The Castle Rock In-N-Out is also under development and progressing quickly with hopefully a year end opening at the Outlets. Hopefully as the chain continues to expand, the waiting lines for their popular burgers and fries will become shorter.



Arkansas-based Slim Chickens joins In-N-Out at Victory Ridge opening its first Springs’ fast-food restaurant. The 3,200 sq ft store joins today’s push from hamburgers to chicken and joins Chick-fil-A, KFC, Popeye’s and Raising Cane as well as many new chicken options being offered at the area’s burger joints.



Slim’s chicken tenders are marinated in buttermilk, hand-breaded, and cooked to order and offer 17 house dipping sauces for your choice. They also offer wings, sandwiches, wraps, salads, fries, coleslaw, macaroni & cheese along with soft drinks and desserts. The dining room



and patio seat 114 people (+50 during pandemic) along with drive thru and curbside pick-up and operates from 10:30am to a late snack by 10:00 pm. Expect another Springs’ store within a year, and a probable ½ dozen more in the near future.

DENVER – Construction has started on the last parcel at the SkyRidge RTD Station. The joint venture of Regency Partners and Coventry Development will complete an \$80 million 240-unit multi-family complex scheduled to open in the fall of 2022. This will service the residential demand from surrounding large commercial facilities including Sky Ridge Medical Center, Charles Schwab, and Kiewit’s regional headquarters which is in the process of construction completion. The seven-story structure will include 2 levels of covered parking. The mix of one and two-bedroom units will range in size from 544 to 1,121 sq ft. The many amenities include a pool and viewing deck, outdoor kitchen and fireplace, a dog park, fitness center, rooftop deck, and a ground floor 1,500 sq ft retail space.



One RTD stop to the north at the Belleview Station, Trammell Crow Residential is preparing to build a 250-unit, 17 story apartment project which will include 7,000 sq ft of ground-floor retail. The 1 acre development is a part of the 55-acre DTC mixed use campus known as the Belleview Station master-planned community. Ultimate build-out calls for 2.2 million sq ft of Class A office space, 300,000 sq ft of retail, two hotels and five parks. This will be the DTC’s first high-rise luxury apartment complex.



The Larkspur Area Real Estate Market – As of 4/17/21

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

Homes Currently For-Sale (4/17/2021) --- 12 (\$685,000 to \$1,800,000) --- Median \$830,000
Average Days on Market --- 99

Homes Currently "Under Contract" --- 16 (\$405,000 to \$1,375,000) --- Median \$812,500
Average Days on Market --- 38

6 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 *
3/31/2021	63	\$2,350,000 \$ 280,100	20	\$755,000	\$529 \$141
3/31/2020	69	\$1,317,000 \$ 285,000	65	\$679,000	\$362 \$116
3/31/2019	41	\$1,625,000 \$ 320,000	81	\$662,006	\$288 \$136
3/31/2018	64	\$1,471,000 \$ 315,000	70	\$626,000	\$335 \$112
3/31/2017	60	\$1,070,000 \$ 220,000	75	\$550,000	\$386 \$100

6 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
3/31/2021	\$839,052	+ 26.89%	\$211	+27.88%	\$237	+24.08%
3/31/2020	\$661,251	- 2.34%	\$165	- 2.42%	\$191	- 1.57%
3/31/2019	\$676,721	+ 5.90%	\$169	+ 8.33	\$194	+7.18%
3/31/2018	\$639,008	+ 14.87%	\$156	+ 4.70%	\$181	+7.10%
3/31/2017	\$556,266	-----	\$149	-----	\$169	-----

*---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.

CLASSIFIED ADS

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

Security doors and 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**

CUSTOMER SERVICE REP: Liberty Doors is seeking 3/4 or Full Time CSR to schedule service calls. Good communication skills (verbal & written), courteous, organized, able to use Microsoft products. Liberty will train Castle Rock or Colorado Springs. Could work from home after training is complete.
Text or call Ted @ **303-598-1212**.

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

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

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. 720-244-1111

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

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.

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