



Serving Perry Park, Larkspur, and the surrounding community

July 2021

## Happy 4th of July!

It's interesting to think about what was going on last year at this time, and how our lives have changed since then. How nice it is to be able to visit more freely, congregate at our favorite gathering places, see and HUG family and friends, and feel so much more relaxed about our interactions. In spite of the confinement of Covid, there may be experiences that were good - appreciation of time at home, less cluttered schedules, no carpools, more cooking. Although not everyone may have experienced those exact things, we all certainly experienced some lifestyle impacts. As we enjoy this "new" beginning, perhaps we should take note of some of those changes that we may have found positive. I promised myself that I'd take note of the good changes that happened in my routine due to Covid and remember to continue them once a more normal life returned. However, I must admit that I'm finding that difficult to do as the schedule fills up, and the busy-ness returns. Important insights occurred during that time; my challenge is to remember them. Perhaps you feel the same?

And now it's summer, and July - and the 4th of July is right around the corner. We live in a great country, a great state, and a great community. There are numerous comments on Facebook about how Larkspur neighbors help each other out - finding lost pets, lending medical equipment, warning of bear sightings, and more - Thank you all for making this a wonderful place to live. Let's keep it that way during this high fire season by being ultra careful (and of course, property mitigation). Special thanks to PPMD and MR Hauling for slash pickup in June!

Enjoy your 4th of July, be safe, be careful, and please, be kind,

*Margot Patterson*

Editor

[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)



Join Elizabeth for  
a FREE Tethered  
Hot Air Balloon  
Ride on July 4th!!

Balloon rides sponsored by Elizabeth Owens. RE/MAX Balloon will be located in the "Big D" Open Space off of Red Rock Road prior to the community 4th of July celebration and parade. Balloon rides available starting at 6:00 am until mid morning. \*Weather permitting \*Some restrictions may apply

Elizabeth Owens Broker / Owner ~ RE/MAX Alliance  
720.988.4058 | [eowens@remax.net](mailto:eowens@remax.net) | [ElizabethOwens.net](http://ElizabethOwens.net)  
7437 Village Square Drive, Suite 105, Castle Pines, CO 80108  
Each office is independently owned and operated.



## 5th Annual Music in the Park

Continuing thru August @ Larkspur Community Park  
All dates are Fridays

- 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 [bonnie@bonniesellscolorado.com](mailto:bonnie@bonniesellscolorado.com).

## Monthly Networking Mixers

- July 12th @ 5:30pm
- August 9th @ 5:30pm

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

## Annual Community Garage Sale August 20, 21, 22

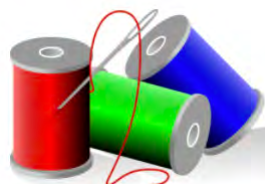
Looking for volunteers interested in joining a planning committee: If you are interested in volunteering, send me a Facebook message with your name and email address and I will send details. If you want to get on the email list or for more updates on how to sign up, dates, and sponsorship opportunities, go to Larkspur Community Garage Sale on Facebook.

## 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](mailto:gwenspur@icloud.com)  
Cindy Hotaling at [cjaspsjr@yahoo.com](mailto:cjaspsjr@yahoo.com)

## Decode Douglas County Outdoors

(article content taken from YourHub in the Denver Post)

Douglas County and Douglas Land Conservancy invite you to join this adventure in the spectacular, scenic Open Spaces and Parks throughout the County. Pick up a decoder booklet or print your own from home. Read the rules, learn how to play and find your starting point.

The adventure will lead you to eight county open spaces or parks where you'll discover a wooden post with a passport stamp on top containing a numeric clue. Use a crayon or pencil to create a rubbing of the clue and find the next location.

Once you've collected eight stamp rubbings, you've cracked the code! Use the numbers you've found to open the locks on the Decode Douglas County Outdoors treasure chest – you'll win a prize and be entered into the grand prize drawing.

With this fun, interactive program, explorers of all ages can discover new parks, trails and open spaces right in their own backyards. For decoder booklet and more information: [www.douglas.co.us/dcoutdoors/decode/](http://www.douglas.co.us/dcoutdoors/decode/)



# Perry Park Metropolitan District

The Special District For Perry Park Ranch

*by Sean King, Secretary, Perry Park Metro District*

## Independence Day Celebration

Once again, thanks to the tireless work of Directors VanDoorn and Schwam, the Independence Day Celebration is looking great! Here are the details for the morning:

**6:00am through midday - Tethered hot-air balloon rides courtesy of Elizabeth Owens and RE/MAX**

**10:00am - Setup for parade on east side of the Big D**

**11:00am - Parade begins around the backside of the Big D and ends near Worley's Grove.**

- **Special guests this year include the Save the Wild American Burro group and friends.**
- **Setup of the parade will be assisted by the Larkspur Fire Department Auxillary.**
- **Judging and awards will be done at the conclusion of the parade by the Dave Gardner Results Team and HomeSmart.**
- **After awards are announced, free hot dogs, ice cream, and water will be provided at Worley's Grove courtesy of Elizabeth Owens and RE/MAX**

Residents and visitors will also notice the flag display down Red Rock courtesy of Dave Gardner Results Team and HomeSmart.

We are still cautiously optimistic about the fireworks show. However, please be aware that if Douglas County declares a Level 2 fire ban, the show will be canceled.

If we are a go, the show will start at dusk (sometime after 9:00). The fireworks will display above Wauconda Reservoir next to the Perry Park Country Club (with special thanks to the club staff for assisting with the show again this year). As a reminder, the parking lot is reserved for members of the club, so please park safely along the side of Perry Park Blvd, Wauconda Dr, or down in Wauconda Park. Please be sure to leave room for emergency vehicles to pass on all roads.

Look for more last-minute details and updates on the Independence Day Celebration through email and social media as we get closer to July 4<sup>th</sup>.

## Slash pickup program success!

The spring slash pickup was a great success. Thanks again to all homeowners who participate in this program every year to help protect our neighborhood from wildfire. For those who missed the spring, the fall slash pickup starts in October!

## Next Board Meeting: Thursday, July 8th

The next Perry Park Metro District Board meeting will be held on Thursday, July 8<sup>th</sup> at 6:30pm at the Perry Park Country Club.

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)  
Sean King – Secretary (thru May 2023)



# NEWS FROM THE WATER DISTRICT

by Brian Arthurs



“For many of us, water simply flows from a faucet, and we think little about it beyond this point of contact. We have lost a sense of respect for the wild river, for the complex workings of a wetland, for the intricate web of life that water supports”. - Sandra Postel

Facts about water:

- Water is the most common substance found on earth.
- In a 100-year period, a water molecule spends 98 years in the ocean, 20 months as ice, about 2 weeks in lakes and rivers, and less than a week in the atmosphere.
- There is more fresh water in the atmosphere than in all the rivers on the planet combined.

The Board met June 14th at a public work session, apart from the regular meeting, to specifically prioritize the capital improvement projects considered necessary now and in the future. The Waucondah Wastewater Treatment Plant Project is the critical improvement project and continues to move forward. The next priority is redrilling and providing treatment for the Dakota Well to increase water availability on the west side of the District in the event of fire or lack of water availability from the east side of the District. Other projects were also ranked with full knowledge adjustments may be necessary due to mitigating factors.

The June 16th regular meeting was called to order at 4:30 pm with all Directors available. The May 19<sup>th</sup> regular Board Meeting and Executive Session minutes were unanimously approved. In addition, \$160,910.39 of disbursements were approved.

The Board reviewed and granted a specific request for an exception to the requirement to extend mains 10 feet past a property line for service, thus allowing the homeowner to replace a failing septic system with centralized sewer treatment.

The Board executed an agreement with GMS Inc. Consulting Engineers for Waucondah Wastewater Treatment Plant Improvements, Phase 2.

A review of the draft request for the Water and Sewer Easement Agreement from the Windfield Ranch was

discussed and tabled until additional clarification is obtained.

Request for fully consumable lease water for Turtle Rock Pond was discussed. The Board requested additional information.

The Board discussed the possibility of providing water and sewer service to a lot inside the District’s boundaries. The property is part of the Jellystone property portfolio. The Board discussed the necessary steps that would be required to treat overflow sewer from the development.

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.

A Budget Hearing was opened to address the proposed 2020 Amended Budget to reflect the District’s audited expenditures. The District Manager noted amendments are rare for the District and in this instance are necessary due to actual costs of Waucondah Wastewater Treatment Plant improvements, as well as services that are provided and then reimbursed. After discussion the Resolution was unanimously passed.

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](http://www.ppwsd.org).



# DAVE GARDNER'S *Results* Team

Office now located on the Main Street of Larkspur



**Coming Soon**  
**\$450,000**



**9138 Spruce Mountain Rd. --- Town of Larkspur**

Fixer-Upper in the Town of Larkspur! This 1,750 Sq. Foot Ranch-Style Home is built over a 3,202 Sq. Foot Garage! Formerly "Larkspur Auto Body", this property is zoned "Business" with many commercial applications. Live upstairs OR turn it into office space! Call for approved "List of Uses"!

**For Sale**  
**\$172,000**



**5503 Country Club Dr. --- Perry Park**

1-Acre Build-Site in popular Perry Park is FULLY "READY-TO-BUILD." County-maintained paved roads, public water & sewer, natural gas, and buried phone & electric lines--no above ground electric lines for TREMENDOUS Views!

**Pending**  
**\$149,900**



**4462 Echo Dr. --- Perry Park**

"Ready-To-Build" Duplex Lot with Tremendous Mountain Views is designed and approved for ONE Duplex aka "Paired Home." All the lot design work is complete, lot is cleared and all the utilities are in place for building.

**Pending**  
**\$184,900**



**1115 Kenosha Dr. --- Sage Port**

1-Acre LOT in the forest at Sage Port near the Bear Dance Golf Course is fully "Ready-To-Build". Water and sewer tap fees are PRE-PAID (save \$13,100 over other lots that do NOT have pre-paid taps).

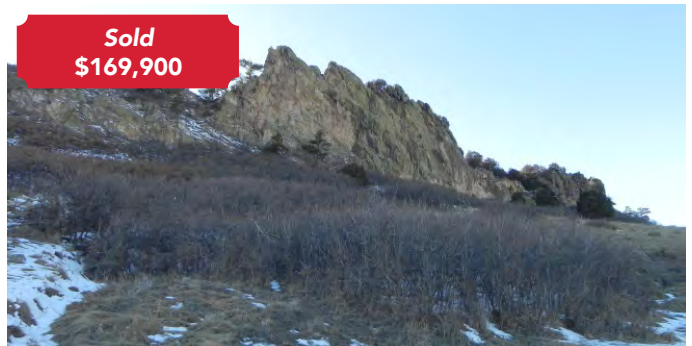
**Sold**  
**\$169,900**



**7946 Inca Rd. --- Perry Park**

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

**Sold**  
**\$169,900**



**5422 Country Club Dr. --- Perry Park**

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



**In 2020 Dave has Sold MORE Larkspur HOMES than any other Agent!**  
**Call us to find out why more people are choosing the Results Team!**

**303-681-1000**

[www.HomesInLarkspurCO.com](http://www.HomesInLarkspurCO.com)





## FROM THE LARKSPUR FIRE PROTECTION DISTRICT

*by Cindy Applegate, Secretary-Board of Directors*

**Yearly Call Review:** January 1 - May 31, we ran a total of 348 calls compared to 341 calls for the same time-frame in 2020: an increase of 7 calls.

**Monthly Call Review:** May 1- 31, we ran a total of 82 calls compared to 60 calls for the same time frame in 2020: an increase of 22 calls.

Fires: Total of 0 calls

EMS: Total of 36 calls

Medicals: 23 (22 in-district, 1 mutual-aid)

MVA's with Injuries: 12 (9 in-district, 3 mutual-aid)

MVA nothing found: 1 (in-district)

Alarms: Total of 2 calls:

Fire alarm system malfunction: 2 (in-district)

Other: Total of 44 calls (41 in-district, 3 mutual aid)

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 help prioritizing the work that needs to be accomplished. There is no charge for this service.

### **Fireworks and Freedom**

Independence Day on July 4<sup>th</sup> is a fabulous summer holiday for all to celebrate our hard-won liberty and freedoms.

This year we had a low end of average snow amount in our area and some decent spring rain. Coming off a drought year, that was not enough moisture to fully recover our soil

moisture deficit. Nice and green outside as I write this, but by Independence Day I suspect we will have fuels ready to burn as green tree fuel moisture is on rapid decline and the grasses are showing the beginning signs of curing out. Warmer and drier than average is the weather forecast for the summer.

The LFPD encourages all of our residents to exercise a high level of caution with fireworks this year and to only use those that are legal in Colorado. In a nutshell, if it leaves the ground or goes "boom", it is not legal. Let us all demonstrate that we show respect for the rule of law even with something as small as fireworks usage. Don't put

### **Fire Protection District Board Meeting**

**Thursday, July 8**

**6:00 PM at Station 161**

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

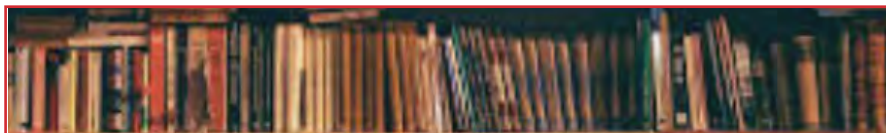
**This may be a virtual meeting.  
Check the website for details.**

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





## Happy 4<sup>th</sup> of July!

### Free To Be Me

Beary Bear here. If Independence Day is about freedom, then let's celebrate who we really are. I'm a Colorado black bear living wherever I am at the moment. In my



natural state, I'm non-confrontational, shy, and avoid people (no offense). On the other paw, if I become a "garbage bear" due to intentional/unintentional feeding by you human folk, I can quickly become aggressive, sick, and a danger to society. Please do your part to help keep nature natural, including our local bear population.

### Local Bear Watch

Although many of you were concerned about our seasonally delayed debut this year, we bear are making up for our late arrival by increased activity. Area reports include frequent sightings of a large traditional black bear momma and her two new mischievous cubs. There is also a mom with a second-year teen. Note: They will separate this summer as the adolescent begins its new life on its own. This is also the dream of every human parent with an adult child still living in their basement. Finally, several residents have reported the activities of a young adult who has blond fur – a bear that is. This dude is named "Sandy" and does not seem to scare easily due to becoming people food conditioned at an early age. If you see Sandy hanging around your home, make loud noises to encourage him to move along.



### Ask Beary Bear

A question I'm asked often is: are there Grizzly bears in Colorado? The answer is - yes. Fortunately, the two I am referring to are not roaming Larkspur but are

residents at the Wild Animal Sanctuary in Keenesburg, CO. There are over 600 animals currently living at the sanctuary. In addition to more than twenty black bears and two Alaskan Kodiak grizzly bears, visitors can view lions, tigers, wolves, jaguars, and leopards. All of these animals have been rescued from illegal or abusive situations. The Wild Animal Sanctuary is definitely worth the drive. Bring your cub kiddos/grand kiddos for a great educational opportunity.

By the way and to be clear: No reported grizzly bears are residing in the wild in our state.

### Amazing Bear Web Cam

If you want to view grizzly bears on a live cam format, go to [www.Explore.org/bears](http://www.Explore.org/bears) and watch as they dine on salmon at Brooks Falls - Katmai National Park, Alaska. This live video is highly addicting as viewers watch in anticipation of a big brown brute emerging from the brush to the river to catch dinner for his family in real time. Peak Alaska salmon river runs begin in early July. Very Cool. Until next time, be safe, be cool, and always be bear-wise.

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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LICENSED IN COLORADO AND FLORIDA



# MONEY TO BURN

by Karl Roscoe

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

**Happy July everyone!** Crazy how quickly we swap from talking about retaining heat to shedding heat. That's Colorado, I guess.

So how does one make the house cool during the Colorado summer? Tricks, smarts, and money. But you already knew that, didn't you? We'll start simple.

**Trees:** Plant deciduous trees on the south side of your house, favoring spots with windows. When the trees leaf out in springtime, they provide shade to cover the entry points for heat and light. Extra bonus: They lose their leaves in the fall and allow the sun's energy into your home when you need it the most. Extra extra bonus: Trees look nice.

**Earth:** We've talked about using the earth as a heat source with a ground source heat pump. Remember, below about ten feet the earth maintains a constant 55°(F) temperature. In the winter, 55° sounds pretty warm compared to whatever is going on outside. Likewise in the summer, 55° can sound downright chilly. If you've ever had a ground source heat pump and run it backwards in the summertime, it's pretty shocking how quickly your house can cool down.

**Earth (part II):** What if you just stuck a big tube in the ground and ran it for about 100 feet? Stick a fan on the inside end of the tube and a filter on the outside end—bang! For the price of operating a fan you can take warm outside air and use the earth's moderating influence to lower that warm temperature to a nice, comfy, cool breeze when it gets inside to you. BTW, this system is ancient (maybe minus the electric fan...). Desert dwellers have been using it for thousands of years. Modern folks call it an Earth Tube. I've got one in my house—works like a champ. A couple photos:

That big black thing sticking up out of the foundation is an Earth Tube. An inline fan sits on top of it inside the mechanical room. We put the fan on a rheostat to control

the speed, and it outputs right into the house ducts.



Here's the other end. It's kind of tough to see, but next to the tree (left center) is the tube sticking up out of the ground.

That tube has traversed 115' under the house, between 10 and 14' deep. The 14" interior of the tube has a lot of surface area for heat transfer.

My builder and I did a temperature check: On an 85° day the incoming temperature registered at 57°. (My wife calls it the cooler.) We tried it on a cold day (20-ish) in the winter—same result: 57°.

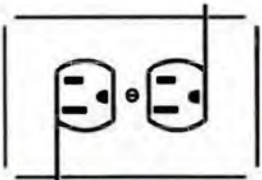
This wouldn't be Money to Burn if I didn't mention insulation, so here goes:

**Insulation:** The more you have the more you can keep the warm out of the house.

**Insulation (part II):** I'm a big fan (no pun intended!) of the conditioned attic. Not having a large volume of very warm air trapped between the great outdoors and the great indoors provides a truly comfortable living space. Spraying foam on the underside of the roof keeps the hot out where the hot belongs and the nice, cool interior nice and cool.

Happy Fourth to all you Sentinel readers! We'll talk more in August.





**electric**

**Pete Dunbar**

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



# LARKSPUR GARDENERS

*by Renee Glover*

*Photo - Jason Margheim*

“Two for the cutworm, one for the crow, one for the beetle and four to grow.”

I was a very little girl when my PapPap taught me that garden-er’s rhyme. Funny the things that stick with you. PapPap kept

an old, battered, and stained notebook where he would record each year’s garden planting and harvest information. What worked. What didn’t. New varieties to try. Dates of the first and last frost. And bits of wisdom, tips, and tricks he would collect from his gardening neighbors and friends.

Keeping a garden journal is very useful. Mine has sketches of what I planted in each raised bed in any given year. That helps with crop rotation. It’s where I keep notes on new plants I added to the perennial bed. Where I record the flops and successes of the vegetable garden. It’s also where I jot down my own collection of gardening hints, tips, and even quotes and funny sayings about all things green and growing. For example:

This rule in gardening do not forget:  
Always sow dry and set wet.

- From The Old Farmer’s Almanac

Some of the tips are funny and folksy (and probably inaccurate).

“The corn must be ‘knee-high by July’ or your crop will fail.”

“Plant your crops when the oak leaves are the size of a squirrel’s ear.”

Gardens have inspired many to wax poetic, too.

A little garden in which to walk, and immensity in  
Which to dream. At one’s feet that which can be  
Cultivated and plucked; overhead that which one can  
Study and meditate upon: some herbs on earth,  
And all the stars in the sky.

-Victor Hugo

...and such gardens are not made  
By singing: - “Oh how beautiful!”  
And sitting in the shade.

-Rudyard Kipling

I’ll leave you with one final poem. It’s a favorite of mine because it lauds the unsung hero of any garden. The author is unknown.

## About Compost

My bank boasts no president - Nor board of directors,  
Nor books, nor bricks - Nor IBM correctors,  
Nor debits, nor credits - Nor calendared statements,  
Nor checks, nor interest - Nor audit abatements.

But its treasury is rich - In mineral savings,  
Of eggshells and peelings - And old garden shavings,  
Of soil and toil and - Brown leaves and mold.  
My compost pile - Is pure garden gold.



## 2021 Summer Feeding Program

DCSD Nutrition Services is excited for the 2021 Summer Feeding Program at daily walk-up sites in Castle Rock, Highlands Ranch, and Parker. These daily walk-up sites will be in addition to the 7-Day Meal Bag Pickup sites.

For more information and updates, visit DCSD Nutrition Services or our DCSD Nutrition Services Facebook page. Families who may qualify are encouraged to complete the annual Free and Reduced price lunch application which will become available July 15, 2021 for school year 2021-22. Families who are approved receive other benefits, including waived transportation and academic fees.

For more information: <https://www.dcsdnutritionservices.org/>

# And Speaking of Compost. . . How about a Composting Service in Larkspur?

by Terry Brownfield



What's your interest in lowering the amount of garbage going to the landfill and creating compost to improve soil and provide nutrients to make flowers and yards grow amazingly well?? I'd like to gauge the interest in Larkspur community-wide composting – please email me your thoughts...

The first time I heard about a composting service was an internet rabbit hole...link to a link...you know how that goes. I came to the website of "Scraps," a unique service in the Denver area that collects kitchen scraps (and a whole lot more) for apartment and condo dwellers, to be composted by a large facility west of Denver, A1 Organics. (It turns out Denver has a city-wide composting service for home dwellers!) "Scraps" provides their subscribers a pail to put things like apple cores, lettuce leaves, pepper trimmings, carrot peelings, coffee grounds, banana peels, avocado skins...all the items that make your normal kitchen garbage smell after a few days! They collect the full pail, and leave an empty....simple. Some services also collect yard waste.

It turns out this idea is blossoming...communities across the front range now have access to composting services.


So...why not here in the Larkspur area? Well, it turns out there is a new startup company in Castle Rock that intends

to offer this service to the Larkspur area. They will be starting their new service sometime later in July...some details are still being worked out.

Would you be interested in having your "compostable" garbage picked up regularly (for a fee)? Do you use compost to enhance the growth of plants in your yard? How much "wet garbage" does your family produce each week...enough to fill a 1 gallon pail? Two gallons? How do you think this service could work, considering wildlife in the area that may be interested in a pail set out on pickup days? Any ideas how to overcome attracting bears? Would you consider dropping off your compostables weekly (like the Saturday recycling site in Castle Rock – open only 10 to noon)?

Again...I'd love to hear from all who have even a tiny interest. It seems to be a winning idea.... lowering landfill garbage and creating nurturing compost. Send me a quick email: [TerryB61@msn.com](mailto:TerryB61@msn.com)

And by the way...if you are looking for some great compost, the EcoGro made by A1 Organics is certified compost. The analysis is provided on their website. One cubic yard costs around \$35 (loaded in your pick-up; delivery would be extra).



**M.R. Hauling**  
**303-919-1996**

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

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

# METZLER RANCH EASEMENT

*by Richard Bangs*

*Photos by Todd Warnke & Rich Jakubiak*

*All DLC Board Members*



Douglas Land Conservancy and Castle Rock town government and are joining together to preserve a piece of open space and some history in the town, a final wish of the last member of a local pioneering family.

Robert (Bob) Metzler, who died in July 2020, donated about 60 acres just north of Founders Parkway between Allen Street and Crowfoot Valley Road to the town. The property is a local landmark as some of the original farm buildings are still standing, including a leaning grain silo.

Metzler donated the land with the provision that a conservation easement be placed on the property to preserve it in perpetuity. Douglas Land Conservancy (DLC) will hold and manage that easement.

On June 1, the Castle Rock Council approved the project and plans to make the property part of its parks and open space system. The formal filing of legal papers to close the deal was expected to happen before the end of June.

The 60 acres is one of the largest land donations the town has accepted. Council also approved about \$1.6 million to develop a 2.5 mile system of trails, signs, and parking facilities on the property.

The property has been divided into two parts. About 40 acres includes the farm buildings and open space around



them, and a smaller portion that can be developed by the town as a hub for recreational activities. Within the 40 acres, there will be a four-acre building

envelope around the farm buildings. The town has agreed to take steps to preserve the buildings, including the grain silo.

“The Metzler property is a real gem, both historically and as a prime piece of open space,” said Patti Hostetler, executive director of DLC. “Our land trust is excited and proud to be part of this project, fulfilling the wishes of Bob Metzler and giving the residents of Castle Rock a great open space in the middle of town.”

The Metzler family moved to Douglas County in the mid

1880s and Augustus Metzler homesteaded in the Castle Rock area. Metzler land was part of the land included in the formation of Castlewood Canyon State Park and Metzler land was annexed to the town of Castle Rock to form the Metzler Ranch subdivision.

The existing historical farm, in the donation, was a dairy farm for many years. Some residents can remember delivery trucks carrying dairy products to customers in Castle Rock.

Bob Metzler and his sister Rosemary were the last of that family, neither of them having any children. Both attended the University of Denver and were involved in education and Rosemary was an author. She died in 2017.

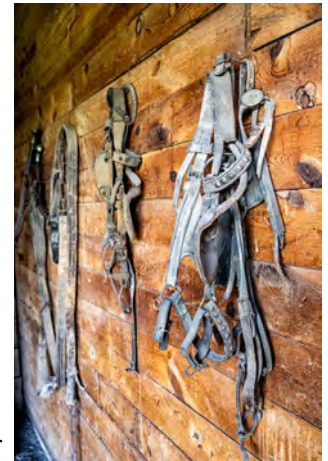
In 1952 Bob was elected County Superintendent of Douglas County Schools and later became Superintendent of Clear Creek County Schools where

he earned a national reputation for his education theories and practices. Following his work in Clear Creek, Metzler joined the administration of Colorado Mountain College in Glenwood Springs, where he developed new concepts for life-long learning. He later continued his career internationally. He and his sister established a scholarship fund at the University of Denver’s Morgridge College of Education to ensure generations of future students have the financial means to pursue careers in education.

Metzler was living in Idaho Springs when he died.

There is no definite timetable as to when the property will be open to the public. Castle Rock Parks and Recreation Department must finalize and implement its trails, signage, and use plans and there are some issues involving the farm buildings and the Metzler estate that need to be resolved.

DLC is a non-profit land trust formed in 1987 and based in Castle Rock. DLC now has more than 26,700 acres under protective easements in Douglas, Elbert, and Jefferson counties. For more information, go to [www.douglaslandconservancy.org](http://www.douglaslandconservancy.org).



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## Bears are Active in Your Community

by Sean Dodd  
CPW Wildlife Manager



Colorado Parks and Wildlife (CPW) has received reports about increased bear activity in your area. You live in prime bear habitat and these intelligent animals can be lured into communities due to attractants and the prospect of an easy meal. If attractants are not removed, bears will continue to linger close to homes and vehicles. Removing these attractants, and hazing bears when you see them, can help encourage bears to remain wild, reduce conflicts, and keep you and the bears safe.

### Unlocked Car Doors

Recently there have been a couple of car break-ins in your neighborhood. Colorado Parks and Wildlife wants to remind residents that they can follow a couple of very simple steps to prevent bears from getting into cars. First, remove all attractants from the vehicle. Make sure not to leave anything with a scent that might attract a bear to the car.

Second, make sure to always keep your car doors locked. Bears are very intelligent animals and can open car doors as easily as a human can. However, they often get trapped inside after the door closes behind them. If this goes unnoticed, it can lead to incredible damage to the vehicle and, ultimately, the bear's death from the summer heat. So please follow these two simple rules to avoid car break-ins and encourage your neighbors to do the same.

### Open Garage Doors

CPW has also received several reports about bears entering open garages in your neighborhood. CPW is asking residents to close garage doors when not utilizing them. Open garage doors pose a risk of further habituating bears. Please help save bears by keeping your garage doors close and encouraging your neighbors to do the same.

Thank you for keeping Colorado's bears wild and alive! Learn more about living in bear country: <https://cpw.state.co.us/learn/Pages/LivingwithWildlifeWildBears.aspx> or contact the CPW office at 303-291-7227. If you have any questions, you can reach Sean at (303) 291-7134.

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## Please Don't Fawn Over Fawn

Finding a fawn alone is perfectly normal



### How can I help this fawn?

A fawn lying alone, such as the one above does not need help! A fawn is not fast or strong enough to follow the herd until they are two months old. Mom parks them in the open to keep them safe from natural predators. As long as the fawn is laying or walking quietly, it should be left for mom to pick up later.

### A fawn needs help if one of the following happens:

1. It is lying flat out, head and legs away from its body, unresponsive.
2. It is running around frantically screaming for over an hour.
3. It has been attacked or has obvious life threatening wounds.

Please **SHARE** and help us help animals!

# Know Your Neighbor: Betsy Roush

Area resident shares her stories

by **Kat Valentine King**

Photos from **Betsy Roush and Douglas County Library Archives**



“Growing old ain’t for sissies,” jokes longtime Perry Park resident Betsy Roush.

That may be true, but at age 84, Roush looks fresh as a daisy on a recent summer afternoon. Dressed in a yellow top and white capri pants, Roush still keeps a close eye on hole number 17 of the Perry Park golf course, located just steps outside the living room windows of her 1969 home.



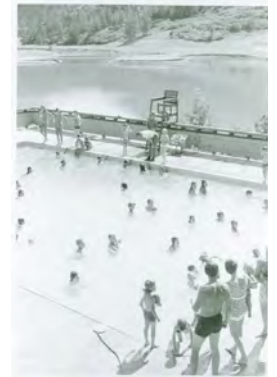
Roush’s mid-century modern house was one of the first constructed in the neighborhood. Tastefully decorated in pale neutrals, the layout centers on the stunning view of red rock formations and the manicured golf course, filling the expansive 12-foot floor-to-ceiling windows with natural light and beauty.

Roush and her late husband, Don, moved to Perry Park in 1969. Though the blue spruce they planted when they moved in has grown from a 3-foot shrub to a stately 40-foot shade tree over time, Roush says that many things have in fact, remained the same.

“I still just get overwhelmed by the beauty of Perry Park,” she says. Roush and her late husband bought property in the neighborhood sight-unseen, based on photos and stories they heard from Don’s connections in the Air Force. The first lot they purchased was perched on a ridge, not ideal for a growing family with two small children and another on the way. “It was just a drop off!” Betsy exclaims. “We traded for a different lot closer to the entrance, but it was overrun by turkeys. Well, I didn’t like the idea of the kids running around in all that turkey [mess].”

The third time was a charm, however. The 5-acre lot where the Roushes settled is one of the last of the remaining large lots in Perry Park, and they placed their home directly facing the golf course. Explains Betsy, “At the time, we didn’t even know the golf course was going in there, but we loved the view.”

Betsy and Don raised their three children in this home. Three boys, Lee, Larry, and Lon, kept the home lively and helped the Roushes develop lifelong friendships with other new homeowners in Perry Park. Their next-door neighbors, the Siebers family, had three young girls, creating a Brady Bunch-like atmosphere as the children played freely on swingsets and trampolines, and enjoyed the two neighborhood swimming pools at the Manor House (now the Perry Park Country Club) and the former Echo Hills Club Internationale.



Roush also recalls many happy times on the golf course with her boys. “Don was a good golfer, and Lee was serious about golf too,” she says. “I could have been the first ladies’ champion in 1971, if it wasn’t for the ‘nake in the grass.’” As Betsy played the hole outside her home – the #8 hole in the early days of the course – she was distracted by one of her small children crying “‘Nake, ‘nake!’” and Don chasing down a rattler with a rake. “Well, obviously I couldn’t concentrate on the tournament after that,” she states. Her oldest, Lee, passed away in 2007, but her middle son visits often from Austin, Texas, and her youngest lives in Castle Rock. Roush also has two grandchildren and a great-grandchild.



“Now I still live with three men,” jokes Betsy. “I socialize with Jack Daniels, I live with Arthur Itis, and I go to bed with Ben Gay.”

Joking and entertaining come naturally to Roush. She has played the piano since the age of 6, and spent years performing both at St. Peter Catholic Church in Monument for Sunday services and at the old Echo Hills Club on weekend nights. After retiring from his Air Force career, Don went on to manage the Manor House and the Echo Hills Club during its heyday in the 1970’s (The Echo Hills Club opened in 1972, and closed in 1984 after a short, but lively, 12-year run).



Betsy and Don were well-known in the area for being the life of the party wherever they went.

“In the early days most of the residents were connected through the Air Force, and we did an informal happy hour every Friday night at the Manor House,” she says. “Neighbors took turns bringing hors d’oeuvres and drinks, and that’s how we welcomed the new folks.” Once the Echo Hills Club Internationale opened its doors in 1972 – complete with a formal dining room, lounge, terrace, and conference rooms – the party moved up the hill and became a near-nightly institution. “The view was just spectacular from up there,” says Betsy. “And back then Don was in charge of the whole show.”

Formal dinners, holiday events, corporate meetings, and children’s parties filled the schedule during Don’s run as club manager. But he is remembered for more than his organizational and networking skills. “Don was quite the singer,” Betsy says. “He learned a lot of songs from his frat days at Penn U.” The pair were known for rollicking, bawdy pub songs with just the right amount of innuendo. “There’s a Skeeter on my Peter” kept the crowds laughing, along with a classic Perry Park ditty that many club-goers still sing on a regular basis, known now as the “Hole in One Song:”

*Here’s to you, so-and-so, here’s to you  
Here’s to you, so-and-so, here’s to you  
You may think you’re upper class  
But you’re just a horse’s ass  
Here’s to you, so-and-so, here’s to you!*

Betsy sang the song for the Perry Park Country Club’s 50<sup>th</sup> anniversary celebrations in 2019, editing the lyrics for a toned-down version:

*Here’s to you, Perry Park, here’s to you  
Here’s to you, Perry Park, here’s to you  
You’ve got a lot of class  
So to you I raise my glass  
Here’s to you, Perry Park, here’s to you!*

The Echo Hills Club is long gone now, along with its two tennis courts and Olympic-sized pool. The Manor House filled in the old swimming pool years ago. But many traditions still remain from the early days of the neighborhood, including the 4<sup>th</sup> of July fireworks over Wauconda Lake, which Don started back in 1971.

“We have always been a close-knit group out here, and we’ve formed lasting friendships,” notes Betsy. Many of the other early families -- including her friends the Andersons, Schmidts, Bushes, Kostos, and Bralys – still keep in touch and remain close.

Betsy’s advice for newer residents is simple. “Take time to get to know your neighbors. Perry Park is a special place. We’ve always known that.”



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# A WALK ON THE WILD SIDE...

by Susan Peters

## Season Rhythms...What's Missing?...A Drone Invades Nature...Short Takes

I can shout HURRAY! And do back flips! At least mentally. We finally have heat, and lots of it, and a break in the mega-moisture that rivaled the Noah's flood era. Only the ark was missing. Once more we went straight from winter to summer when the fry gauge was set to high. Now sitting next to the koi pond in the cool summer evening, the smell of wild roses waft to my nose. The jack hammer pounding of a nearby flicker permeates the air. Baby birds flutter rapidly on the deck railing, demanding to be fed by a nearby clearly annoyed parent. A male bluebird's frenzied antics in the bird bath means he has a hot date tonight. Wildflowers and mushrooms resulting from the rains stand side-by-side in an unlikely display.

The tree frogs and leopard frogs rejoiced in the excess water, chirping well into June. But now the mosquitoes are swarming in record numbers for this area.

And too soon the Miller moths will invade. Too soon the terrors of the hummingbird world, the Rufous hummers, will take over the hummingbird feeders. Every year in the 25 summer seasons I have lived here, Rufouses have shown up either July 16<sup>th</sup> or 17<sup>th</sup>.

### What the Hay?

Try CRAZY for a word to describe wildlife happenings this year. The hummingbirds were crazy late this spring, not being in residence until the second-third week in May AFTER the toad flax bloomed. Remember that. All the earlier ones were migrating through. But this year the numbers are sparse. But even so, there are battles at the feeders. It will take until mid-August to know relatively how many there are when they swarm the many feeders to fatten up for their trip to their southern resorts.

Okay. Okay. I have complained over the years about the brown-headed cowbirds who inundate the platform feeders, and being brood parasites, lay many eggs in the nests of other unsuspecting birds to have them foster their brats, er young. But this year, CRAZY again, only one lone male cowbird has shown up. And after a few days, he left, as if to say, "I have the wrong address for the party this year." And it is a party or more like an orgy! Cowbirds are not monogamous, and without kids to raise, they have plenty of time on their wings to party.

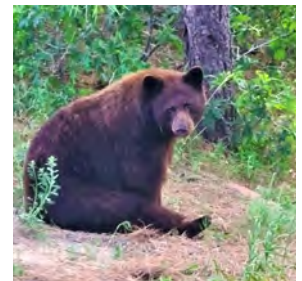
But I do miss their melodious calls. Actually, it seems that the overall the bird population is down a lot around here, particularly the song birds. But we still have the



stinkin' crows in large masses. They won't turn down a platform feeder full of bird chow.

I have only seen one pair of goldfinches, and it is the lesser goldfinch.

And in last month's article I was dismayed that so many people were reporting bear sightings and for moi, none. The ol' "be careful what you wish for." Well, the next day we spotted a pile of bear poop near our house. And then about a week later, \*THREE\* bears showed up, and showed up, and showed up. Two are adult dark brown-black. The third is a juvenile light gray-tan that frequented us as a cub last summer. So far, I have been unable to get a picture of her to share with you. She is so beautiful. I am saying "she" because she looks small for a juvenile.



Hubby Dave was not so excited to see the bruins, as he had just finished many repairs to the sprinkler system that the bears tore up last year.

### A Drone Decimates a Generation of Seabirds

At the Bolsa Chica Ecological Reserve in Southern California, a wildlife site for over 800 species including nesting sea birds like the Elegant Tern, a drone crashed into the tern nesting site. Terns are very wary of threats and perceive people, dogs, and drones as predators. 3,000 terns left, abandoning 1500 to 2000 eggs, none being viable.

It is illegal to fly drones over state wildlife reserves, as they disturb habitats. The operator is subject to fines for nest destruction and harassment of wildlife. And this was the second in a 24-hour period at the reserve. This one was in the nesting site of the lesser tern and snowy plover, but these birds did return to their nests.

*continued on next page*

Wild Side continued from previous page

Investigators are examining the video footage from the drones and tracking the serial numbers.

This fall I plan to purchase a night surveillance drone to use this November when the turkey poachers are out in the middle of the night, so they can have their candid camera moment for the police and wildlife agents. But, by then there will not be any nesting birds.

### Short Takes

Speaking of California, 30,000 milkweed plants have been planted by a conservation organization to help the Western Monarch butterfly, which has seen a decline of 90% in the past years. The monarchs lay their eggs on the milkweed, and the resulting caterpillars then consume the milkweed.

Krista Bobo in Palmer Lake has kindly allowed me to share her stunning photo of a mama squirrel and her young-ins, peering outside of a nesting box that Krista's husband built. A number of years ago we built a flicker nesting box and hung it high in a tree. Stellars jays harassed the parents and were obviously looking for a meal of eggs or chicks. It was taken over by squirrels. So, it became a squirrel nesting box.

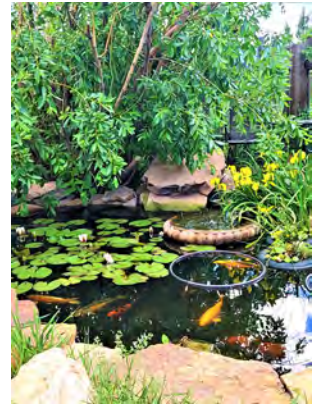


And get this next photo, a bear climbed up a tall tree (4 stories high) in a heron rookery in Ontario, Canada to rob the nest of a great blue heron. Note the dismayed heron looking on. Hardly the image of a **tiger mom**.

And if you love shrimp, you will be delighted to know that a giant crustacean, really only a little more than three inches long, has been discovered in the trenches in the Pacific off the coast of Chile and Peru. Called *E. atacamensis*, it is a scavenger and a close relative of shrimp.



A lone tom turkey has been visiting and gobbling his head off while the hens are obviously with their broods.



And your summer moment of Zen at the koi pond, where garter snakes once more surf the waves.

That's all folks for this month. Gotta run. The shrimp in my freezer are calling me.

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



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# WALTSWORDS

July 2021

By Walt Korinke

*The first day of spring is one thing, and the first spring day is another.*

*The difference between them is sometimes as great as a month. -- Henry Van Dyke*

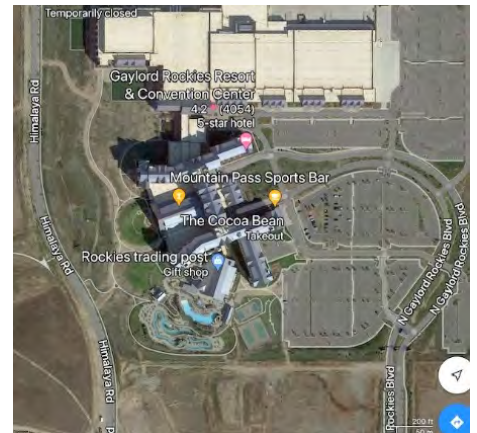
**DENVER** – A new use is coming for the DTC property at 6575 Greenwood Plaza Blvd. that operated for over 25 years as a C.B. & Potts Brewhouse. Following a new trend in the restaurant business, the nearly 13,000 sq. ft. **Grange Hall** will be remodeled into nine, ±2,000 sq. ft. stalls. Restauranteurs who want to limit their financial exposure will be starting up new operations in these difficult operating times. Openings are scheduled to start in August and include a to-be-named pizza concept by Chef Troy Guard, owner of TAG Restaurant Group which is a partner in the ownership of the Grange; Wasabi Sushi that will serve ramen and sushi, along with barbecue, and a menu still in planning; Crack Shack brings a San Diego-based fried chicken concept to its first Denver operation; a head brewer will make its own beer on-site offering lagers, ales, and stouts; and more to come.



The gigantic 2,888 room Gaylord Opryland Resort in Nashville opened its half-sized, but still large 1,501 room **Gaylord Rockies Resort and Convention Center** near Denver International Airport in December 2018. The renowned sponsor of the Grand Old Opry, Ryman Group was the lead developer of the Denver facility with a 35% interest, along with other financial investors. Ryman has just agreed to acquire another 35% ownership and controlling interest in the Gaylord Rockies Resort and surrounding 130 acres of to-be-developed ground for \$210



million. Plans are to make the Gaylord Rockies the “Opryland of the West” adding more rooms and support facilities with the intention to dominate the nongaming convention market in Denver. Bring on the country music!



*continued on next page*

**MONUMENT** – In 2012, the Town restored the old **Monument Skate Park** with a bland 2,000 sq. ft. concrete pad and a ramp. Located behind The Dollar Store and Serranos Coffee between Beacon Lite Road and #105, it has been more a sad view than a sporting compliment to the Town. Monument is currently working with CU Denver’s University Technical Assistance and the Dept. of Local Affairs to study the use of the Skate Park and has created a half dozen initial designs for its improvement encompassing both the skating pad and remaining land. High hopes this time!



Located just to the northeast of Lewis Palmer High School, and surrounded by the Woodmoor Greens Development, is a 38-acre parcel, **The Cloverleaf**, a part of the larger Walters property, which is in the initial development process, zoned for **141 homes**. Originally planned for a golf course, the plans now call for 50 to 100 ft. frontages with 66 lots specifically designated for ranch style homes (yellow on site plan). Home prices are expected to range between \$400,000 and \$600,000. An additional 70 acres is planned for dedication to open space. On your way to Home Dept. driving on Jackson Creek Parkway, extensive dirt work is visible ¼ mile to the east as the project gets underway.



**COLORADO SPRINGS** – Recognizing the strong eastward growth, American Furniture, who has operated their one, 145,000 sq. ft. store at I-25 and Fillmore for the past 22 years, is now planning for their 2<sup>nd</sup> Springs store; a giant 355,000 sq. ft. combination store and warehouse, to be built at Powers Blvd. and Woodmen Road. The 25-acre site is just west of Tutt Blvd and Templeton Gap Road. Powers Blvd. is the new “Academy Blvd” of retail and commercial real estate, at the apex of the area’s greatest growth and already makes the Academy corridor look old-fashioned. Founded in Englewood, CO in 1975, Jake Jabs has grown the privately held furniture retailer into the giant, no wait, furniture warehouse/store with 12 Colorado and 2 Arizona locations.



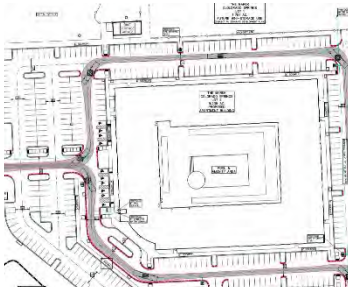
With year-end average apartment rent of \$1,266 and vacancies under 5%, developer interest in multi-family new construction continues to charge forward. Several new projects are about to get underway. Polaris Junction, a 301-unit project currently under construction at Polaris Pointe will be joined with another planned 240-unit multi-family project, **The Springs @ Northgate**. This will be the third Springs apartment project for the developer, Continental Properties, who also built the Super Target anchored Briargate Crossing at Powers and Union.

*continued on next page*



Indianapolis-based national apartment developer, The Garrett Companies, plans to build their fourth Springs apartment project, the 296-unit **Caliber at Crest**, at the 77-acre mixed use development, The Crest, which was the former Current USA property located at I-25 and Woodmen. The Caliber will consist of four 4-story buildings, a club house, outdoor pool, dog park, and detached parking garages. The appearance will be similar to the pictured Indianapolis project.

The Saxon Partners, a Boston-based, 23 year old commercial and residential development group is planning a 320-unit 4-story apartment building, **The Marek**. An equal mix of studio and one-bedroom units is geared to the medical employees at St. Francis



Medical Center located just west of the planned project. Medical campuses are a development target across country for Saxon's apartment developments. The cost effective, efficient units will have washers, dryers, full kitchens, and amenities include a club house, fitness center, pool, spa, dog park, and bicycle storage.



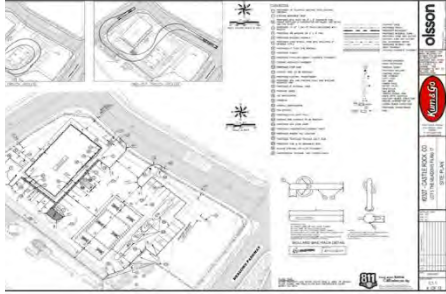
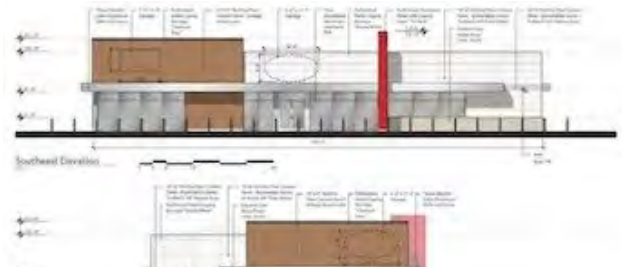
The 1950's Texas-based **Whataburger** chain announced in March, their first Springs restaurant to be built just west of the new In-N-Out on Interquest Parkway. With plans for multiple operations in town, they have purchased a 1.5-acre vacant parcel at 6154 Vickie Lane (Powers & Dublin) for their 2<sup>nd</sup> – 3751 sq. ft. restaurant. In addition, they have also purchased a 14,000 sq. ft. former Big 5 Sporting Goods building at 5905 Constitution (just east of Powers- across from the 2<sup>nd</sup> In-N-Out u/c), which they will remodel with 4,227 sq. feet of office (training center for new employees), 3,073 sq. ft. of retail, and a 4,870 sq. ft. Whataburger restaurant (#3, with more to come). With more than 840 restaurants (Texas=700), Colorado becomes the 10<sup>th</sup> south/southwestern state for their operations. I finally got into the In-N-Out and it was worth the wait -umhmm good. I have heard Texans swear that Whataburger is even better!



Tired of hearing “I’ll take a Coke” – “We only have Pepsi, is that alright?” the **Coca-Cola bottler** for 12 western states and based in the Springs, is tripling its distribution facilities with a \$21.7 million, 145,000 sq. ft. warehouse to be built near the airport at 1935 Cygnet Heights. In planning since 2015, it will be in operation next year. The 11.7-acre site gives them the capability of doubling the facility in the future. The energy efficient, environmentally designed building will have a 900-kilowatt rooftop solar array that can outproduce the electric needs of the building itself.

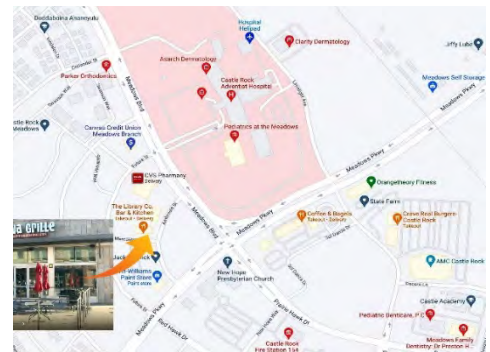
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**CASTLE ROCK** – Midway between the Promenade and the Adventist Hospital on Meadows Parkway at Lombard Street, a 5,600 sq. ft. **Kum & Go Convenience Store and Gas Station** will be built on the 1.26-acre site. Using their newest store concept, they will offer a variety of fresh food choices, made-to-order pizzas, sandwiches, wraps, and bakery items (cooked on site). A propane exchange will be



available, and the store will be open 24 hours a day. Fueling includes gasoline, diesel, and e-85 fuels. The 61-year old chain operates 430 convenience stores with 15 scattered between Lakewood and Colorado Springs. I visit the Monument facility for their quick, clean, and tasty food service, especially their corn dogs.

Recently opened across from the Adventist Hospital in the small collection of restaurants, office, and retail at 2240 Mercantile St., is a new full-service restaurant, **Ohana Grille Hawaiian Fusion Eatery**. A full bar offers assorted beer, wine, and specialty drinks; and Chef Rich promises you will enjoy their variety of Hawaiian dishes including Shoyu Chicken and Kalua Pork & Cabbage. Hours are generally 11am to 9pm.



A block to the north, the 111-unit Talus Flats apartments are nearing construction and they will include the new 4,835 sq. ft. **I.C. Brewhouse** restaurant which includes a 900 sq. ft. outdoor patio. Opening is scheduled for this summer. This will replicate their Centennial location next to Fiddler’s Green. They will feature local brews on tap along with mixed drinks, burgers, salads, sandwiches, and more.

Earlier this year, The Riverwalk downtown saw the opening of another restaurant, the **Tribe Riverwalk**. Anchoring the north corner of the south building, the Tribe offers a full menu from 10am to 9pm Sunday thru Thursday and 10 to 10 Friday and Saturday. Looking to satisfy a special taste(?), entrees are priced from \$25 to \$75 and include items such as smoked chicken chowder, short rib stroganoff, elk burgers, and their steak & fries are already getting 5-star ratings.



*continued on next page*





Several buildings are nearing completion in Town, including the 18,000 sq. ft. second **Montana Vista Office building** just south of the center where Home Depot, and Sprouts are located; the **U-Haul** 99,890 sq. ft. self-storage facility (indoor, outdoor storage units, and u-box storage) south of Medved has just finished its façade; and the 17,000 sq. ft. **Ubergrippen** indoor climbing facility located near the Adventist Hospital is nearly ready to open.



**LARKSPUR** – Plans have changed for the **Baseball Concession Stand**. Instead of converting one of the small log cabins, Bill Fisher, who is donating the Stand, plans to build a pre-engineered pavilion using the same color as the other park pavilions. It will be multi-purpose and include a freezer and refrigerator. He will have to pour a concrete pad and provide for electric, water, and sewer.



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A preliminary proposal for the **Great Western Tree Care building** on Spruce Mtn. Road, which includes wood and stone siding, was presented to the planning dept. Archer & Assoc. is preparing the site map that will locate the building, drives, culverts, and complete a drainage plan. Final planning and zoning approval is anticipated shortly.



It's not new construction, but the Town is already planning for erection of the display tents for the Fall **Arts and Crafts** event and anticipate a large attendance this year – mark your calendars for Sept. 18 & 19.



# The Larkspur Area Real Estate Market – As of 6/17/21 (Seller’s Market---Low Inventory and Homes Selling Fast)

Homes Currently For-Sale (6/17/2021) --- 15 (\$625,000 to \$2,499,000) --- Median \$999,000

- Average Days on Market --- 59

Homes Currently “Under Contract” --- 22 (\$475,000 to \$2,500,000) --- Median \$819,950

- Average Days on Market --- 13

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 *
<b>5/31/2021</b>	<b>54</b>	\$4,350,000 \$ 280,100	18	\$827,500	\$751 \$141
5/31/2020	55	\$1,000,000 \$ 285,000	58	\$680,000	\$362 \$116
5/31/2019	43	\$3,440,000 \$ 161,000	47	\$720,000	\$280 \$131
5/31/2018	55	\$2,440,000 \$ 315,000	71	\$650,000	\$335 \$119
5/31/2017	71	\$1,325,000 \$ 215,000	72	\$574,000	\$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
<b>5/31/2021</b>	<b>\$868,645</b>	<b>+ 27.08%</b>	<b>\$237</b>	<b>+36.99%</b>	<b>\$260</b>	<b>+30.65%</b>
5/31/2020	\$683,535	- 2.10%	\$173	+ 1.17%	\$199	+ 2.58%
5/31/2019	\$697,859	+ 6.02%	\$171	+ 7.55%	\$194	+6.59%
5/31/2018	\$658,249	+ 11.59%	\$159	+ 4.61%	\$182	+7.06%
5/31/2017	\$589,903	-----	\$152	-----	\$170	-----

\*---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](http://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**

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

[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

### ADVERTISING RATES

Pricing is for Camera Ready Art

Classified	\$5/line (\$10 min)
Business Card (scan only)	\$40.00
Quarter Page Ad(3-1/2" w X 5" h)	\$50.00
Half Page Ad (7-1/2" w X 5" h)	\$62.50
Full Page Ad (7-1/2" w X 10" h)	\$87.50

Submit ad art to

[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

### DEADLINES

**Articles/Letters/Ad Artwork/Classified Ads**

20th of each month

Any ads in this newsletter are paid for by the advertiser and do not represent an endorsement from the editor, publisher, writers, or others affiliated with the production of this communication.

**Ad requests after the 20th are subject to a 10% charge**

## 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

**Austin (13) and Landon (16):** We live in Perry Park, but can drive to your location. Yard work, farm work, weeding, mowing, hauling. PHONE NUMBER

**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 5/24/21**

The Larkspur Sentinel, LLC volunteer staff reserves the right to refuse any article or advertising submission. The Larkspur Sentinel invites your letters, comments, and ideas for columns.

Letters should be limited to 300 words. Because of space limitation and legal ramifications, we reserve the right to edit any submitted material and cannot assure that submissions will be printed verbatim or unedited.

The Larkspur Sentinel will correct all errors that occur. If you find a problem with a story – an error of fact, or a point requiring clarification, please email

[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com).

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