



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

June 2021

It's June! Spring and Summer all at once!

Ah, June is here! Spring has left (was it ever really here), and the onset of summer is so welcome this year! How lovely it is to be together once again – enjoying social time, exchanging long-awaited hugs and handshakes. Do you also feel a bit intrigued by the lack of colds and flu while we all were masking and keeping our distance? Interesting, huh!

And speaking of keeping our distance, I want to give a shout out to those who keep their dogs leashed while walking. And also a shout out to those who keep their distance when passing other dogs. Not all dog owners want to have a play date while they are walking, and I've been told that a healthy distance is much appreciated. Did you know that a dog can pull SIX times its weight? That can make a lunging dog pretty difficult to control. If you know your dog is aggressive, or overly friendly, and might lunge, it's important to establish control as soon as you see another dog – walk off the path or cross the road, put your dog in a sit, and maintain its attention while the other dog passes. I know of two instances where dogs were attacked (unprovoked) by an aggressive dog in the past few months – if you have an aggressive dog, it's imperative that you have complete control of that dog at all times. OK, time to get off my soapbox.

If anyone would like to send in information or a review of our lovely local bike trails, please email me at larkspursentinel@gmail.org. I think our readers would appreciate more information on biking Spruce Mountain Trail, Dawson Butte, Sandstone, and Frink Creamery.

Hope to see you out there walking, hiking, biking, gardening, golfing. . .whatever makes your summer extra special this year!

And please, be kind,

Margot Patterson

Editor

larkspursentinel@gmail.com

Front page photo credit with appreciation. . .Mike Montgomery



ELIZABETH OWENS



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



8214 RED ROCK COURT | PERRY PARK | OFFERED AT \$795,000 | UNDER CONTRACT!



4095 CHEYENNE DRIVE | PERRY PARK | OFFERED AT \$795,000 | UNDER CONTRACT!



4966 DELAWARE DRIVE | PERRY PARK | OFFERED AT \$825,000 | JUST SOLD!



4879 STREAMBED TRAIL | PRADERA | \$900,000 | UNDER CONTRACT!



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



5th ANNUAL MUSIC IN THE PARK

June thru August @ Larkspur Community Park
All dates are Fridays

- June 11th - Ashtonz (Local Cover Band)
- June 25th - DOTSERO (Jazz)
- July 9th - Rascal Martinez (Blues and 50's)
- July 23rd - John Saunders Band (The Colorado Groove)
- August 13th - Timberline Troubadours (Bluegrass)
- August 27th - Looking Back (70's and 80's)

We have limited sponsorships available, including non-profit partners. For more information on sponsorships, you may contact: Bonnie Schwam at 719-651-2916 or email her at bonnie@bonniesellscolorado.com

MONTHLY NETWORKING MIXERS

- June 14th @ 5:30pm
- July 12th @ 5:30pm

For details on location or zoom, visit our FB Page @LarkspurChamberofCommerce

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

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

Independence Day Celebration

Thanks to the tireless work of Directors VanDoorn and Schwam, the Independence Day Celebration looks to be even better than last year! Not only is the usual parade happening, but there will be tethered hot air balloon rides, hot dogs, and maybe even a band!

As of now, we are cautiously optimistic about the fireworks show. However, please keep in mind that the weather service is predicting another drought this summer and if Douglas County declares a Level 2 fire ban like they did last year, we will have to cancel the show again.

Look for more details on the Independence Day Celebration through email and social media as we get closer to July 4th.

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/>. Don't forget to make your pile tall, not long, and combine with neighbors where you can!

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 PPMD has submitted a proposal to establish a water lease to replace any water lost downstream due to the storage. That plan is now with the Office of the State Engineer at the DWR for their review and feedback.

Flock Safety Cameras

Ryan Platt, a representative from [Flock Safety](#), attended the board meeting last month to present their cloud-based security service. Their proposal is to place a couple of cameras on Red Rock near the front of the park to capture and track license plates for vehicles coming and going from Perry Park. Ryan answered questions from the board and the audience, but there is more research needed and Ryan will provide additional information to the board for review in a future meeting. If, at that time, the board decides to move forward, the issue will be brought to the residents to get their feedback before proceeding.

Next Board Mtg: Thurs., June 10th, 6:30 pm

Thank you for those who attended both on Zoom and in person! It is a new experience to support a hybrid board meeting and we appreciate everyone's patience as we continue to learn how best to conduct these meetings. And special thanks to the Perry Park Country Club for inviting us back and providing the space to meet in person.

Again, 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)

NEWS FROM THE WATER DISTRICT

By Brian Arthurs



“Groundwater has been used for domestic and irrigation needs from time immemorial. Yet its nature and occurrence have always possessed a certain mystery because water below the land surface is invisible and relatively inaccessible. The influence of this mystery lingers in some tenets that govern groundwater law.”

- T.N. Narasimhan -

Facts about water:

- 300 tons of water are required to manufacture one ton of steel.
- About 6,800 gallons of water are needed to grow a day’s food for a family of four.
- It takes more than twice the amount of water to produce coffee than it does tea.

The May 19th regular meeting was called to order at 4:30 pm with all Directors available.

The April 21st regular Board meeting and May 10th Work Session minutes were unanimously approved. In addition, \$201,514.03 of disbursements were approved.

The Board reviewed the feasibility of boring water service lines to new customers as an alternative to the current method which involves cutting and filling of the road surface when no stubs exist. The pros and cons were presented, questions answered, and cost benefits and liability concerns were discussed. It was determined this method should be approved and the rules and regulations be updated accordingly.

The District Systems and Staff Reports were presented, reviewed, discussed, and accepted.

Director Maras brought forth the possibility of implementing the use of a “Sludge Press.” This equipment could significantly reduce the amount of byproduct currently being processed and the corresponding cost of removal.

At that time, Director Peterson reiterated the fact there are many areas where the District can improve efficiency as it moves forward. There are an infinite number of good concepts and a finite amount of capital available. It was suggested a special session be scheduled for the purpose of prioritizing what should be done. The Treasurer was asked to supply estimates of the funds available taking into

account the anticipated revenue increases. It was agreed the Board will meet in June apart from the regular meeting to specifically address these issues.

The Waucondah Wastewater Treatment Plant (WWTP) Project continues to move forward. The District has seen significant improvement with regard to noise and odor. The District continues to test dissolved oxygen and provide the results to the District’s engineer.

The District Manager advised the Board that the District is moving forward with a leak detection program for the west side of the District. The program will begin in the July timeframe.

The Operations Supervisor advised the Board that Total Inorganic Nitrogen results will not meet the 2023 permitted effluent limits. Director Maras suggested that this be a consideration for the WWTP as we begin the design for the second phase of improvements.

The District Manager advised the Board that the 2020 Budget will need to be amended to reflect the District’s audited expenditures.

The Board entered an Executive Session to receive specific legal advice from legal counsel regarding the Gateway Pond.

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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FROM THE LARKSPUR FIRE PROTECTION DISTRICT

By Cindy Applegate, Secretary-Board of Directors

Yearly Call Review:

January 1 - April 30 we ran a total of 266 calls compared to 281 calls for the same period in 2020: a decrease of 15 calls.

Monthly Call Review:

April 1 - April 30 we ran a total of 71 calls compared to 59 calls for the same period in 2020: a decrease of 12 calls.

- A. FIRES: Total of 2 calls
 - Passenger vehicle fire: 1 (in-district)
 - Brush, or brush and grass mixture fire: 1 (mutual-aid)
- B. EMS: Total of 32 calls
 - Medicals: 24 (22 in district, 2 mutual aid)
 - MVA's with Injuries: 8 (7 in district, 1 mutual aid)
- C. ALARMS: Total of 2 calls
 - Fire alarm system malfunction: 1 (in district)
 - Carbon monoxide detector malfunction: 1 (in district)
- D. OTHER: Total of 35 calls (34 in-district, 1 mutual aid)

Thank you to all who attended the May 8th LFPD Wildfire Preparedness Workshop online and as well as those who attended the May 15th LFPD Wildfire Preparedness Workshop Field Day. For those who could not attend the online meeting, the Power Point presentations and links to the videos that were presented are available to view on the home page of the LFPD website at: <https://www.larkspurfire.org/>

Please call Fire Marshal Johnson at 303-880-4724 to set up an appointment for a review of your property to assess your wildfire hazard/risk. Recommendations to reduce your risk from wildfire will be given, as well as suggestions for prioritizing the work that needs to be accomplished. There is no charge for this service.

Fire Protection District Board Meeting

Thursday, June 10

6:00 PM at Station 161

The meetings are open to the public.

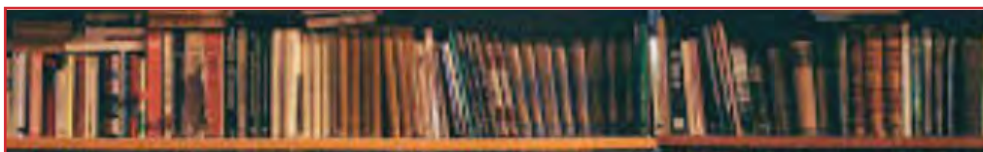
This may be a virtual meeting. Check the website for details.

larkspurfire.org

Larkspur FREE Library

Open on Saturdays from 10-2

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





Howdy neighbors! Reporting live from a barbecue grill near you, it's Beary Bear. I love this time of year. So many of you are grilling my favorite foods outside, and the smells are heavenly.

If You Can Grill It, I Can Smell It.

We black bears are blessed with a keen sense of smell 100 times more sensitive than yours. When the breeze is favorable, we can track food scents up to 5 miles away! We use bear "GPS" (Garbage Positioning Scents) to direct us to the food source. If you haven't done so yet, now would be an excellent time to begin storing your barbecue in the garage when not in use. Of course, you want to make sure garage doors are closed.

Another less known bear attractant scent source comes from auto air fresheners. You know, the ones you hang from the rear-view mirror next to your furry dice or under the seat next to your stash of Snickers bars. We black bears are known for "breaking and entering" vehicles due to the faint scent of an air freshener. Trust me, if you thought your vehicle needed a little freshening up, wait until one of us has spent a little time in it! Keep windows closed and doors locked during bear season.

Be Bear SMART.

If you end up in a close encounter with a bear, remember the acronym SMART.

S = STOP. Do not run. Your instinct is to run. So is ours. If you run first, we may chase after you. Unless you are an Olympic sprinter, you can't outrun a bear.

M = MAKE yourself look big. Extend your arms up high or pull your jacket or shirt (not your skirt) up over your head. Look as big as you can, so we believe you are too big to fall and shouldn't be messed with. Note: Reserve direct eye contact for your spouse and kids. In the animal world, direct eye contact is a sign of aggression.

A = ANNOUNCE. Shout "leave me alone!" or my favorite: "I'm having a really bad day here!" This

declaration lets us bear know you are a human and will let other people in the area know you may be in trouble - unless you routinely shout all the time!

R = RETREAT. Never turn your back on one of us. Still facing the bear, back away slowly – remember, no eye contact. Occasionally we do what's known as a false charge. This is a bluff and not an attack. This action is the equivalent of getting the last word in an argument. Keep moving slowly away. Do not turn and run. As you back away slowly and deliberately, we sense your desire to leave peacefully and will choose to follow suit.

T = TELL. If the bear acts aggressively toward you, as soon as safely possible, call and tell the Division of Wildlife Headquarters, Denver at 303-291-7227, or Colorado Springs at 719-227-5200. If you are a young person, tell an adult about your encounter.

Actual bear attacks are rare and usually are motivated by food or the need to protect young cubs. If attacked, fight back! Playing dead is a grizzly bear defense for a whole different animal.

If you don't want a bear encounter, stop encouraging us to visit you. Keep garage doors closed, bring bird feeders in at dusk, and hang them 10 feet up and 10 feet out from a climbable object during the day. Also, bear-proof your garbage cans and wait to set them out an hour or two before pickup. Finally, lock ground floor windows and doors and keep your barbecue grill clean and stored when not in use.

Send your questions, stories, and photos to wisebeary@gmail.com. I will share them with readers in a future article.

Until next time, let's enjoy each other from a good safe distance.

**Your Friend,
Beary**



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.



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MONEY TO BURN

by Karl Roscoe

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

Last time we started a conversation about heat. Heat pumps are not the only available option to consider in lieu of gas burners. My favorite is the free one: Good old Mr. Sun.

I started looking for some info on how much energy the sun delivers each day (12-hour period). Here's a screen grab from one of the sites:

$$\begin{aligned}dE &= \sigma_D (\sin A) dt \\ &= \sigma_D (\sin A) (12/\pi) (3,600 \text{ sec/hr}) dA \\ &= \sigma_D (4.3 \times 10^4 \text{ sec}/\pi) [(\sin A) dA].\end{aligned}$$

The expression in square brackets may be integrated from $A = 0$ to $A = \pi$ to yield

$$E = \sigma_D (4.3 \times 10^4 \text{ sec}/\pi)$$

If, for comparison, we set $\sigma_D = 137 \text{ mW/cm}^2$ (i.e., we were to take our collector to the tropics), we find

$$E = 3.7 \times 10^6 \text{ mJ.}$$

The ratio between this value and the one derived above is $2/\pi$. At my latitude, 42° N , the midsummer value is

$$E = 1.8 \times 10^6 \text{ mJ}$$

and the midwinter value is

$$E = 7.2 \times 10^5 \text{ mJ.}$$

The ratio of the midwinter to the midsummer values is

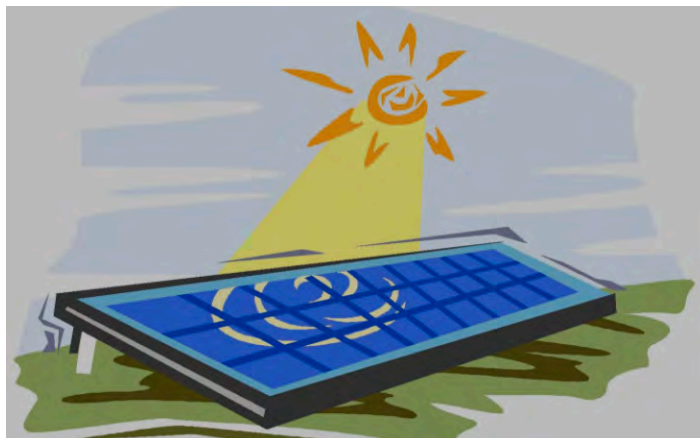
$$(7.2 \times 10^5 \text{ mJ}) / (1.8 \times 10^6 \text{ mJ}) = 0.4.$$

Geez - oh Pete! So, I decided to find a different expression.

It's a lot. **A Lot.** And, as I mentioned, it's free! The trick then becomes, how do we collect that free energy and store it for use in our homes? And the answer is: We use all of our smarts to find many ways to collect and store it. Here's a few of the most basic techniques.

Face the Sun

Southern exposure is the number one way to increase energy collection from the sun. Any site in or around your home that has a southern exposure becomes the most direct way to start collecting.



Mass Equals Heat

In order to collect that solar energy, you need something dark and heavy to pull it all in. It could be a brick or rock wall, a barrel filled with water, a tile floor or a large expanse of concrete. Dark is important because it reflects less energy and absorbs more.

Trap What You've Collected

Once you've absorbed the energy, you'll need to hang on to it. The best trap for heat would be designed like a greenhouse—it lets the energy in and keeps it from escaping.

Here are some images of this thinking in action:

A solar thermal wall (from Pinterest) <https://i.pinimg.com/originals/b6/42/71/b64271515b60d10ceff63df6c6ff4191.jpg>

Water columns <https://www.howtogosolar.org/media/posts/6/water-wall-thermal-panel-tubes.jpg>

A Trombe Wall design https://img.bhs4.com/D0/9/D0923827A6A600B4690D7E50675BDCC6E05BC6A7_large.jpg (I like this one a lot because it shows many features of solar collection—including blocking unwanted radiation in the summer months.)

Solar collection floor slab. https://renew.org.au/wp-content/uploads/2018/10/STAS_Thermal_Mass_Flooring-1224x786.jpg

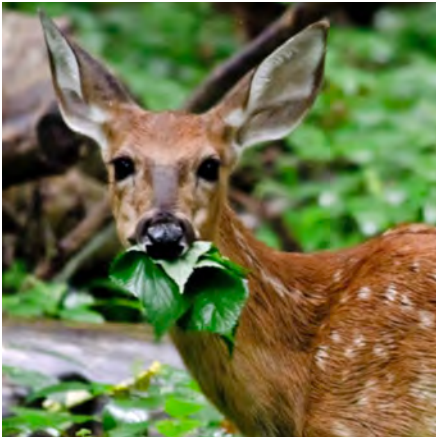
Elements of passive solar design <https://d12m281ylf13f0.cloudfront.net/images10/passivesolar.gif>

Free isn't exactly free. In this case it involves time, effort and a lot of thought. But planning now to take advantage ends up saving money and waste for the life of the house!

electric

Pete Dunbar

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



LARKSPUR GARDENERS

by Renee Glover

Is there anything I can plant outside that the deer won't eat? That's the million dollar question, isn't it? The truth is that there are no completely deer-proof plants. When

the deer population is large and food sources are scarce, deer will eat just about anything they can find. Deer also get much of their water from eating green plants. During times of drought, deer may eat plants they normally wouldn't just to get sufficient water into their systems.

If you don't count not planting a garden at all, we have two options: fencing or deer-resistant plantings.

I've experienced the crushing blow of going out to the garden to discover deer somehow managed to foil my efforts to fence them out and my entire garden has been eaten to the ground overnight. Probably the saddest is finding tomatoes with just one bite taken out of them. I've seen the fencing and other barriers some of my fellow Larkspur gardeners have rigged up to try to minimize deer damage to plantings. Deer netting draped over everything. Pots of flowers with snow fencing around them. Everything short of moats with alligators. I've considered a moat, but alligators don't thrive in our climate.

There are plants that fall into the deer-resistant category, meaning deer won't eat them unless they are desperate. In general, deer don't like plants with hairy or prickly stems and leaves. I've never had deer eat the leaves or stems of squashes or cucumbers. They'll eat the actual squash, if they spot them in among the foliage. I try to use the undesirable foliage to camouflage the vegetables. It doesn't work to use squash plants as a barrier around more desirable plants like tomatoes. The deer aren't fooled at all by that tactic. Trust me.

Here is a short list of some vegetables and herbs that are deer resistant:

- | | |
|-------------|-----------|
| Rhubarb | Sage |
| Horseradish | Mint |
| Squash | Lavender |
| Cucumber | Fennel |
| Dill | Artichoke |
| Asparagus | Alliums |

There are also ornamentals that are deer resistant, including:

- | | |
|------------------|----------------|
| Virginia Creeper | Marigold |
| Russian sage | Butterfly Bush |
| Coneflower | Astilbe |
| Black-eyed Susan | Hyssop |
| Columbine | Bee Bath |

Lupine
Larkspur (It's toxic to animals...they know this and stay away)

Delphinium (also toxic to animals, but again, they know this and steer clear)

Poppy (another toxic one)

Foxglove (again...toxic to animals)

Daffodils (one more in the 'toxic to animals' category)

While by no means complete, I hope these lists help you plant a garden that is satisfying to your soul without feeling as if you are setting up a salad bar for the deer. And without the need for a moat. Or alligators. Garden on, my friends!

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DLC's PLEIN AIR EVENT

Story by Richard Bangs, DLC Board Member

Photos by DLC staff



Twenty-five artists from around the US will be capturing the beauty of some of Douglas County's spectacular open spaces on canvas for a week in June. As they finish their paintings, they will bring them to downtown Castle Rock for a public art exhibit and sale that will benefit an organization that helps preserve those beautiful spots.

Douglas Land Conservancy's Eighth Annual, Plein Air event, "Capturing the Beauty of Open Land," will culminate with a sale June 26-27 at The White Pavilion, 414 Perry Street. The event is the largest fundraiser of the year for DLC. Last year's event was canceled because of the Covid-19 crisis.

"We are delighted to bring back such a phenomenal event once again this summer," said Patti Hostetler, DLC Executive Director. "We feel this has become one of Castle Rock's anticipated summer events and we are thrilled to bring in new artists this year as well as some favorites from previous years."

The event is free to attend, and everyone is invited to view fresh paintings from that week and other work by artists in attendance. Part of the proceeds from the sale of artwork will benefit DLC, a 34-year-old non-profit land trust based in Castle Rock. DLC now protects more than 26,700 acres of land in Douglas, Elbert, and Jefferson counties.

Developed in the mid-19th century, plein air painting is executed outdoors and represents an artist's direct response to the scene in front of him or her. This form of painting is characterized by the luminous effects of natural light, with an airy, natural tone versus the artificial light that can be associated with paintings produced in a studio. Literally meaning "open air," plein air was developed among French impressionists including Monet, Pissarro, and Renoir.

Painting locations include Sandstone Ranch, JA Ranch, Prairie Canyon Ranch, CALF/Lowell Ranch, Kiana Creek Ranch, and various public and private locations around the County. This unique week of painting will culminate in a gallery exhibit featuring hundreds of works created throughout the week on display and available for purchase.

Prices of the paintings will vary, depending on the artist and the size of the painting. There also will be unframed, bin work for sale. The sale will be from 10 am to 6 pm on Saturday, June 26, and from 10 am to 4 pm on Sunday, June 27. Food and beverages from local food trucks will be available for purchase nearby.

The artists for the event were selected in a juried process and not all artists who applied were invited to the event. Examples of their work can be found on DLC's website, www.douglaslandconservancy.org

"This event is a great opportunity to enjoy a summer afternoon in downtown Castle Rock, see some beautiful paintings of our gorgeous open spaces, and benefit a local nonprofit which works hard every day protecting these spaces," said Amy Graziano, DLC's Director of Outreach.



For more information visit www.douglaslandconservancy.org and click on "Upcoming Events."

The 2021 Participating Artists at DLC's Plein Air event will be: Cliff Austin, Susan Bell, Marilyn Brandenburger, Harold Deist, Joni Emily, Diane Fechenbach, Sue Fraley, Orville Giguiento, Richard Hahn, Carol Hein, Celeste Hodges, Shelley Howard, Buffalo Kaplinski, Julie Kirkland, Janeice Linden, Sheila Marie, Laurel McGuire, Kristen Muench, Rodgers Naylor, Terri Sanchez, Colleen Smith, Karen Storm, Billy Tackett, Pam Valcante, Marilyn Wightman.

There are still sponsorship opportunities available. Foot traffic reaches 1,000 over the weekend and the media reach of DLC for the event is more than 18,500 local individuals. To learn more about sponsorships, see the DLC website, www.douglaslandconservancy.org.

DAVE GARDNER'S *Results* Team

Office now located on the Main Street of Larkspur



4466 Comanche Dr. --- Perry Park

Spectacular 1-Acre LOT in Perry Park is on an unimproved road with all utilities a couple of blocks away. Invest ahead of the improvements as a plan for your future. Meadows on the front half and mature Colorado forest on the back half.



6291 Perry Park Blvd. --- Perry Park

Spectacular 1-acre lot in Perry Park is "nice and flat" with BEAUTIFUL MOUNTAIN VIEWS and views of nearby Red Rock Monoliths. Only 2 lots away from existing paved road.



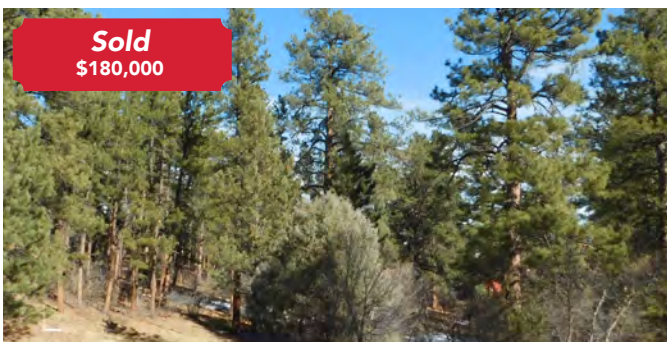
4570 Comanche Dr. --- Perry Park

1.02-Acre LOT in popular Perry Park backs to 35-Acre privately-owned acres. Utilities and paved road are NOT here yet--invest in the future. Only 1-mile away from the clubhouse at Perry Park's championship rated 18-hole golf course.



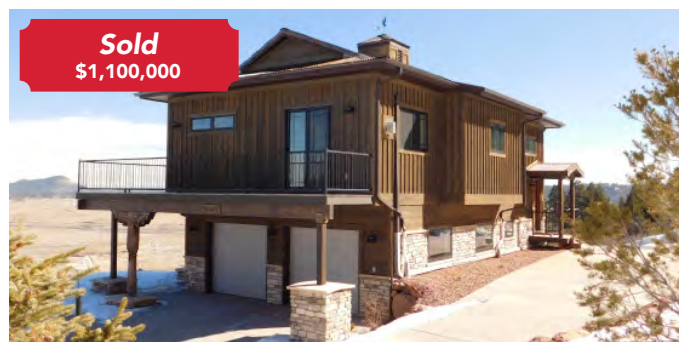
12778 Greenland Acres Rd. --- Larkspur

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.



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.



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.



**In 2020 Dave has Sold MORE Larkspur HOMES than any other Agent!
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303-681-1000

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LARKSPUR ELEMENTARY TEACHER-BECOMES-AUTHOR: PAM POTTORFF

By Terry Brownfield, with Pam Pottorff

What DO teachers do when school is “out?” One LES teacher has followed her earliest dream and become a fantastic published author.

A few years ago, my grown daughter and I enjoyed lunch with two of our favorite, retired LES teachers – Mary Ooley and Pam Pottorff. Both were phenomenal teachers; both now lead enjoyable, active retirements. It was then I learned Pam has become a published author. Her books, life journey, and love for sharing with others all captivated me; she truly has a gift for writing. Pam’s interview responses offer additional insight into this talented author with an inspiring, thought-provoking outlook.

Pam, what is your earliest memory of enjoying writing?

“As early as first grade, I knew I loved to read, write, and draw. I was constantly writing letters and creating greeting cards for my teachers, family members, and friends.

My 4th grade teacher had students copy three to four daily quotes from the chalkboard, as a way to practice cursive handwriting. It was then I realized writing was more than just something I liked and enjoyed. It was my passion. It seemed so magical to me that the few words in the quotes our teacher made us copy, made me think such deep thoughts. I was beginning to realize how written language has the power to make us think, feel emotions, connect with others, and entertain us.

When I became a teacher, my love of writing took on a new form. Instead of writing myself, I found myself teaching others how to write, but I wanted to go beyond teaching the basic skills. I wanted my students to love writing as much as I did. I wanted them to see and experience the magic of written words. I wanted writing to be a passion for them as it was for me.

When I look back at my teaching career, I feel I was successful in that endeavor. Students would choose to write as a free-time or recess activity. With a little bit of creativity and imagination, a few pages of notebook paper stapled together would be transformed into a comic book, a mini novel, or the script of a play. During my years as a third, fourth, and fifth grade teacher, I was fortunate to work with students who were phenomenal writers at a very young age.

Ironically, now that I have retired, I find that my passion for writing has come full circle.”

How did you come about writing your first book?

“I actually wrote my first book when I was in 1st grade. It was a story about my teacher, Mrs. Thesfield, and the wonderful, colorful, unique earrings she wore every day.

The first book I published was my book of quotes, Food for Thought. Although I didn’t write the quotes, I organized and tried to present them in a way that would encourage people to devour and delight in the written word, much like you would devour and delight in a delicious meal.

After my initial encounter with quotes in 4th grade, I began collecting these intriguing snippets of thought. When I heard or saw an interesting quote, I would immediately write it on whatever piece of paper was at hand. I scribbled words on candy wrappers, notepads, or pieces of paper rescued from the trash. When I was teaching, I didn’t have time to organize these scraps of thought-filled paper, so I stuffed them in Zip-lock bags for safe-keeping.

When I entered the world of retirement, I decided to retrieve those bags of quotes. With a little time and effort, I was able to transform my collection of thoughts on misfit pieces of paper into a more refined form of literature . . . a published book.”



How did teaching at Larkspur Elementary School (LES) influence you?

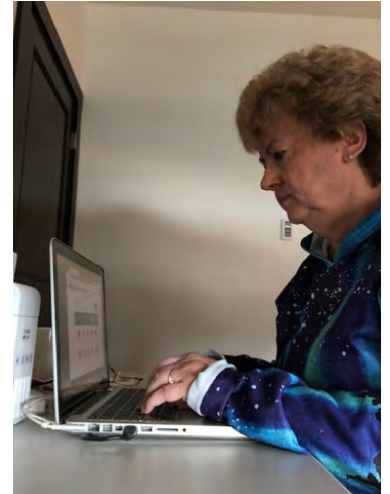
“During my first few years in the Douglas County School District, I was a special education teacher at South Street, Plum Creek, and later Roxborough elementary schools. During this time, I kept hearing a buzz about Larkspur Elementary

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School's multi-age classrooms. I found this pedagogy to be intriguing, so I applied to be transferred to Larkspur several times but was continually turned down due to my lack of general classroom experience and lack of knowledge regarding multi-age environments.

I took this as a challenge. I went to the best multi-age teacher at South, Cindy Kenton, and asked her to take me on as her fledgling teammate. She agreed and the rest, you might say, was meant to be. With a couple of years of experience in teaching with multi-age practices, there was no way Larkspur Elementary could turn down my transfer request. To sweeten the deal, a fellow South teacher joined me. We transferred as a package deal. Her name was Kerry Harris. In my realm of thinking, she was and is a legend in the field of education.

My time teaching at LES, especially in the multi-age setting, helped me to clarify my understanding that the written word reaches across all boundaries that the human race has arbitrarily created. Great pieces of literature and good pieces of writing draw on what people have in common rather than concentrating on our differences. The written word touches our emotions. Words can make us laugh or cry. Words offer us the opportunity to voice our opinions and to ponder upon the opinions of others. Words challenge us to think. Words invite us to become better people. Written and spoken language reaches down into our inner souls to what makes us human. Language allows us to connect with other human beings without the boundaries of age, race, economic and social status, gender, and sexual orientation."



Your book Cancer Changes Everything is a very personal story. Did you envision it as an autobiography or something else?

"I think if this book was an autobiography, I would have titled it The Life and Times of Pam Pottorff. This book is really about change and how change is inevitable. You must have change in your life if you want to progress and evolve.

When I think about the catalyst that has caused the greatest changes in my life, it would have to be cancer. It took over seven years for me to write the book Cancer Changes Everything. During that time my father, brother, sister, and I had all been diagnosed with this dreaded affliction, and I was the only one out of these four people who was still alive. It made me wonder why my life had been spared and theirs weren't. Honestly, I think that I will never know the answer to that question.

What I do know is that my experiences with cancer changed me in lasting and profound ways. Watching my family members travel on their cancer journeys and being diagnosed with cancer myself, made me take a long, hard look at, not only my life but also, life in general. What is our purpose? How should we spend our time? Who do we love? What is our ultimate goal? These were all questions that came to mind when I was forced to contemplate my own mortality.

When I thought of all the people in the world whose lives have been touched by cancer, either through their own diagnosis or the diagnosis of a loved one, the number of those affected is staggering, in the millions, if not the billions. Certainly, out of all of those people, I wasn't the only one faced with these mind-boggling questions, faced with the challenge of how cancer changes your life forever.

One of my most memorable "aha moments" on my cancer journey was realizing that the situation wasn't about me. My cancer journey, much like my teaching career, was about taking my experiences and turning them into ways to help others. Through my cancer journey, I learned about dealing with change in positive ways, an understanding of the human body and what happens when it malfunctions, asking for help, relying on faith, the importance of humor, empathy, questions about mortality, the importance of community, leading a purposeful life, and that is just scratching the surface.

As much as I would like to share these lessons and experiences with others in person to help people on their life journeys, that is not humanly possible. But what I can do is to share these lessons and experiences with others in a neat package with a front and back cover and all the wonderful thought-creating words on the pages in between . . . a published book. In this manner, I can reach people from all walks of life, all over the world, to share my experiences with change. I want to express my belief that change can be positive if we make a conscious, strategic effort to embrace it and learn from it because one thing we know to be certain is that change is inevitable so why not make it positive?"

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Can you share how your idea for your novel Too Much Heaven came together?

"I have always experienced things related to my creativity in the form of videos in my imagination. These colorful, moving images form when I read, write, draw, create, or dream. At times I consider this a gift but at other times, I consider it a curse because my mind is always creating ideas, and it is never at rest.

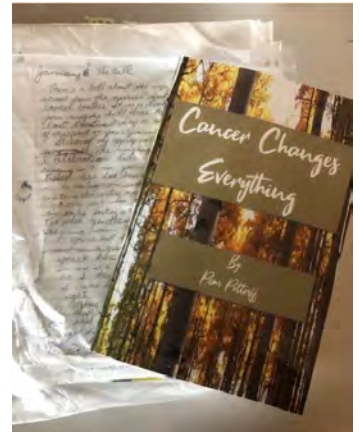
The idea for Too Much Heaven was actually a very realistic dream I had one night. When I woke the next morning, I told my husband, "You will never believe the dream I had!"


My experience with ideas has taught me to write them down immediately before they fall out of my head and I forget them. In the past, I wrote ideas down on whatever scraps of paper I could find. As the years have passed, I have become more strategic about this phenomenon. Now I have notepads and spiral notebooks everywhere: in my purse, my car, and in every room of our home.

The morning after this realistic dream, I grabbed a notebook and began writing down the main ideas of the story/dream, knowing the main ideas would jog my memory later when I needed to add the details.

Too Much Heaven is a science fiction piece; a multi-generational saga of five close friends who face questions about life and mortality with humor, love, and intellect. Through the miracles and curses associated with science, these friends are forced to choose between giving up their memories or giving up their futures. Through their decision-making process, they battle with the issue of how much control they have over their own lives and how much is really in God's hands. While relatively short, the book's depth challenges readers to think. In the end, readers are left with more questions than answers. Now that is my definition of a cliffhanger."

Sentinel readers: this was just a taste of the talented, inspiring writing, and thoughtful mindset of teacher-turned-author Pam Pottorff. Visit <https://inspirationalbooks.org/> to bring the magic of her words and wisdom to your life's journey or to inspire thought and positive change in someone you love.





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Ben Wolfe
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Just Listed!

928 Riddlewood Lane
Westridge Knolls
Highlands Ranch
\$585,000

Beautiful home with an enormous back yard on a quiet cul-de-sac on a highly coveted lot backing to open space. Step out of your back yard onto the paved walking path and you're just steps from the Foothills Park with a dog run, basketball court and play structures for the kids. This Westridge Knolls area 2,094 finished square foot 5 bedroom, 3 bath home is one of the rare homes perfectly situated on a oversized .20 acre lot backing to open space and walking trails. This beautiful home features a universally pleasing floor plan offering a main level bedroom, 4 additional upstairs bedrooms, 3 bathrooms plus an unfinished basement with endless opportunities to finish for your family's growing needs!



Coming Soon!
210 Saber Creek Drive
Jackson Creek, Monument
\$600,000



For Sale!
6811 Woodhall Court
Bear Dance, Larkspur
\$550,000



CLIENT TESTIMONIALS



"Ben Wolfe was very knowledgeable about real estate in the Larkspur area and attentive to our needs. I feel that we were able to sell at a better price because of his knowledge. He

was truly willing to go the extra mile to make our selling experience easy and smooth. Because of his expertise, we were able to sell quickly and at a better than expected price. Highly recommend!" **Feedback From Joseph Smith**

Feedback from Dale & Kathy Bray

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A WALK ON THE WILD SIDE...

by Susan Peters

Whew! Summer? REALLY? ...Monarchs – One Father’s New Mission...Short Takes...

Except for a few teaser days, April and May kept me under my heated throw observing the feathered birds and the fur birds, except for the two weeks baking in Hawaii while it snowed day after day here amid temperatures in the 20s-30s. We have never run our woodstove beyond the first few days of May. This year, it was the third week in May. Many trees and shrubs, like the ubiquitous scrub oak, are reluctant to shoot out their leaves. Even the lilacs are just now showing tentative signs of leaf emersion. Spring, what spring?

But with 75 days of overcast and only four days of sunshine in the Denver area for over two months, what can one expect? Hey, and how about the moisture meter showing twice the usual moisture than average? For some reason the blue jays and Oregon races have stayed around long past their usual departure dates. Even the usual summer residential hummingbirds did not settle in until mid-May when the yellow toad flax FINALLY started blooming – around here the two events are normally closely timed.



But all the moisture should ensure lots of acorns and pine cones, a necessary food for many animals.

Despite reports around the Larkspur area, even on our street, we have yet to see a sign of a bruin. Not even poop for our dogs to roll in and disguise themselves – from what, I do not know. Definitely not us.

Bald Eagles – Hooray! Or NOT?

Bald eagles are well on their way to recovery from almost extinction status, which was due to hunting and use of DDT that softened their egg shells, causing them to break. These magnificent creatures that leave us in awe with each



sighting and are appropriately our national symbol have a caution tag.

Bald eagles have a wing span of up to 7.5 feet, the same as the Golden eagle that I used to see here frequently. Both raptors need to eat A LOT and are not afraid to tackle larger



prey like dogs and small children. I once saw a picture of a bald eagle with its talons into a two-year-old child, who turned out to be too heavy for it to lift. When I looked on YouTube, there were lots of videos of babies and young children being targets of eagles. But what about a puppy or small dog or a cat or your pet snake? Oh, yeah, I can see our koi pond being great sport, but they would be competing with the great blue heron. A neighbor’s cat was out on her deck when a Golden eagle swooped in. She saw it in time to scare it off.

We love our bald eagles, but diligence is advised.

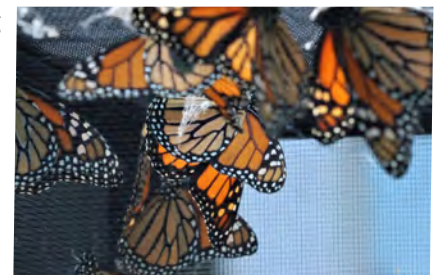
Oh, and they will not gobble down their prey right away, (OK, except for fish), but scrape and pound it repeatedly over rocks and ground it to “tenderize” it. I guess they have not heard of meat tenderizer WITH seasonings or don’t have a way to buy from Amazon.

Monarchs - A Tragic Death Spawns a Cause Celeb!

Readers of mine over the years will know that I pontificate about saving the highly endangered monarch butterfly and the need to plant and raise milkweed, the chosen wildflower for monarchs to lay its eggs. In turn, the larvae eat the milkweed. Agriculture has meant the mowing down of milkweed and the remaining has been subject to pesticides.

Frank O’Donnell, a local comedian and performer, of Jamestown, RI, lost his 15-year-old daughter Keri in a tragic car accident. Shortly after Keri’s funeral, while Frank was playing with his dog in the backyard, a monarch butterfly landed and lingered on the side of the house near him. Its bright orange color was one of Keri’s favorites. Frank felt Keri’s presence in that butterfly.

With a friend donating a statue of an angel, Frank began building Keri’s Garden which houses butterfly bushes and butterfly weeds to attract many types of butterflies,



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Wild Side continued from previous page

but especially monarchs. A raucous blue jay joined the party. He also grew milkweed and contacted Monarch Watch, (<https://www.monarchwatch.org/>) which sent him three dozen monarch larvae. He cared for the larvae in his own monarch mesh enclosure in his sunny shed across from a picture of Keri, where he could feed them milkweed and butterfly weed, as well as protect them from predators. Of course, the larvae morphed into caterpillars and then tucked away into chrysalises to morph again. He released the resulting 27 monarchs from the enclosure, so that they could find their way 3,000 miles to the mountains in central Mexico for winter before returning to New England the following summer.

Frank's milkweed plants produce more seeds than he knows what to do with, so he offers them to others. His generosity with an eye on promoting the viability of monarchs has had amazing success. He is out of seeds for this year, but is taking names for next year. Contact Frank at frankodonnellcomedy@gmail.com With so many monarchs now part of his life, he feels Keri's presence in a way that consoles him through nature.

Monarchwatch.org provides a plethora of information and free milkweed plugs for properties of two acres and more – you pay the shipping. They also take donations of seeds and plugs.

While we are on the topic, a new study shows that the monarchs lay 22% more eggs on milkweed in plots with a mix of milkweed and other flowering plants than they did in plots with a single milkweed species.

Short Takes

Aren't you glad that you don't have to deal with the zillions of cicadas emerging after 17 years in the ground? As nymphs, they climb up the trees, harden their shells and become adults. The males croon in their own way to attract a mate. The females lay eggs in grooves in trees. This happens all in a one-month span before the adults die and the young cicada, after emerging from eggs, crawl down the tree and into the ground to spend the next very lonely and dark 17 years. Not for moi. I am from back east and crunched my way along on sidewalks covered with cicadas during one emergence cycle.



A related topic just hit the wires – a fungus that infects cicadas and causes them to become “flying salt shakers

of death.” It causes the males to literally lose their butts and testicles – wow, that is a bummer at mating time. What is worse is that the female does not even notice and contracts the fungus.



We had a visitor to our koi pond, this toad, looking for love and a place to lay her eggs. Tadpoles in the koi pond? If the koi don't eat the eggs first.

Hats off to Philadelphia! In the interest of migrating birds, its downtown buildings went dark after the previous year when thousands of birds died. The bright lights disorient the birds, who use the moon and stars to navigate with during their night-time journeys.

AND, we all need to be doing this. Turn OFF the lights outside your house. Birds are still migrating. And save electricity.

Speaking of, the cowbirds have not shown up yet. When they do, they will be dominating the platform feeders and other birds' nests. Oh, joy.

Try to get hold of the May National Geographic issue – it is The Ocean Issue and features whales, which are “playful, social, and curious – just like us.”

It's that time when clumsy fledglings with crazy hair-dos run into windows and knock themselves silly best case. Minimize these encounters by putting up decals on your windows or hanging plants or sun catchers in front of the windows. Whoops – a red-winged blackbird just got the message.

And your moment of Zen: a 4-inch sunbird songbird in India just finishing bathing in an ornamental banana flower petal, which must be the smallest bird bath EVER.



That's all folks for this month. Gotta run – at last it is planting time in Larkspur with a promise of good weather for days! And no cicadas. Tra lah!

*Photo Credits: Monarch butterflies - Frank O'Donnell
India sunbird picture taken by Rahul Singh.*

How to Contact Me: Email is best at susan@larkspurconsulting.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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TEENS FOR HIRE – GREAT OPPORTUNITY!

After our fire mitigation conversation with Randy Johnson earlier this year, it was clear that several small trees needed to be removed from the bottom of our yard. So we tackled the project! After felling the trees and removing the limbs, we had a lot of slash and wood to move. We designated a work day, and contacted all the teens in the **Teens for Hire** classified section on the last page of this publication. Fortunately, Mya, Sydney, and “T” were free on our chosen day!! I had a list of chores for their 3-hour time commitment. They arrived promptly, listened to the instructions and got to work. After just 90 minutes, the slash had been hauled and piled near the street and the pinecones I had raked up were bagged (19 bags!) and hauled to the street! As that list was nearing completion, I quickly thought of a few more tasks to keep them busy, and we finished early.



All three are polite, good workers, and are very interested in more yard jobs. (hint, hint!) Their moms provided their transportation.

My advice for those hiring: have more chores lined up that you think you will need, have all the tools and supplies ready before the workers arrive, tell them ahead of time what they should bring (water bottles, gloves, etc.) And if there is a slash pile involved, make sure it is piled higher than ours. . .better higher than wider!

Check out the additional Teens for Hire ads on the last page of this issue.



PERRY PARK COUNTRY CLUB MEMBERS FULFILL ADOPT-A-HIGHWAY DUTY

Perhaps you saw them. . .9 fearless trash picker uppers walking on 105 between the entrance to Perry Park and Tomah Road. Or perhaps you saw the orange bags along the road, with larger items stacked nearby. For three hours on Monday, May 17, this group foraged the shoulders of the road to clean up discarded items - golf balls (?!!), aluminum cans, food wrappers, sheet metal grid, cardboard, shattered car parts, cigarette butts, straws, coffee lids, water bottles, shredded tire, and many other items - all so your drive or bike ride will be lovelier! Thanks to Mike and Pati Palumbo for cooredinating this effort twice a year, and thanks team!!





WALTSWORDS By Walt Korinke

June 2021



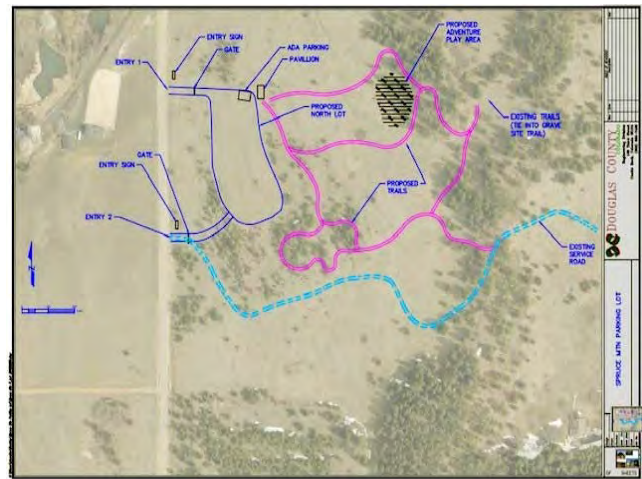
Xcel Energy is the first large US utility to commit to reaching 100% carbon-free energy by 2050. Their \$8 billion Colorado power plan will be anchored by renewable energy (wind, solar power, and natural gas).

LARKSPUR – Great Western Tree Care is moving from Castle Rock to Larkspur where they purchased the 1.43-acre undeveloped lot on Spruce Mountain Rd. just north of the mobile home park.



The purchase price was \$200,000 and was sold by the Trueblood Living Trust, who also owns the adjacent site to the north. Previously operating as Chad's Tree Service in Albuquerque, NM, for 8 years, Chad Szpunar relocated to Castle Rock and founded Great Western in 2018, specializing in plant health care, tree trimming, tree removal (including large crane removal), stump grinding, and emergency tree service. Great Western services the I-25S corridor from south Denver to north Colorado Springs. Chad has 25 years of experience, and his firm includes an ISA certified arborist on staff to make sure new tree plantings are done right. They have fenced the lot and are in the process of setting up operations. Get an estimate at estimates.greatwesterntreecare.com or call – 720-465-4987.

The **Spruce Mountain Open Space** located about 4.5 miles south of town consists of 932 acres and includes 8.5 miles of natural surface trails for hiking, mountain biking, and horseback riding. Founded in 2007, it has seen various updates and modifications over the years. Growing in popularity (92% visitation increase in 2020 over 2019) with 23,595 visitors in 2020, it now plans to create equestrian and car parking, a new trailhead with amenities, and new surface trails to connect to the current trail system that will be modeled on the Sandstone Ranch system. It will be completed in phases. The property stretches between Spruce Mtn. Rd. and Highway 105 and the new parking area will be located just off 105. The process is underway with trail construction, road, and parking lot to be completed this summer with a Grand Opening in September!



COLORADO SPRINGS –

One of the area’s most popular shopping centers, **The Promenade @ Briargate** had three tenants close in January. Upon their lease expiration, **Pendleton** wanted a short-term lease renewal which was declined by the center management.



The Loft filed for bankruptcy, and **Talbots** closed with the intent of reopening in another spot in the center and an update to their model. The space vacated by the Loft and Talbots is being combined into a 15,000 sq. ft. store and prepared for a new, currently unnamed, new to the Springs tenant. When we know, you will too.

As **Amazon** continues the development of their massive 4 million sq. ft. fulfillment center at the Springs Airport, it is starting to seek smaller distribution facilities scattered around town to provide expedited deliveries to customers. Adding to the two distribution centers in town, the former 19-acre Western Forge Tool campus will replace the existing facility with a 105,000 sq. ft. **Amazon delivery station** along with setup for Amazon Logistics which is a part of their shipping network. They also plan on taking over a former Sam’s Club on South Academy for a distribution center.



Centura Health has acquired a \$30 million – 57.8-acre site on the SE side of Interquest Parkway and I-25 and plans to build a \$150 million, 72-bed hospital addition to its Penrose-St. Francis Health system to anchor the medical campus. Opening is planned for the first quarter of 2023. Additionally, a medical office building and surgery center are planned. Groundwork to start soon, with building construction planned for early next year.



Burlington returns to the Springs and reopens at the Chapel Hills Shopping Center (7710 N. Academy) with a 34,000 sq. ft. store. They closed their original 41,000 sq. ft. store in the mall in 2020 when rental terms could not be agreed upon. Their new store is in the free-standing group which includes Party City, PetSmart, Michaels, and Ross. Formerly known as Burlington Coat Factory, Burlington is a leading off-price retailer that sells discounted men’s, women’s, and children’s clothing, shoes, furniture, baby



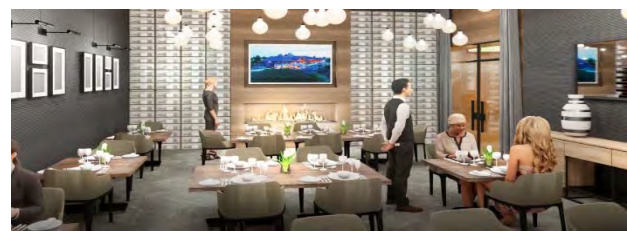
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accessories, home decor, jewelry, toys, and gifts. They have 740 stores in 45 states including additional Springs stores at the Citadel Mall and Powers Pointe Shopping Center.

The new 101-room **Hampton Inn & Suites** has just opened at 1060 Kelley Johnson Blvd., just off the corner of Academy Blvd. and Voyager Parkway and the New Mexico developer is in the process of acquiring another 1.6-acre site down the street at 1230 Kelley Johnson Blvd. where he plans to build a 90-room **Marriott TownePlace Suites**. Construction on the TownePlace is expected to start in late 2022 at a total cost estimated at \$10 million. Located just off I-25 and Academy, Kelley Johnson is a little pocket of office, apt, & restaurant properties bracing the Academy corridor, and these hotels are the last two vacant parcels.



CASTLE PINES – The 590 members- owned **Country Club @ Castle Pines** bravely broke ground in



snowy February on its \$17 million expansion. The long-awaited expansion includes a cliffside pool and terrace, expanded dining, elevated indoor/outdoor bar, fitness areas, tennis, pickleball along with some maintenance updates and landscaping additions. The intent is to involve the entire family with the club and provide year-round activities. The club will be expanded by 2,400 sq. ft. and a 4,500 sq. ft. all-seasons village building with a deck overlooking Devil’s Head is being added.

Update on **The Canyons** development that saw its first resident 1 ½ years ago, shows about 125 homes already occupied. The 3,322-acre master-planned community opened its first model in 2019 led by Shea Homes and four other developers. Shea plans to build 1,000 single family homes over the next 3-5 years. The overall plan calls for 5,000 dwelling units including 1,500 multifamily, along with 2.1 million sq. ft. of retail, office, and mixed-use space--virtually a city within a city, another sign of the fast growth heading south from Denver.



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MONUMENT – The Town of Monument is in the process of purchasing the former **Code One** building, 259 Beacon Road, for a purchase price of \$1.2 million. The acquisition cost is less than the estimated cost to build a new structure to house the Public Works Administration. The source of funds is the 2A Water Fund that was established in 2005 for the purpose of purchasing land and town

buildings. The fund generates \$1.6 million/year with a current balance of \$6 million.



The Town has rezoned an 11-acre parcel in the **Regency Park PID** to provide for a 136,000 sq. ft. – 40 ft. high tilt-up concrete warehouse -distribution facility that can be divided into as many as six individual leased spaces. The building colors will be earth-tone to blend in with the topography. The property will front I-25 with its west side towards Old Denver Road. The building will cover



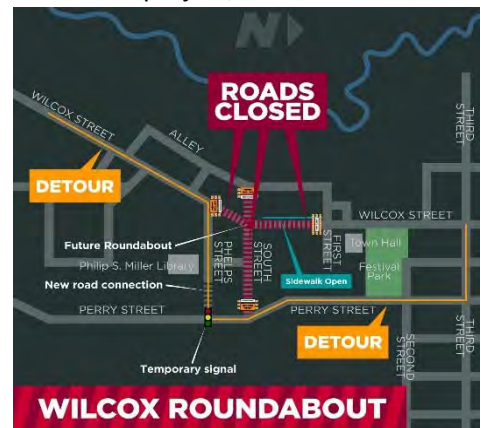
28% of the site and access will be off Baptist Road and the interior industrial park road – Terrazzo Drive. Ownership is Monument Industrial, LLC who will lease the property to users.

CASTLE ROCK – In an effort to alleviate traffic impact with the soon-to-be opening of the Encore Condominiums plus the additional 300 public parking spaces included in the project, the town will build



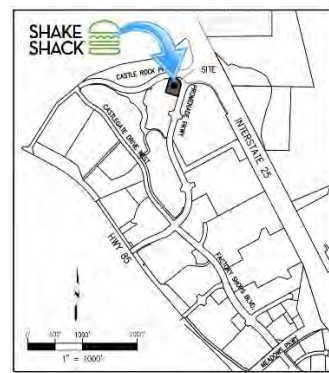
a second downtown **roundabout** to be located at Wilcox and South St. which is the southern boundary of the Encore.

Construction will start shortly and continue through June. Detours and a temporary stoplight will shift traffic between Wilcox and Perry St. via Phelps St., and you probably want to avoid this route pending completion. The \$2.2 million project will be accelerated including night work (\$165,000) to speed up the completion and return to normal.



continued on next page

Another roundabout is under construction at the intersection of **Plum Creek and Lake Gulch Road** along with development of a parcel on the SE corner of the intersection. Under construction on the 3.16-acre site is a 7,200 sq. ft. multi-tenant retail building. A 5,100 sq. ft. **7-11 convenience store** and filling station will occupy 70% of the space with the remaining 2,100 sq. feet to be leased. A 1,356 sq. ft. automated drive-thru car wash facility will also be built. Brick, stone, and stucco will be applied to all sides of the façade, and the site will have 37 parking spaces. During the neighborhood meetings for the project, residents noted the poor cell phone coverage in the area, and the developer will look into the possibility of including a cell tower on the site. The site is a part of the Young American Planned Unit Development that encompasses 96 acres and includes a total of 538 dwelling units, five acres of parks and the subject commercial site.



After failing to start construction across from Home Goods, **Shake Shack** is back with a different spot at the Promenade. At the top of the hill in the pocket where the 7-11, Chick-fil-A, Starbucks and Cuba Cuba are located, the vacant lot at the SE side facing the traffic circle will be site for the new Shake Shack. The restaurant building will be 3,500 sq. ft. and will include a drive-thru, and indoor and outdoor seating. Shake Shack is known for their gourmet hamburgers, as well as hot dogs, frozen custard, shakes, beer, wine, and more. They currently have two stores in Denver and one in Highlands Ranch. Construction is scheduled to start in August with completion and opening in about six months.



While in Castle Rock, you might like to visit the town's only fine art gallery and gift shop, located in the heart of downtown, the **Rhyolite Gallery**, located at 505 2nd St., just east and across the railroad tracks from Festival Park and the Castle Rock Police Department headquarters on Perry Street. Inside the gallery, you'll find fine art photography, paintings, sculpture, local jams and preserves, local honey, and more. Open Tuesday through Friday, 10 am to 6 pm; Saturday from 10 am to 4 pm; and Sunday from 10 am to 2 pm. Per the Douglas County Library "Castle Rock in particular is known for its rich rhyolite veins due to the Wall Mountain Tuff ash flow that occurred when Mount Princeton violently erupted 36 million years ago. Hot ash and pumice compressed to form tuff (a soft material not useful for building), but some formed thick deposits of rhyolite. The first rhyolite quarry in Douglas County, began in 1872. In fact, the needs of its workmen spurred the construction of the historic town of Douglas, which was located a few miles south of Castle Rock." Some local buildings built from Rhyolite include the Castle Café, Scileppi's (Old Stone Church), Masonic Building, Douglas County School District Admin. Bldg., and the old Douglas County Courthouse.

The Larkspur Area Real Estate Market – As of 5/18/21 (Seller's Market---Low Inventory and Homes Selling Fast)

Homes Currently For-Sale (5/18/2021) --- 10 (\$175,000 to \$1,800,000) --- Median \$862,400

- Average Days on Market --- 70

Homes Currently "Under Contract" --- 23 (\$449,900 to \$2,500,000) --- Median \$799,900

- Average Days on Market --- 30

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 *
4/30/2021	58	\$4,350,000 \$ 280,100	18	\$810,000	\$751 \$141
4/30/2020	62	\$1,000,000 \$ 285,000	57	\$690,000	\$362 \$116
4/30/2019	39	\$1,625,000 \$ 161,000	67	\$662,000	\$288 \$132
4/30/2018	60	\$1,471,000 \$ 315,000	75	\$640,000	\$335 \$115
4/30/2017	61	\$1,070,000 \$ 215,000	75	\$573,000	\$365 \$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
4/30/2021	\$852,523	+ 26.66%	\$232	+36.67%	\$257	+29.80%
4/30/2020	\$673,057	+ 3.34%	\$171	+ 1.79%	\$198	+ 2.59%
4/30/2019	\$651,331	- 1.95%	\$168	+ 7.69%	\$193	+7.82%
4/30/2018	\$664,003	+ 16.57%	\$156	+ 4.00%	\$179	+7.19%
4/30/2017	\$569,607	-----	\$150	-----	\$167	-----

*---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

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!!

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.

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

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

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

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.

TEENS FOR HIRE WAS UPDATED 5/24/2021

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.

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