

Larkspur Sentinel



June 2020

Serving Perry Park, Larkspur, and the surrounding community

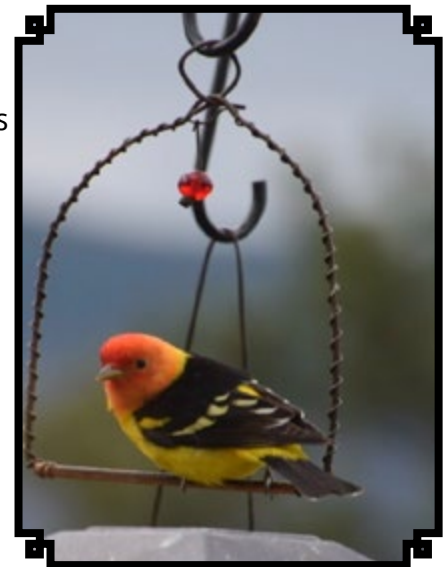
June is Here!!

The normalcy of nature and what it brings us seasonally is a welcome relief while we navigate this unusual time. The birds returning, the bears waking up, the mountain lions, bobcats, foxes, deer, and raccoons visiting, and the always unexpected last (we hope!) snowflakes are all signs that June is upon us. This year, the yard work that has offered distraction has resulted in bags and bags of pine cones, lovely patio pots of flowers, and have you noticed the vegetable gardens springing up in your neighborhood?

Folks in Larkspur, Perry Park, and the extended area: you are proving yourself resilient, creative, generous, and kind during this pandemic. Whether it's making masks, buying groceries for neighbors, howling at 8 pm to honor frontline workers, finding creative ways to get PPE supplies to those who need them, or simply waving and smiling at folks out walking as they pass by your home, it ALL makes a difference. Let's continue this as restrictions ease, being mindful of keeping ourselves and others safe and healthy.

Stay well and be kind,

Margot Patterson
Editor





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ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 16+ 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

Have you been thinking about Selling, but put things on hold due to Covid-19? Call me to discuss the new guidelines and our proven systems to get your home SOLD with the least amount of stress during this challenging time. Homes ARE Selling in Larkspur!

In Memory Of...

Don Roush

Contributed by Larry and Lon Roush



Donald Fredrick Roush, a fifty-year resident of Perry Park, Colorado died peacefully in the early hours of May 21, 2020, just short of his 91st birthday. Everyone who met Don loved him. He was the life of the party with his laughter, quick wit, gifted story and joke-telling, and his rich and unique repertoire of drinking songs. He will be greatly missed by his wife of 62 years, Betsy, and their two surviving sons Larry and Lon, Larry's partner Bill, Lon's wife Missy, and their children, Lauren and Lindsey.

Don grew up in Beaver, PA and while attending Penn State, in 1950, he enlisted in the Air Force. He was stationed at Lowry AFB before his transfer to Little Rock where he was a navigator/bombardier on a B-47. His co-pilot set Don and Betsy up on a blind date and they were married less than a year later before moving to Japan. They went on to Okinawa, Cheyenne (where he served in the Atlas Rocket/ICBM program), Salt Lake City as a meteorologist, Minot, and back to Colorado Springs.

In 1969, one year before retiring as a Major in the AF, Don and Betsy settled their young family in beautiful Perry Park. Don managed the Manor House (now Perry Park Country Club) before running the Echo Hills Club for many years. Don made going out to Echo Hills a real treat – not only were the views spectacular from every window, but the food and entertainment were remarkable for such a small growing community: baked Alaska, ice sculptures, Alaskan king crab, butter castles, luaus with whole roasted pigs, pousse-cafes, and EHI's (a creative ice cream-based brandy alexander). Entertainment included belly dancers, Scottish bagpipe players, and local favorite singers: Bob and Sylvia, Carrie Anderson, Peggy Malone, and when we were really short on talent, Don and Betsy would sing and play a mean rinky-tink piano set with the whole crowd joining in.



Don started the 4th of July fireworks tradition over the lake, threw the best pool parties with live bands, and arranged "Family Nights." The only thing Don may have loved more than a good party was winning at dominos, gin rummy, or bocce ball. He finished out his career as a real estate agent from 1982-1994 and helped many families purchase their dream homes in the Larkspur area. He was a fun-loving family man, who made an indelible mark on Perry Park and all those who knew him.

There will be a memorial service at Perry Park Country Club when pandemic restrictions allow. If you'd like to share a memory, or leave a note for the family, please click [HERE](#) or go to ellisfamilyservices.com and search for Donald F. Roush. Donations in Don's name may be made to the [Alzheimer's Association](#).



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PINE CONES

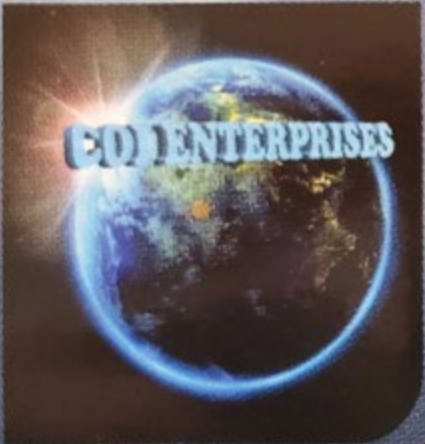
Have you ever seen SO many pine cones?



In an online search to see why we have so many pine cones in Colorado this year, the first answer that came up was someone from Larkspur (!) who wrote to the Colorado State Extension to ask why. Here's the helpful answer: "Ponderosa pine cones mature in 2 year cycles. The cones that have fallen off this past fall/winter were produced in the Spring of 2018. Following several drought years, tree stress could cause them to create more cones. Ponderosa pines also produce more cones as they age and experience heavy cone development every 8 years on average. It could

just be one of those years!" I don't know about you, but picking up pine cones has been a great way to get some exercise, spend some time outside, clean up the yard, and they are the gift that keeps on giving as more keep falling!

FOR A FUN CRAFT TO DO WITH ALL OF YOUR EXTRA PINECONES,
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Perry Park

Water & Sanitation District

MAY NEWS FROM THE WATER DISTRICT Brian Arthurs...

A few words about Jim Matchett whose term as Director and Vice-President culminated with the May 5th election. Jim spent the better part of 15 years giving back to his community as a member of this Board. Those who worked with him recognize the continual effort he put forth. You will be missed. Thank you, Jim.

The regular monthly board meeting and Public Hearing for the Perry Park Water and Sanitation District was called to order at 4:30 p.m. on May 20 with all directors available. It is important to note this meeting was held at the district office with full social distancing and protections in place. To be more accurate, in the parking lot, with masks, an abundance of distance, and plenty of wind. The first order of business was the administration of the oaths of office to the newly elected and appointed Directors followed by the election of officers. The new Directors and Officers follow:

MEET YOUR BOARD

Gary Peterson - President
Andy Morris - Vice President
Jim Maras - Secretary
Brian Arthurs - Treasurer
Judy LaCrosse - Director

The next order of business was approval of the minutes from the April 15 regular meeting and separate Executive Session that followed. Approval was unanimous. Disbursements totaling \$677,132.73 were then also unanimously approved.

Next on the agenda was the Public Hearing Regarding Customer Rate and Fee Increases. This item was previously continued from the meeting in March to April due to customers in the District not yet receiving the PPWSD Newsletter with rate and fee information. The issue was of such importance the decision was made to move the hearing to May to allow ample time for customer review once again, COVID-19 uncertainty cited as the exclusive cause of this delay. Following extensive discussion, the Board adopted the Customer Rate and Fee Increases effective June 1, 2020. Details are available on the District's website.



The District Systems Report for April submitted by Semcor was then reviewed and discussed. The Monthly Staff Report given by District Manager Diana Miller was also reviewed. Operations of both were described as normal.

Correspondence from the District Manager and Board to the IREA concerning possible negative effects of power surges and other unanticipated electrical outages may have on the Water District's electrical equipment was briefly discussed. The Board determined further clarification from the IREA would be needed to review this issue in full.

There being no further board member discussions nor audience participation the meeting was adjourned at 5:41 p.m. 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 Listed!

**4057 Red Rock Drive
 Perry Park, Larkspur
 \$699,000**

This gorgeous custom ranch home on 1 heavily wooded acre located in the front of Perry Park showcases 5 beds, 4 baths and an oversized kitchen with industrial grade appliances, slab granite counters, lots of cabinet space, hard wood floors and a breakfast bar. The main floor features 3 bedrooms and an open floor plan with a spacious family room with access to the enormous deck. The finished walk out lower level features a theater room, recreation room, full wet bar, exercise room and an additional bedroom. This home is perfect for entertaining your family and friends. Feel like you are living in the mountains while living just 30 minutes from the DTC or Colorado Springs.



Just Sold!
 6737 Perry Park Blvd
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 \$625,000

Just Sold!
 4133 Cheyenne Drive
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 \$650,000



CLIENT TESTIMONIALS



"Ben is an extraordinary real estate broker. He was our agent for the sale of our old home and the purchase of our new home. Not only is he knowledgeable and professional, Ben Wolfe truly

puts his clients goals first and performs with integrity in every regard. He advised us on pricing our home for sale, which ultimately sold for \$10k over asking, and on negotiating the deal on our new home. Throughout the journey of both transactions, Ben demonstrated full mastery of the nuances of selling and purchasing a home in Colorado, allowing us to operate from a position of confidence. He is an expert in the Larkspur area and beyond. He will be our first choice in any future real estate transaction. A+!" ~ Ted and Elizabeth

Just Sold!
 3130 Waterfront Drive
 Forest Lakes, Monument
 \$609,000



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

By: Sean King

Slash Pickup Program in June



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 program takes place during June and October each year according to a schedule and rules posted <http://perrypark.org/resident-information/slash-pickup-free-mulch/>.

The slash pick-up will begin the first week in June with Zone 1, and Zones 2, 3, and 4 will be picked up in weeks 2, 3, and 4. Please reach out to info@perrypark.org with any questions.

Next Board Meeting: TBD

Due to Safer at Home regulations enacted by the state and Tri-County Health regarding COVID-19, the board is assessing each PPMD monthly board meeting. The health and safety of our community is our priority, and the board will notify the public as soon as the decision is made around the upcoming June meeting (tentatively scheduled for Thursday, June 11th).

4th of July!!!!

Fourth of July Parade and Fireworks!!

The Metro District is planning to organize a parade and fireworks for the 4th of July assuming COVID-19 restrictions allow these events!! In order to pull this off, we need musicians (volunteers?) for the fireworks. We will have a parade in the morning – and we could have family games again like 2018. Please contact Craig Van Doorn, (918/697-9751 or craig.vandoorn@perrypark.org) if you are interested in helping coordinate this parade effort or providing music for the fireworks.



Tentative schedule would include:

- Showing up for the parade at 10:00 am
- Parade starting at 11:00 am
- Music starting at 7:00 pm
- Fireworks about 9:15 pm



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A Walk on the Wild Side...

By: Susan Peters



Nature during COVID 19 even in One's House...Hummingbird Current Thinking... Short Takes... "Smell the Roses"

Yesiree, what a great time to savor Mother Nature in all her glory! With almost no planes flying, one can take in the sounds and smells of your habitat without getting distracted by high-flying jet engines. Whoops – scratch that. A neighbor is having his roof replaced, and we can hear the automatic nailer sound. With more time on our hands these days and pleasant weather, we have the opportunity to observe the very active birds and enjoy their virtuosos without having to social distance. And we are in the front row! I believe the song of the wren to be the most engaging. Listen to the house wren song on youtube.com. And for that matter, familiarize yourselves with the songs of the birds in your area. After all, true birdwatching is mostly audible not visual.



Spotting a lady bug for the first time of the season makes one feel that all is right with the world, although we are far from it. Butterflies in variety and number flit around the flowers, lingering just long enough for us to say "Hello and come back soon!" Even the painted lady butterflies have made an early entrance although their favorite nectar source thistle is still a way off from flowering. They don't need to be in their summer home to mate, as they do this all along their migration route, depositing their eggs in a suitable location, like as far away from mom in her summer home as possible.

This spring we did not need to leave our house for a nature encounter. So far, we have found three baby bull snakes, 12-15 inches in length, in our basement, which leads us to believe that their mama most likely laid her eggs in a sawdust pile. She lays 3 to 24 eggs at a time, but usually 10. No fear of them getting enough to eat in the basement with the plethora of insects and mice despite all the rodent deterrent gizmos we have, the most reliable being mousetraps. The resulting carnage is put outside for the hawks. We did relocate the baby bull snakes outside.

Speaking of snakes, have you seen the rattlesnake signs at the Greenland Dog Park? I wonder if people truly know the difference between a bull snake and a prairie rattlesnake other than one having a rattle. The colors and markings are similar. We have occasionally spotted a good-sized bull snake there on several occasions, entering from the west side. See our Ollie trying to exchange business cards with one. Then check out the picture of the prairie rattlesnake.



So how did the bull snake get into the house? It was not by invitation, believe me. A vent running from our furnace seems to be the culprit. Although it had been blocked for such an occasion, a tumultuous wind can knock it loose. Need a better snake trap!



The garter snakes have begun hanging out at the pond hoping to score some fish food. Most of our koi are now too big for most garter snakes to take as they have done in the past.

Our Golden Retriever Jaimie is ecstatic to have some fresh bear scat to roll in, in case she has a date and wants to charm a fella with her au de poop. Can we market that? A great way to maintain distance...

And then the first Miller's moth of the season decided to live with us. Although they are not harmful to people, their remains in your carpeting could encourage the breeding of carpet beetles which feast on the dead moths. And a banner season of large numbers of Miller's moth are predicted over the next few weeks.

cont. on next page

Those Hummers - update

Information continues to change on how to clean hummingbird feeders. It used to be soap and water, then just water, as soap leaves a scum that is not good for these wee ones. Now a mixture of vinegar and water is suggested. Good grief. The next one will be a mixture of water and hydroxychloroquine. No stinkin' virus for our birds! Ahem. For the vinegar, use two parts water to one part vinegar, poured into the feeder. Allow to soak for a few hours before rinsing it thoroughly. You may still need to use a brush to clean the base and the inside of the bottle.

Did you know that hummers know about 300 sites to find nectar? And mom hummers teach their youngins' how to find these locations when they fledge. And she shows them how to catch and eat tiny insects. Some insects are so small, you cannot see them. Mom builds an expandable nest that stretches when her young grow. Babies are only an inch long when they hatch but soon the nest is full. Mom uses spider webs as a strong fabric to keep the expanding nest intact. And the webbing serves to catch bugs to feed her young. The dinner table becomes built into the nest! Wow. Talk about home delivery.

Short Takes

To see more birds, put up a bird bath. All birds need water. We have one beside our koi pond where we sit in the evenings. Many birds are not daunted by our presence, like the chickadees, the nuthatches, and occasional rufous-sided towhee, chipping sparrow, or blackbird. When we are not next to the bird bath, many birds can be seen indulging in an exuberant bath, flinging water everywhere. Western tanagers, grosbeaks, robins, and bluebirds also pamper themselves.

We had been seeing grass and other material in the bird bath. I speculated that a nesting bird was accidentally leaving nesting material in the bath, as she got a drink. Then yesterday we saw the culprit...it was a crow washing off its prey, a mouse. Incredible. Who knew?

Oh, man, and those brown-headed cowbirds. They suddenly appear in mass, doing their dinosaur chirps (think Jurassic Park), and devouring all the bird seed at our feeders. In the meantime, the only brood parasitic bird in North America lays her eggs in the nests of other bird species, leaving the hard job to those unsuspecting foster moms. Shame. Well, to be honest, I could have used that service at times.

I think our double-wide resident deer gave birth early. She was having multiple fawns it appears. Mule deer drop their babes in June usually. Recently she has been hanging around, being very vigilant. Even our dogs out for a property walk do not deter her. She has slimmed down considerably. I hope she brings the youngsters around for an introduction and maybe a baby shower.



Deer give birth in dense shrub. While the mom is out foraging, the fawn plays dead to thwart predators. We have seen this firsthand when our dogs encountered a newborn. The fawn did right and our dogs stood over him while mom went crazy. All worked out well. The fawn came to know the dogs and would visit frequently at safe social distancing. What wildlife can teach us!

That's all folks for this month. Gotta run – the koi are doing backflips for grub. Great entertainment.

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



From the Larkspur Fire Protection District Cindy Applegate, Secretary

The board would like to thank Peggy Whalen for her thirty years of dedicated service to the Larkspur Fire Protection District. Peggy began as a volunteer in 1989 and subsequently served on the board of directors as well as the pension board. She has just completed her latest term serving as President of the board of directors from 2012- 2020. Peggy spearheaded numerous events throughout her tenure and has led the district with her professional and welcoming manner. Her contributions are immeasurable and we sincerely appreciate all she has done for this community. Ed Chambers was sworn in as a new board member for a three-year term. Rodger Greer continues on the board with a new three-year term. Dave Vance continues on the board with a new two-year term.

Elections for the new term were conducted with the following results:

- Rodger Greer – President
- Bob Danti- Treasurer
- Cindy Applegate- Secretary

Yearly Call Review:

Between January 1, 2020 through April 30, 2020 we ran a total of 281 calls compared to 322 calls for the same timeframe in 2019. This is a decrease of 41 calls (-12.7%).

March/April 2020 Call Review:

Between March 1, 2020 through April 30, 2020 we ran a total of 130 calls compared to 181 calls for the same timeframe in 2019. This is a decrease of 50 calls (-28.2%).

FIRES : Total of 3 calls

- Structure fire: 1 (mutual aid)
- Passenger vehicle fire: 1 (mutual aid)
- Smoke investigation: 1 (in district)

EMS: Total of 56 calls

- Medicals: 45 (42 in district, 3 mutual aid)
- MVA's with Injuries:11 (10 in district, 1 mutual aid)

ALARMS: Total of 4 calls

- Fire alarm system malfunction: 3 (in district)
- CO alarm: 1 (mutual aid)

OTHER: Total of 67 calls (64 in-district, 3 mutual aid)

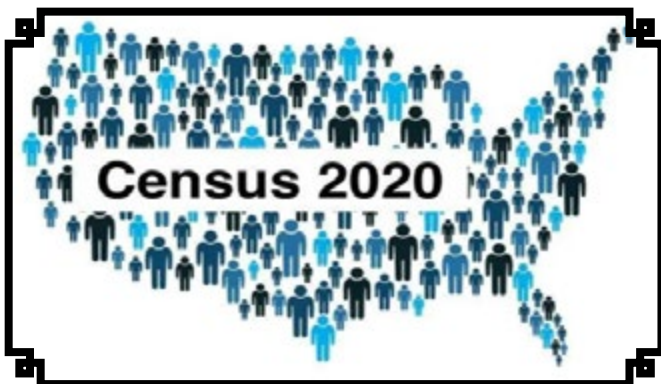
Don't forget to take advantage of our program to have a wildfire risk analysis of your property accomplished. Call the Fire Marshal at 303-681-3284 for more details and to set up an appointment. Also, please take note that all wood or vegetation fires including residential campfires are required to have a permit from the LFPD.

Please visit: <https://www.larkspurfire.org/burn-permits> for more information on campfire regulations and permits.

Our next scheduled board meeting is Thursday June 11 at 7:00 p.m. at Station 161. The meetings are open to the public.

It is possible this may be a virtual meeting. Please check the website for details. www.larkspurfire.org

2020 Census – Be Counted!



The US Constitution mandates that the country conduct a count of its population once every 10 years. The 2020 Census will mark the 24th time that the country has done this since 1790. Participating in the census is required by law, even if you recently completed another survey from the Census Bureau. A complete and accurate count provides critical data that lawmakers, business owners, teachers, and many others use to provide daily services, products, and support for you and your community. Every year, billions of dollars in federal funding go to hospitals, fire departments, schools, roads, and other resources based on census data.

The results of the census also determine the number of seats each state will have in the US House of Representatives, and they are used to draw congressional and state legislative districts. In addition, the data helps determine how hundreds of billions of dollars in federal funding are allocated to more than 100 programs, including Medicaid, Head Start, block grants for community mental health services, and the Supplemental Nutrition Assistance Program, also known as SNAP.

The Census Bureau is bound by US law to keep your information confidential and cannot release any identifiable information about you, your home, or your business, even to law enforcement agencies. The law ensures that your private data is protected and that your answers cannot be used against you by any government agency or court. The answers you provide are used only to produce statistics. You are kept anonymous: The Census Bureau is not permitted to publicly release your responses in any way that could identify you or anyone else in your home. For more information, please visit the Census [website](#). Filling out the census online is easy!

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The Larkspur Area Real Estate Market --- May 2020

Homes Currently For-Sale (5/12/2020) --- 30 (\$385,000 to \$4,295,000) --- Median \$795,000
Average Days on Market --- 110

Homes Currently "Under Contract" --- 9 (\$589,000 to \$1,999,900) --- Median \$724,900
Average Days on Market --- 99

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 *
4/30/2020	62	\$1,000,000 \$285,000	57	\$690,000	\$362 \$116
4/30/2019	39	\$1,675,000 \$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
4/30/2016	51	\$2,387,500 \$110,000	63	\$505,000	\$234 \$ 96

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
4/30/2020	\$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	+1.04%	\$179	+7.19%
4/30/2017	\$569,607	+11.75%	\$150	+11.11%	\$167	+7.74%
4/30/2016	\$509,701	-----	\$135	-----	\$155	-----

*---The calculations with an asterisk above have had the top 2 and bottom 2 home sales removed/deleted. Since 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 Keller Williams Realty DTC, LLC. 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.

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- *COMBATS ANXIETY AND DEPRESSION DISORDERS
- *AIDS IN COMBATING DIABETES

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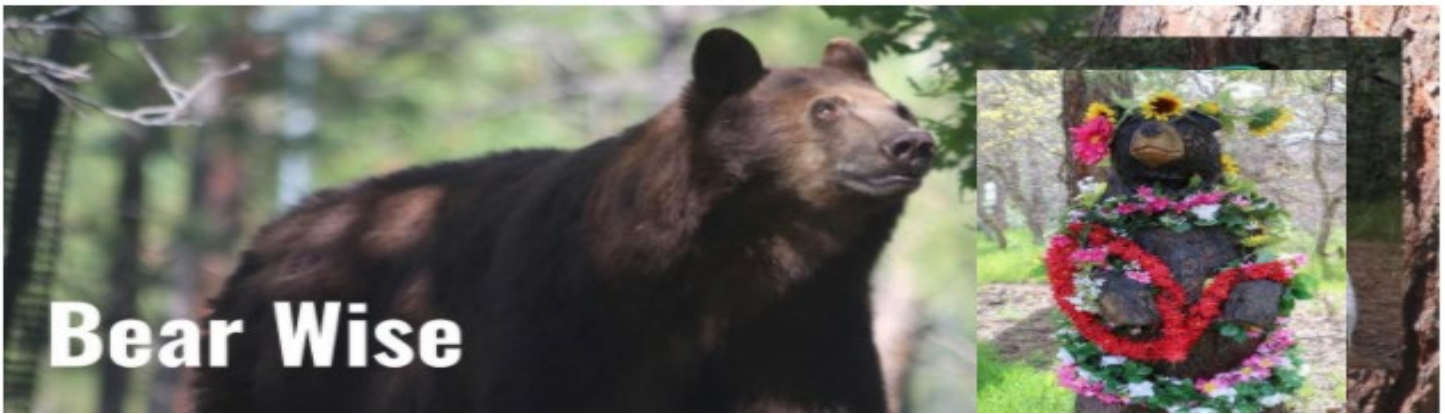
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Greeting Larkspurians. Beary bear here. Ahhhh, springtime in Colorado. The daffodils are blooming, the trees and bushes are leafing out, and pine cones are falling like meteorites from outer space. Spring is the time of year when bear moms begin to teach their young cubs how to hunt for food and stay away from danger. When a mom bear is conditioned to avoid people and garage refrigerators, she will pass this good trait onto her cubs. If she has learned to eat from garbage cans and bird feeders, she will teach her cubs this unhealthy habit. Given a choice, we bears will always choose the easy meal first, regardless of its nutritional value. Once we lose our fear of humans due to food/human conditioning, the risk of something bad happening increases. As the saying goes: A fed bear is a dead bear.

PLEASE be bear wise: use bear proof garbage containers and take bird feeders indoors at dusk. Do not leave doors and windows to your home and outbuildings open. Lock your vehicle doors.



Nature is the classroom

My cousin, Lilly, was spotted recently in East Perry Park, demonstrating to her two kiddo cubs, Mack and Melinda, how to climb a tree. Bears are instinctive tree climbers and ascend them to escape danger. I watched the big mom bear methodically climb about halfway up a forty-foot ponderosa pine and soon was overtaken by her two young, ambitious cubs who scampered all the way to top of the tree. Of course, getting back down the tree took considerably longer for the two inexperienced tenderfoots. Once back on the ground, the two rambunctious cubs wrestled and played like kindergarten kids at recess. Their mom, Lilly, kept a watchful eye on their surroundings, looking for any signs of danger. If you spot a bear cub in your area, enjoy the experience, but keep a safe distance between you and them. Mamma bear is most likely close by.

Ask Beary Bear

How long do black bear cubs stay with their moms? Black bear cubs are born in January while their mother is hibernating. Surprise! Imagine going to sleep alone and waking up with one to three newborn bears staring at you!

Bear cubs will remain with their mothers for about eighteen months or two full summer seasons. As the cubs grow, they become increasingly independent and self-sufficient. Eventually, mom just quietly wanders off to pursue a new romance, and the cubs are left on their own. I know what you are thinking – if this were a human family, child social services would be all over it. Most often, cub siblings will also separate from each other as they define their new young adult territorial boundaries.



Send your bear questions, comments, and stories to me at wisebeary@gmail.com. Until next time, stay safe, stay healthy, and always be bear wise.

-Beary Bear

A Good Reminder about Fawns...



Fawns are plentiful now. Mom leaves them alone for long stretches while she's off feeding. If the fawn is lying quietly, leave it alone. Deer are different than horses in that they do not have their legs under them immediately, and they need time to rest after birth. So, a healthy fawn may nap most of the day after they are born. They have no scent and predators are not likely to find them. Mom will come back unless something tragic happens to her. If the fawn is up walking and crying, it is likely in trouble and in need of help. Also, if they have flies or bugs on them, they need help. If that's the case, please IMMEDIATELY contact a wildlife rehabber who knows what they're doing, and can assess the situation. [Animal Help Now](#)

THANK YOU

THANK YOU to Wade Frary for his contributions to the Perry Park Sentinel and the Larkspur Sentinel with his column "What's Going On." It was informative and always interesting. We wish Wade the very best in his next venture! And on that note, let's welcome back Walt Korinke who has agreed to write his ever-popular column, "Walt's Words" and keep us up to date with what is happening commercially in the area.

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WALT'S WORDS

By Walt Korinke



Stay away from negative people.
They have a problem for every solution.
- A. Einstein



Wade has moved on to new adventures – thanks for your informative real estate articles. My last Walt's Words was Dec. 2018 and the area was hopping with commercial and residential real estate activities – times have slowed. The effects of the coronavirus are changing the way we live and shop which will have long lasting effects on the future. Today much of our reviews will change from “what new stores are coming” to “who will remain.”

The commercial real estate industry which has experienced aggressive growth for the past half dozen years has come to a sudden pause. We have been over retail for years but development continued anyway. Current circumstances have exposed the changing shopping philosophies, the large debt held by department store companies and their struggle to survive in the modern high tech shopping world provided by the big box stores, i.e. Walmart, Costco, & Sams Club and internet based Amazon, Alibaba, and other online shopping opportunities. Last month was the highlight of these problems with traditional department store bankruptcies led off by **JCPenney, J. Crew, Neiman Marcus and Stage Stores**. The heavily leveraged 118 year old J. C. Penney's survival efforts were challenged by the virus which highlighted the years of bad operating decisions for its 846 stores. They have arranged \$450 million new financing as they attempt to restructure once again, but I would not bet my 401k investments on their last-



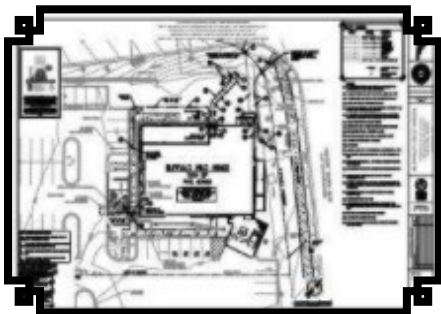
ing another 10 years. The luxury retailer Neiman Marcus has arranged \$675 million of restructuring financing and will attempt to remain a viable shopping experience for high end goods. Specialty store, J Crew, has also filed for Chapter 11 protection. Stage Stores (Gordmans's, Peebles, Stage, etc.) is DONE and will be liquidating its 738 stores. Retail sales tanked in April, down 16.4% with clothing retailers leading the pack, down 78.8% - that's right 78%! The retail industry is overdue, and will go through major restructuring over the next year or so and Green Street Advisors suggest that up to one-half of the country's mall-based department stores could close by the end of 2021. We can expect somewhat similar action in the office industry as more companies shift to “work at home” situations and many will remain “out of the office” even after the self-distancing/mask wearing conditions go away.

CASTLE ROCK – Population growth has slowed down from the aggressive +/- 4,000 per year to about 1,000 in the past 12 months with April population estimated at 73,172 and although still showing new projects, the real estate activity has leveled out as well.

I am excited to see that **BUFFALO WILD WINGS** is processing their building plan through the Town's Development Dept. for their new 7,000 square foot store to be built at the northwest corner of restaurant complex at the Promenade entrance adjacent to Mad Greens, and across the street from Freddy's.



Created by two buddies who moved from Buffalo to Ohio 35 years ago and were craving the New York style wings, they started a little restaurant that grew into an international chain of 1250 casual family restaurants. Great Buffalo-style-chicken wings, over a dozen sauces, fantastic potato wedges along with burgers, tacos, salads, beer, wine, and other beverages. Great for takeout as well as inside eating as times permit.



Just about finished and should open within the next month or so, **PANDA EXPRESS** located on the east side of Castlegate Drive, across from King Soopers will be ready with fine selection of inside and take-out Chinese delicacies. Nice see two new eateries that have something besides hamburgers.



cont. on next page



More Good news! They missed two attempted April opening dates due primarily to stocking difficulties, but by the time you read this, **WHOLE FOODS** should be open at the top of the hill – Promenade. Long awaited for, the 43,000 square foot marketer of “natural foods” who recently merged with Amazon will be offering products free from hydrogenated fats and artificial colors and preservatives. A cross between grocery store and health food store, they offer full service butcher and seafood services, fresh produce, over 300 different beers, prepared foods, a large nut section and lots



more.



ENCORE The 124 unit mixed use condominium development underway has the elevator tower reach the 6th of 7 stories planned. Second floor going in.



On Mother’s Day, the **C&C Coffee Shop** located directly behind Walmart created a national news event by opening its dining room in violation of the Governor’s ordinance which permitted only take-out services. The facility was jammed with customers ignoring the spacing requirements and with not a mask in sight. The following day, their license was suspended and the restaurant was closed. A few days later, the property at 4284 Trail Boss Drive, which is a part of a larger strip center, with each unit a condominium ownership, was listed with LoopNet for sale. They are asking \$539,000 for the 1,752 sq ft coffee shop space. The coffee shop represents 16.76% of the 5 parcel development.



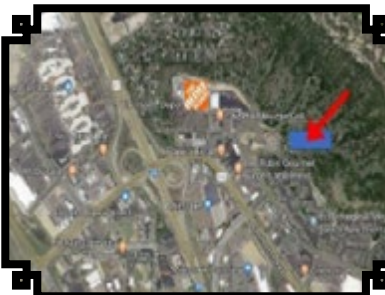
On the east side of town on N. Ridge Road just south of CO 86 (Fifth St.) across from the King Sooper Center, is a 5 acre parcel to be added to the existing 165 acres known as the Memmen Young Planned Development. The acreage is atop of the hill view site looking west over the town. Planned are 353 single-family homes and 107 paired homes with 87.2 of the 170.1 acre parcel dedicated to open space. The development will be named **FOUNDER’S VISTA**.



A site plan has been submitted to develop a 10,000 square foot, single-story **DAYCARE CENTER** in the Meadows to be located across from the Grange on Meadows Blvd between Springbriar Drive and Shane Valley Tail. An outdoor play area will be fenced and located at the rear of the building. The developer is Aspirant Development, a Phoenix-based developer of multi-family, retail, and commercial properties with four decades of experience. The



parcel will be split into two lots with the Daycare Center on the lot nearest the Church of Jesus Christ abutting the site to the north. The second lot will be a future development.

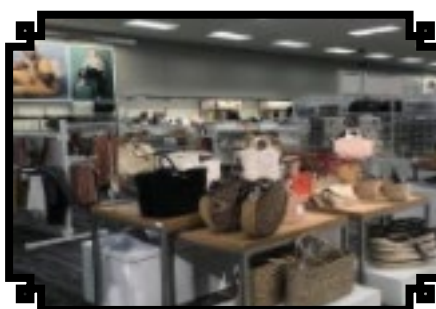
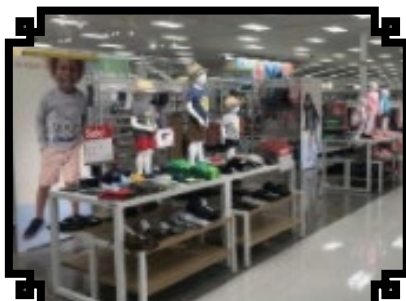


Discussed for several years, and now moving forward with the May Town Council approval of the PD Plan and Zoning, is an age-restricted, senior private housing development, **ALEXANDER PLACE**, that will consist of 26 rental dwelling units (12 duplexes and 2 single family) along with a 63 unit apartment building with a below grade garage. A second phase will include an 18 bed assisted living component and an 18 bed assisted memory care component. The 8.37 acre site lies just east of the two centers anchored by Home Depot, just north of Founders Parkway.



cont. on next page

TARGET has finished its remodel which includes the entry façade and new crisp, clean store layout.



The Jack Nicholas designed Country Club at Castle Pines, a private member-owned club which acts as the centerpiece of the Village has approved a \$17.1 million expansion. Updates to the Club building will expand the dining and social features to accommodate larger functions, along with new cliffside amenities to include an infinity edge pool, fitness, paddle tennis, pickleball, and tennis. A new indoor/outdoor golf performance center will be added to the 20-acre practice facility.



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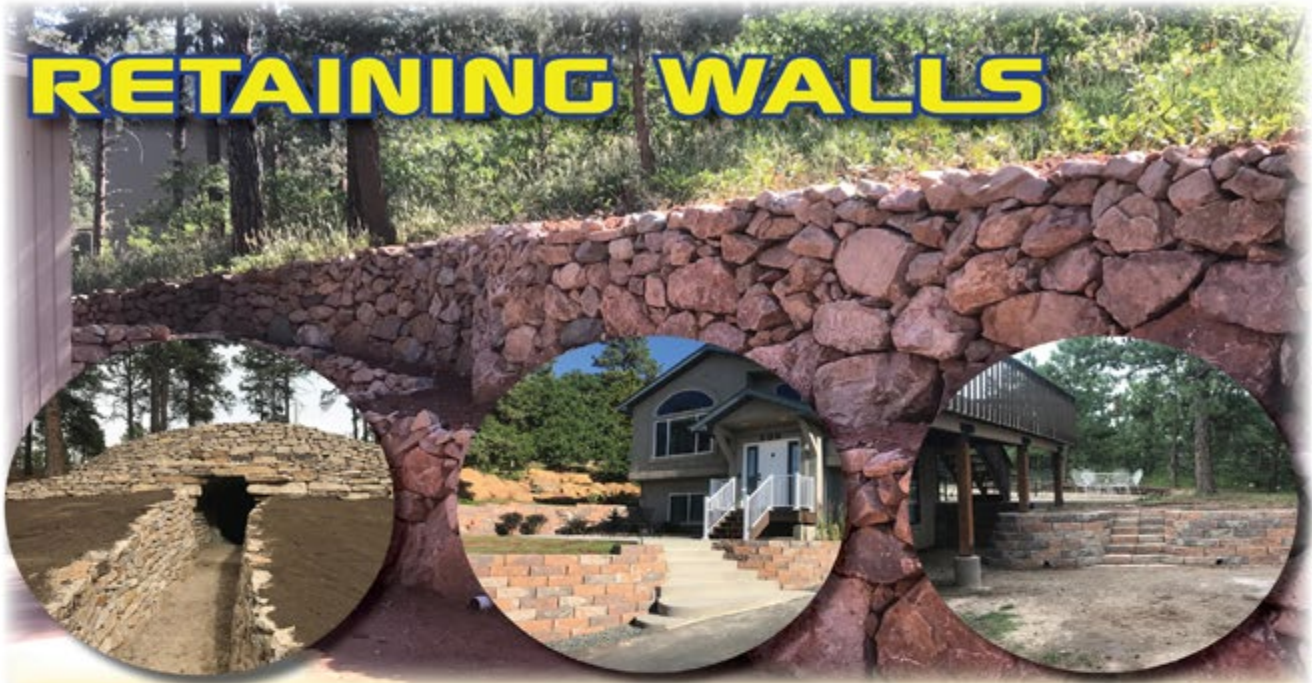
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EXCAVATION

**From the Douglas County Sheriff's Office
Facebook Page:**

By Order of Sheriff Tony Spurlock, Stage 1 fire restrictions, are now in place. Ordinance No. O-012-004, restricting open fires, open burning and the use of fireworks in the unincorporated areas of Douglas County. General guidance on Stage 1 restrictions for Unincorporated Douglas County follows below:

Prohibited Activities:

- Open burning of any kind.
- Use of fireworks.

Allowable Activities:

- Fires within liquid-fueled or gas-fueled stoves, fireplaces within buildings, charcoal grill fires within developed residential or commercial areas, and fires within wood burning stoves within buildings only.
- Professional fireworks displays permitted according to section 12-28-103 of the C.R.S.
- Fire suppression or fire department training fires.
- Small recreational fires at developed picnic or campground sites contained in fixed permanent metal/steel fire pits (rock fire rings are considered temporary and not permanent) with flame lengths not in excess of four feet or the residential use of charcoal grills, tiki torches, fires in chimineas or other portable fireplaces or patio fire pits, so long as said fires are supervised by a responsible person at least 18 years of age.
- Professional fireworks displays.

Violation of these fire restrictions is a Class-2 Petty Offense, punishable by up to a **\$1000.00 fine and a \$10.00 surcharge.**

Additional information on fire restriction stages can be located at the [Douglas County Emergency Management website](#).



All of us at the Larkspur Sentinel congratulate these members of the Class of 2020, both high school, and college! If we've missed someone, please email larkspursentinel@gmail.com for a form and we'll include more graduates in the July issue.



ALYSSA RUSSELL

Congratulations, Alyssa, on your graduation! We are so proud of you and all of your accomplishments. Keep believing in yourself and make all of your dreams come true. We love you so much, Alyssa!
Love, Mom, Dad, and Nicole

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TEENS FOR HIRE!!

Sydney 14, Perry Park, Responsible teen available to watch your plants, house, garden or kids. I have completed my babysitting-class and have references. 720-244-1111

Taylor, 16, Sage Port area, I do yard work, babysit, and pet sit. The best place to reach me is to text 720-480-5663

AJ, Junior at CV, Sage Port area.
I specialize in yard work. I rake pine needles, mow lawns and weed wack! Call or text me at 720-483-5442!

Maggi, 16 years old, 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!

Drew, I am offering soccer training sessions for kids of all ages looking to grow in any aspect of their game. I can provide fun, hard-working sessions for defensive, offensive, positioning, shooting, technical ability, etc. I have played for ECNL, varsity high school, and now I play on a women's college team. I'm flexible with times, locations, and pricing. You can contact me at soccerdrew9@gmail.com. Thanks!

All 80118 residents under the age of 18 are welcome to advertise their services.

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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.

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

Classified Ads

20th of each month

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