

Larkspur Sentinel



August 2020

Serving Perry Park, Larkspur, and the surrounding community

August is here and in true Colorado form, we are enjoying hot days, cool evenings, and monsoon-like rain that we so badly need! And, yes, we are still dealing with the coronavirus and all of its issues.

I'm amazed by and so grateful for our human trait of resilience. I know it's not been an easy time for anyone. I remember talking with my daughter at the end of March. She and her husband have two young children, and at that point, they had been cooped up at home for 4 weeks. She shared with me, then, that she wasn't sure she could "keep this up for another month!" And yet she did...and in great form. She and her support group of other moms with young kiddos found creative ways to stay in touch, and help each other. And yet, each has been reeling from the isolation, the not knowing what the right thing is to do, the caution fatigue of vigilance on behalf of their young families, worrying about their parents' vulnerability, while recognizing that uncertainty has become a new normal.

About a week ago, that same daughter, feeling desperate after 5 months of being cooped up, shared again, that she wasn't sure she could "keep this up for another year!" The feelings of desperation swelling beyond reasonability once again. I know she can do this, she is creative, strong, and resilient. I know we all can. We can adapt to a longer-term version of fighting this virus. I also know that the waves of "too much" come at different times for each of us, and show up in different ways. We adjust, adapt, and settle in to our new "normal", for however long it lasts. That's resilience – and it's one of our best human traits.

How has your resilience shown up? If you have resources, good ideas, helpful mantras, other suggestions, please send them in, and we'll share them, larkspursentinel@gmail.com

Please be kind,

Margot Patterson
Editor



ELIZABETH OWENS



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



6195 APACHE DRIVE | PERRY PARK | OFFERED AT \$725,000 | JUST LISTED!



6191 MASSIVE PEAK CIRCLE | THE VILLAGE AT CASTLE PINES | OFFERED AT \$1,675,000 | JUST SOLD!



4299 CHEYENNE DRIVE | PERRY PARK | OFFERED AT \$750,000 | JUST SOLD!



7924 CHEYENNE PLACE | PERRY PARK | OFFERED AT \$710,000 | JUST SOLD!



2007 E HATCHET MANCH PLACE | ROBINSON MANCH | OFFERED AT \$975,000 | UNDER CONTRACT!



623 EAGLESTONE DRIVE | CRYSTAL VALLEY MANCH | OFFERED AT \$515,000 | JUST LISTED!

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!



Community Garage Sale, August 29 & 30!!

Hello neighbors! Our Annual Perry Park/Larkspur Garage Sale is ON for 2020. We received enough interest to at least have 20 participating homes, the more the merrier, though, so if you are interested in participating as a seller, please contact Stephanie at theorganizedflamingo@gmail.com. It'll take place the weekend of August 29th & 30th. We are leaving it to each seller to take the necessary precautions as it relates to COVID-19. If you are new to the neighborhood, need a refresher about this event, or haven't heard of our Annual Garage Sale, here are the details: It's a community sale for anyone that lives in Larkspur/Perry Park. It takes place one weekend a year to give all the neighbors an opportunity to get more foot traffic than they otherwise would if they held their own garage sale. It's usually a couple of dollars to participate and that gets you a sign to place in front of your driveway, community signs directing people from the main roads to your area, exposure to your garage sale on the maps we print out and on our social media page, making it easier for people to find you. The signs are also printed at a local shop, supporting local businesses. If you are not going to be selling, stop by and support local sellers! For more information, email Stephanie or head to the Facebook page [@LarkspurCommunityGarageSale](https://www.facebook.com/LarkspurCommunityGarageSale)

• FOR YOUR INFORMATION •

It's a community sale for anyone that lives in Larkspur/Perry Park. It takes place one weekend a year to give all the neighbors an opportunity to get more foot traffic than they otherwise would if they held their own garage sale. It's usually a couple of dollars to participate and that gets you a sign to place in front of your driveway, community signs directing people from the main roads to your area, exposure to your garage sale on the maps we print out and on our social media page, making it easier for people to find you. The signs are also printed at a local shop, supporting local businesses. If you are not going to be selling, stop by and support local sellers! For more information, email Stephanie or head to the Facebook page [@LarkspurCommunityGarageSale](https://www.facebook.com/LarkspurCommunityGarageSale)

Music in the Park

The Larkspur Chamber of Commerce and Town of Larkspur are hosting our Music in the Park Concert Series virtually via the chamber's Facebook Page [@LarkspurChamber](https://www.facebook.com/LarkspurChamber).

Please note these dates:

August 14th: Ryan Chrys & The Rough Cuts (Modern Outlaw Country) brought to you by [Gilad Shwartz at Edward Jones](#) and [Dave Gardner Results Team](#)

August 28th: Lookin' Back (70's-80's top 40) brought to you by [Stacey James Photography](#)



DCSD Board of Education Approves Hybrid Model for 2020-2021

At a special meeting on July 25, the Douglas County School District Board of Education unanimously approved a recommendation from Superintendent Dr. Thomas Tucker and DCSD staff to start the 2020-2021 school year on a hybrid schedule. A hybrid schedule organizes preschool through twelfth-grade students into cohorts that will rotate between two days of in-person learning and three days of eLearning from home each week.

A 100% eLearning model will also be offered to families who prefer that option.

The first week of school (the week of August 17) will be a student orientation week where only 20% of students attend school each day (20% of students attend on Monday, 20% on Tuesday, etc.).

More details will be provided to the community in the coming days, including details about the upcoming Express Check-In process where families can select either the hybrid or 100% eLearning option.

More information about DCSD's Road to Return is available online at www.dcsdk12.org/roadtoreturn. This was released on July 25, 2020 by Nate Jones, Public Information Officer, ndjones@dcsdk12.org

DAVE GARDNER'S

Results Team

Selling Larkspur's Finest Homes for Over 28 Years



SOLD
\$1,290,000

1830 Arsata Place in Bear Dance

Incredible Custom Home in the exclusive gated community of "The Village at Bear Dance" on the 14th Fairway.



SOLD
\$688,000

12530 Greenland Acres Road in Larkspur

4-Acres with Great Views and Majestic Soaring Ponderosa Pines! Indoor WORKSHOP + 1,000 Sq.Ft. Metal Quonset Building.



FOR SALE
\$924,900

14197 Furrow Road, Larkspur

Custom Ranch on 5.6-Acres, Breathtaking Views, 5 BR & 5,330 Sq. Ft. with Finished Walkout Basement including Theater and Sauna, This Home has been LOVED!



FOR SALE
\$524,000

4407 Echo Butte, At the Retreat in Perry Park

BRAND NEW Luxurious 3 Bedroom 3 Bath "Paired Home" with Main Floor Master Suite at The Retreat in Perry Park.



PENDING
\$450,000

4946 Delaware Drive, Perry Park

This 2,511 sq.ft. Fixer-Upper (w/ Great Bones) sits on a 1-Acre lot in Perry Park, 3 Bedroom, 3-Bath, 2-car garage.



PENDING
\$449,900

6301 Perry Park Blvd. #5, Echo Hills

Enjoy the Best Views in Perry Park from this 2,426 sq. ft. Townhome 3 Bedrooms, 3 Bath and 2- Car Garage.



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

303-681-1000

www.HomesInLarkspurCO.com



RETAINING WALLS



DAIL & SON 
Landscaping
www.DailLandscaping.com
(719) 243-1057



EXCAVATION



Perry Park

Water & Sanitation District



JULY NEWS FROM THE WATER DISTRICT Brian Arthurs...

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

- Franklin D. Roosevelt

The regular monthly board meeting for the Perry Park Water and Sanitation District was called to order at 3:30 p.m. on July 15th with all directors available.

The first order of business was a request by Director Jim Maras that the Board be notified as soon as possible if there are violations and the steps being taken for resolution. District Manager Diana Miller noted there were four minor infractions for the period beginning 1/1/19 and ending 12/31/19. All were disclosed in the 2020 Water Quality Consumer Confidence Report issued to all the District's customers and available to the public in general. It was directed that this information also be supplied monthly to the Board.

Next on the agenda was approval of the minutes from the June 17th regular meeting and those of the June 22nd Board Work Session. Approval was unanimous. Disbursements totaling \$432,975.37 were then also unanimously approved.

The District Systems Report for June 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.

Next on the agenda was review of the preliminary draft of the audited District Financial Statements for the years ending December 31, 2019 and 2018. Eric Barnes, representing the auditing firm of Fiscal Focus Partners, LLC, summarized the statements, included notes therein, auditing procedures performed, and answered all questions to the satisfaction of the Board. The motion to accept the audited statements was unanimously approved.

Concerns from residents about odors at the Wauconda Wastewater Treatment Plant were then addressed. President Gary Peterson volunteered to meet with representatives of those affected and provide specifics at the August Board meeting.

A motion was made, approved, then executed to enter an Executive Session with legal counsel regarding outside water rights claims that may conflict with the District's use of the same.

There being no further board member discussions nor audience participation, the meeting was adjourned. Further information is available on the district website, www.ppwsd.org.

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



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



Just Listed!

2665 Marlin Way
Keene Ranch
Castle Rock
\$1,395,000

Breathtaking nearly new 5,982 finished sq ft ranch home on 5 acres with views of the entire Front Range. Enjoy the stunning mountain views from every corner of your 5 acre lot which is zoned for horses. The kitchen will delight the chef in your family with cherry cabinets, granite countertops & stainless steel appliances. The owner's suite will lavish you with a 2 sided fireplace & the 5 piece bathroom featuring a travertine shower, soaking tub & a huge closet. Your guests will feel at home staying in the finished walk out lower level with a gorgeous kitchenette, rec room, family room & 2nd master suite. Relax & enjoy the views of the Front Range from the covered deck.



Just Sold!
 4057 Red Rock Dr
 Perry Park
 Larkspur ~ \$699,000



Just Sold!
 2800 Summer Day Ave
 The Meadows
 Castle Rock
 \$432,500



CLIENT TESTIMONIALS



"Ben has done 4 real estate transactions for us and assisted us with 3 others as second home purchases. He is calm but forceful and possesses creative solutions to complex issues. Ben is almost always readily available even when on vacation.

His assistant Debbie is invaluable, detail oriented and always eager to help. We have owned 28 homes and without a doubt the Wolfe Realty group is a cut above in the process and outcome of the transaction as well as the personal experience. Ben's knowledge of real estate (buying and selling) is unsurpassed by any realtor we have known. He consistently provides prompt and knowledgeable advice and service. They actually make a real estate transaction enjoyable. "

Jack and Susan Baker

Just Sold!
 3788 Swainson Dr
 Falcon Terrace
 Colorado Springs
 \$270,000



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



By: Sean King

The Board of Directors:

- Randy Johnson – President
- Craig Van Doorn – Vice President
- Linda Black – Assistant Vice President
- Joe Brickweg – Treasurer
- Sean King – Secretary



Perry Park Independence Day Fireworks 2020 Cancelled

With the Douglas County Sheriff rightfully raising the fire restrictions to Stage 2 on July 2nd, the board was forced to cancel this year’s fireworks display. We were all excited for the show, and no doubt the whole community was disappointed by the change of plans. The board is already pursuing alternative dates later this year to reschedule the show, so keep a lookout for updates through the PPMD mail list and social media for a new date and time when that is decided.

Wildfire Hazard Removal Moving Forward

The Perry Park Metropolitan District and the Colorado State Forest Service have partnered to fund the removal of standing dead trees from the Tussock Moth epidemic that swept through parts of our neighborhood in 2015 and 2016. At this point all affected properties have been notified and have given approval, so work should begin in August to remove the dead trees.

Next Board Meeting: Thursday, August 20th

The next Perry Park Metro District Board meeting will be held on Thursday, August 20. The board is planning to meet virtually due to COVID-19 concerns. Details for how to access the Zoom meeting will be shared the Monday before the meeting on the PPMD mail list. Please go here to sign up: [PPMD Mail List Sign Up](#)
All Perry Park residents are welcome to attend and participate.

20385 True Vista Circle, Monument, CO \$524,900



Nancy Page Cooper 720.849.0718
Licensed in CO & FL - SRES specialist - Denver BBB A+



A Walk on the Wild Side...

By: Susan Peters



The Hills are Alive...Summer Endings...Short Takes

And it's not with the Sound of Music except for some late summer tunes from the birds

It seems like every other day bear pictures are being posted to Nextdoor. OK – my turn. Our dogs have barks specific to each type of intruder, so we had to go check things out, only to see a small beige bear cub with dark brown ears just sitting and watching the dogs. He ended up staying in that position for three hours!!! No sign of mom.



We do bring in bird feeders at night except for ones on a very high deck outside our bedroom, which so far over the years has had no bear visits EXCEPT... that little stinker climbed all the way up a deck post. Our ever-vigilant trio of three large dogs caught him in the act and scooted him off, but not before he left a small gift for us. One of our dogs thought that it was a really cool snack. The next night we brought in the bird feeders, but he came back again and left us another present. After that he did not return – nothing to eat. However, a larger yearling bear has set up camp on our property. And now a raccoon has started to visit our upstairs deck and it left a present, too, which according to the pooches, is best for rolling in.

We have had a lot of experience with visiting raccoons, even inside our home. Two of them came in through the dog door one night. They are stubborn and will NOT be deterred. So, we shall see who wins this battle.



And the turkeys have returned. Hubby Dave happened to notice a rafter (that's the term, folks) of them below our deck – three hens and 21 chicks! One chick climbed to safety in a nearby tree – see the photo. They come so frequently that the dogs have stopped getting into a tizzy over them. Dave was stacking logs and they seemed hardly to notice him. One was about 3.5 feet tall! Their instincts work well for them and they disappear the week before Thanksgiving (smart birds!).

The Seasonal Summer Refrain

Unbelievable. August ALREADY! Now the sunflowers are blooming. The asters both wild and domestic wave in the wind, tall, and are close to setting blooms. The Rufus hummingbirds try as they might to dominate the feeders, but the many emerging tiny young'uns just ignore them – attitude. Seriously.

This month the adult hummingbirds fatten up to head out to winter digs without the youngsters – really, can you blame them? Having had six children, I would have loved to fly south annually without them. Then next month the zoom-zoom-zoom will cease with all hummers fleeing before the snow flies. I went into a panic over running out of white sugar for the hummingbird food mix. I ran to the Corner Store and had to constrain myself to keep from buying up the entire stock. The clerk figured out the reason for my panic. Then I bought another bag at every store I hit, not to be left short again. And then I noticed a 10-pound bag on a pantry counter that had been there all along. So, with 55 pounds of white sugar, we are all set for the next two weeks. I sound like a toilet paper hoarder. We are now up to our max in having five feeders in service. And towards evening, that many does not seem even close to being enough.

The very tall mullein warns of a winter with deep snows. Oh, joy. And the woolly bear caterpillars are showing up frequently now. A very agile one quickly scooted down to the pond, right next to Snape (remember him?), drank for a while, then quickly retreated. Snape did not move the whole time.



cont. on next page



The woollies emerge in the fall – so what the hey? Why are they here in summer? They will remain in their current caterpillar state all through winter, even freezing solid until the warm days of spring (one can always hope!) thaws their bodies. Then they emerge as a tiger moth. In Colorado, the species of tiger moth is the Isabella. So how do they do that? They produce a substance called cryoprotectant that protects biological tissue from freezing damage. Since they also can be found in the Arctic, this adaptation seems particularly critical. I sure could use some of this miracle stuff during our winters.

The woolies have for long been the speculation of old wives’ myths. The larger the red band in the middle of their bodies, the warmer the winter will be. Well, the ones we’ve encountered recently have almost indistinguishable red bands. Uh oh.

Short Takes

Are you ready for another moment of Zen? Our daily pond visitor Snape the Snake (remember Professor Snape from Harry Potter?) always shows up at koi feeding time. This picture shows him cutting off a koi to grab the morsel of fish food on the lily pad.



France just reported that it ordered the euthanasia of 100,000 farm minks where COVID 19 has turned up. First tigers, then dogs, and now minks. Nasty stuff. But don’t rush to buy your guilt-free mink coat...

Are you looking for a different kind of outing? Head on up to Tabernash, north of Winter Park, to visit the Tabernash Honey Company near Devil’s Thumb, and take a tour. You will sample the organic raw honey and the honey comb. The company boasts 300 hives of Canolian and Italian honey bees. And what a story for such a short growing season for the requisite wildflowers. It is pricey at a \$100 per person. But no mask required, as they supply you with a bee-proof mask and hat, along with overalls.

OK, the brown-headed cowbirds have vacated. YES!!!

And are you ready for more hummingbird trivia? Now, it turns out that they can understand a numerical order! Experiments were performed using a series of identical hummingbird feeders that were hung with only the first one having food in it. The feeders were shuffled to account for possible subtle differences, with nectar always in the first feeder. No matter which order the feeders were placed, the hummers always returned to the one in the first position, which held the nectar. They are the only mammal other than man that can do that, so I am told.

That’s all folks for this month. Gotta run – the yellow jacket trap is filled with little corpses and needs a reboot.

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.



Pete Dunbar

electric

1341 Quartz Mountain Drive
Larkspur, Colorado 80118
303-681-3809
Cell 303-638-6762



From the Larkspur Fire Protection District

Cindy Applegate, Secretary-Board of Directors

Yearly Call Review:

Between January 1, 2020 through June 30, 2020, we ran a total of 420 calls compared to 548 calls for the same time-frame in 2019. This is a decrease of 128 calls (-23.4%).

June 2020 Call Review:

Between June 1, 2020 and June 30, 2020 we ran a total of 79 calls compared to 128 calls for the same time frame in 2019. This is a decrease of 49 calls (-38.3%).

FIRES : Total of 4 calls	EMS : Total of 33 calls	ALARMS : Total of 4 calls
Passenger vehicle fire: 1	Medicals: 19 (all in district)	Fire alarm system malfunction: 2
Brush/grass fire: 2 (1 mutual-aid)	MVA's with Injuries: 14 (2 mutual aid)	Carbon monoxide detector malfunction: 2
Smoke investigation: 1	OTHER : Total of 38 calls (1 mutual aid)	

Don't forget to take advantage of our program to have a wildfire risk analysis of your property. 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. Currently, LFPD is NOT issuing fire permits due to the Douglas County Sheriff putting Stage 2 Fire Restrictions in place on July 2. The Pike National Forest put Stage 2 Fire Restrictions in place on July 14. The LFPD website will be updated when fire restrictions allow us to issue permits again. Please visit: <https://www.larkspurfire.org/burn-permits> for more information on campfire regulations and permits.

Our next scheduled board meeting is Thursday August 13, 2020 at 6:00 PM at Station 161. The meetings are open to the public. It is possible this may be a virtual meeting. Please check the website for details. Larkspurfire.org

cont. on next page

CO - OK CONSTRUCTION, INC.

OVER 90 YEARS OF CONSTRUCTION MANAGEMENT EXPERIENCE



ALL PHASES OF CONSTRUCTION: Specializing in excavation, utilities (water & sewer), home remodels and home construction

James Rimer: 918-857-1909

Craig Van Doorn: 918-697-9751

Wildfire Mitigation Before a wildfire threatens your neighborhood...



In and around your home:

- Clear leaves and other debris from gutters, eaves, porches, and decks. This prevents embers from igniting your home.
- Remove dead vegetation and other items from under your deck or porch, and within 10 feet of the house. Learn more about the basics of defensible space on the Firewise website (www.firewise.org).
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Remove flammable materials (firewood stacks, propane tanks) within 30 feet of your home's foundation and outbuildings, including garages and sheds. If it can catch fire, don't let it touch your house, deck, or porch.
- Wildfire can spread to tree tops. Prune trees so the lowest branches are 6 to 10 feet from the ground.
- Keep your lawn hydrated and maintained. If it is brown, cut it down to reduce fire intensity. Dry grass and shrubs are fuel for wildfire.
- Don't let debris and lawn cuttings linger. Dispose of these items quickly to reduce fuel for fire.
- Inspect shingles or roof tiles. Replace or repair those that are loose or missing to prevent ember penetration.
- Cover exterior attic vents with metal wire mesh no larger than 1/8 inch to prevent sparks from entering the home.
- Enclose under-eave and soffit vents or screens with metal mesh to prevent ember entry. · Learn more about how to protect your home and property at www.firewise.org.

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

The Larkspur Area Real Estate Market --- July 2020

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

Homes Currently For-Sale (7/08/2020) --- **28** (\$465,000 to \$2,499,000) --- Median \$864,950
Average Days on Market --- 100

Homes Currently "Under Contract" --- **25** (\$299,900 to \$1,095,000) --- Median \$649,900
Average Days on Market --- 35

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 *
6/30/2020	62	\$4,295,000 \$285,000	58	\$692,500	\$338 \$141
6/30/2019	49	\$3,440,000 \$161,000	55	\$678,000	\$398 \$132
6/30/2018	64	\$2,440,000 \$298,000	71	\$659,188	\$335 \$119
6/30/2017	75	\$2,719,200 \$215,000	72	\$579,900	\$365 \$100
6/30/2016	59	\$2,387,500 \$110,000	59	\$530,000	\$335 \$ 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
6/30/2020	\$702,461	+ 3.18%	\$181	+3.43%	\$206	+6.74%
6/30/2019	\$680,844	+4.83%	\$175	+ 5.42%	\$193	+2.66%
6/30/2018	\$649,480	+ 9.96%	\$166	+ 9.21%	\$188	+8.67%
6/30/2017	\$590,641	+14.53%	\$152	+ 7.80%	\$173	+9.49%
6/30/2016	\$515,724	-----	\$141	-----	\$158	-----

*---The calculations with an asterisk above have had the top 2 and bottom 2 home sales removed/deleted. Items such as very large acreage or very poor condition are factors that are out of the "norm". These items can skew the factors that reflect actual market conditions. Just because one property sells for over \$3 million does not mean that all other properties have gone up in value. Likewise, a property selling under \$250,000 does not mean that all others have gone down in value.

The above information has been researched from the Metro Denver MLS System (www.REcolorado.com) by Dave Gardner of 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.



Dave Gardner's Results Team

303-681-1000

HomesInLarkspurCO.com



**CBD SOFTGELS-\$90-
IT IS TIME TO LET YOUR BODY HEAL**

(ALWAYS TAKE ON AN EMPTY STOMACH)



- *REDUCES NAUSEA AND VOMITING
- *SUPPRESSES SEIZURE ACTIVITY
- *COMBATS PSYCHOSIS DISORDERS
- *REDUCES INFLAMMATORY DISEASES
- *AIDS IN NEUROLOGICAL DISORDERS
- *ALLEVIATES PAIN
- *SUPPORTS SLEEP
- *COMBATS CANCER AND TUMOR CELLS
- *COMBATS ANXIETY AND DEPRESSION DISORDERS
- *AIDS IN COMBATING DIABETES

WHY YOU WANT FULL SPECTRUM

To be Full Spectrum you need all the Cannabadoils and minimum THC in it. Full Spectrum means you get the Full Spectrum of the flower of the plant, which includes trace amounts of THC. We believe in a whole-plant-whole-body healing method. You will always get more benefits when you keep plants whole. THC is part of the hemp plant and why we keep it as part of the CBD. We prefer to keep the integrity of the plant with the THC as opposed to isolates, which isolate a singular cannabinoid, out of many, the plant has to offer.

When you take full spectrum CBD oil, you are aiming at a number of different ailments. Full Spectrum will help with sleep, pain, inflammation, nerve complications, cancer fighting, neurological communication, and more, all at the same time.



CBD works by going into the central nervous system (controls much our body systems and is a means of travel for our nutrients) and restores, repairs, and rejuvenates the nervous system. This, in turn, will reap benefits to organs, bodily systems, neurological pathways, and overall health.

- | | |
|---------------------------|------------------------|
| ~Alleviates Stress | ~Relaxes Stiff Muscles |
| ~Boosts Relaxation | ~Speeds Healing |
| ~Aids in Restful Sleep | ~Help Dogs |
| ~Calms Nerves | ~Safe for Children |
| ~Relieves Pain | ~Anti-Cancerous |
| ~Lifts Depression | ~Anti-seizure |
| ~Soothes Irritated Nerves | ~Improves Mood |
| | ~Eases Anxiety |

20% OFF Entire Order
When you mention "Sentinel"

Pure Essentials LLC
305-681-2060 www.purEssentialsllc.com
9584 Spruce Mountain Rd. Larkspur CO 80118

Let your hair grow out, but not your trees!

GET YOUR TREES SUMMER READY

with

KNOTHEAD
TREE AND LAWN CARE

CALL NOW!

(303) 885-3800

knotheadtree@gmail.com | www.knotheadtree.com

Brett A. LeMaire
I.S.A. Certified Arborist
Certification #RM2205

**Knothead
Tree and Lawn Care**

Complete Tree Care Services
Douglas County, CO.

- Pruning & Removals
- Disease Diagnosis/Treatment
- Pine Beetle Spraying
- Deep Root Fertilization
- Fire Mitigation
- And More!





Greetings Larkspur bear enthusiasts. While social distancing, I've recently taken up a new hobby – Kungfu. I thought you might enjoy watching a video of me demonstrating my Kungfu skills: [Num-Chuk Beary Bear](#)

Eat/Sleep/Repeat

This is just a friendly reminder: August is the month when we bear begin “carbo-loading” for the upcoming winter. PLEASE stay one step ahead of us by securing all eatables from our reach, which by the way, is ten feet up and ten feet out from any climbable object.

BEARS IN THE NEWS

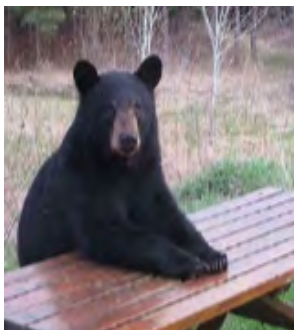
A “mom” bear with two cubs attacked a Colorado Springs woman while she was walking near Manitou Springs late Thursday, July 9. The woman was not seriously hurt and did not seek medical care. Minutes after the first attack, another woman walking on the same block was chased by a bear but managed to get away by running around a parked car.

The mother bear was later captured by Colorado Parks and Wildlife officials and euthanized. The two cubs were also captured and will be cared for at a rehabilitation center until they can be released into the wild.

Unfortunately, we can't know for sure what provoked this bear/human confrontation. Did the mom bear mistakenly perceive the woman as a threat to her cubs? Did the woman evoke the “chase” instinct response in the bear when the woman tried to run away? What we do know is once a bear loses its fear of humans, the risk of a confrontation rises dramatically.

[“Mom” bear before she attacked two women](#) (scroll down)

Contrary to what some folks believe, in our natural state of being, we black bear are shy and instinctively run from danger. We are not naturally aggressive animals. On the other paw (hand), bears that are conditioned not to fear people can become aggressive and unpredictable.



Ask Beary Bear

My opinion about humans intentionally or unintentionally feeding bears: As a black bear cohabitating with humans in Larkspur Colorado, I depend on you to keep me wild. There is a part of me that would like to see residents, who habitually leave their garbage out or intentionally feed us, caught by local authorities. Offenders should be relocated to a remote area of the state rather than subjecting us bear to such a fate for merely doing what we naturally do... eat what's provided for us.

There have been many bear sightings in our region so far this year. Please be bear wise and always keep a safe distance between you and us. Please send your pictures and videos to me at wisebeary@gmail.com for posting in a future edition of the Larkspur Sentinel.

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

Beary

Perry Park Community Junk Dump

Do you have all your trash ready for the 2020 Perry Park Junk Dump? Due to the large response last year, and even more folks indicating that they are interested this year, the Junk Dump will be two days. Here are the details:

When: Friday and Saturday - September 11 and 12

Time: 12 noon - 4 pm each day

Where: The old gravel pit at the back of Perry Park - take Perry Park Blvd all the way to where it turns to gravel and just keep going.

Who: Perry Park Ranch residents only - proof of residency is required

The cost to dump is as follows:

Cars - \$20

SUV - \$30

Pickup - \$40

Pickup and trailer or just a trailer - \$50

Acceptable Items:

Furniture	Lawn furniture
Home remodeling debris	Car parts
Pine cones	Old mowers
Appliances	Mattresses
Old decking	Box springs
Boxes	Dried out paint cans

Will accept with an extra charge at the gate:

Concrete
Tile
Stone
Dirt
Rocks
Stumps

Will not take:

Computer	Batteries
TVs	Tires
Wet Paint	Manure
Oils	Household trash
	Gas

Please note: This is a much lower cost than taking your junk to the dump. For instance, Sedalia dump charges \$82 minimum no matter how small the load and Monument charges by the pound and it adds up very quickly.

Doors In Motion LLC



Keeping Your Garage Door Moving!

Certified LiftMaster Installer
Residential and Commercial
Garage Door Service and
Installation



Michael Higgins
(720) 606-1573
www.doorsinmotioncolorado.com





Special Thank You to

Jessy W.

for her volunteer service doing the design and layout for the first 4 issues of the Larkspur Sentinel. Jessy has laid the creative groundwork for this publication, and I am grateful for her expertise, willingness to serve, and attention to detail. I will miss her support.

DENVER BRONCOS 2020 SCHEDULE

Date	Day	Time	TV	Opponent	Broncos	Opponent	W	L
Pre - Season Games					Final	Score		
15-Aug	Sat	7:05 PM		San Francisco				
22-Aug	Sat	7:05 PM		Chicago				
29-Aug	Sat	8:00 PM		@LA Rams				
3-Sep	Thurs	8:00 PM		@ Arizona				
Regular Season								
14-Sep	Mon	8:10 PM	ESPN	Tennessee				
20-Sep	Sun	11:00 AM	CBS	@ Pittsburg				
27-Sep	Sun	2:25 PM	CBS	Tampa Bay				
1-Oct	Thurs	6:20 PM	CBS	@ NY Jets				
11-Oct	Sun	11:00 AM	CBS	@ New England				
18-Oct	Sun	2:05 PM	CBS	Miami Dolphins				
25-Oct	Sun	2:25 PM	CBS	KC Chiefs				
8-Nov	Sun	11:00 AM	CBS	@ Falcons				
15-Nov	Sun	2:05 PM	CBS	@ Raiders				
22-Nov	Sun	2:05 PM	CBS	LA Chargers				
29-Nov	Sun	2:25 PM	CBS	Saints				
6-Dec	Sun	6:20 PM	NBC	@ KC Chiefs				
13-Dec	Sun	11:00 AM	CBS	@ Panthers				
20-Dec	Sun	TBD	CBS	Buffalo Bills				
27-Dec	Sun	TBD	CBS	@LA Chargers				
3-Jan	Sun	2:25 PM	CBS	@ Raiders				
Wild Card Playoff								
AFC & NFC Divisional Playoff								
AFC & NFC Championship Games								
Super Bowl XLV								

Home • Auto • Farm • Equine • Commercial • Workers Comp

INSURANCE

"As a longtime resident of our community, I understand your insurance needs and am available with a phone call or email."

Kathy Lobato Insurance Agency

720-496-1679

kathy.lobato@gmail.com



Affiliated With
**FUSA
Insurance
Agency**

cont. on next page

WALTSWORDS

By Walt Korinke



August 2020

The Colorado Department of Public Health and Environment (CDPHE) has released guidance allowing outdoor visitation at residential care facilities. <https://covid19.colorado.gov/outdoor-visitation> (as of 6/23/20)

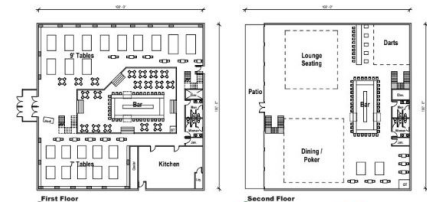
CASTLE ROCK – The opening of **Whole Foods** completes the well-rounded collection of grocery shopping for our community. The customer response has been surprisingly slow. We pretty much have it all – **Safeway** provides a somewhat limited shopping opportunity but as the only south Castle Rock



grocery, it is the closest; **King Soopers** has a lot of choices, but I feel safer driving on I-25 than trying to navigate the high speed cart traffic at KS; can't beat **Sam's** for a 50 pound bag of Cheetos, or **Walmart** for their tasty chicken wings and more warehouse grocery shopping. Whole Foods "which exclusively sells products free from hydrogenated fats and artificial colors, flavors, and preservatives" and even after merging into Amazon, is still ranked at the top of "most expensive groceries" and I found the store somewhat underwhelming. Great to have the vast choices to whet our appetite, and there is time for each one of them to grace our table, but my favorite remains the family run, customer-oriented **Tony's Meat Market** located just down the street in Castle Pines at the corner of Santa Fe/85 and Castle Rock Parkway. Tony's specializes in customer service, specialty grocery choices and the meat !!!! - that's why they call it **Tony's Meat Market!**



Very preliminary, but interesting, is the potential for a 2-story, 20,000 sq. ft. **ReRack Billiards & Sports Bar** proposed for the NW corner of the Kohl's parcel (Founder's Parkway @ Front Street). ReRack is a local effort by Eric & Rachel Kisiel to develop an upscale billiards and darts parlor with the sports activity primarily on the ground floor and the second floor having a sports lounge atmosphere: a large, open air, rooftop patio (dining with a view) serving sandwiches, burgers, and homemade desserts. The .75-acre site is on ground owned by Kohl's.



Base Plans



A new three-story 21,406 sq. ft. office building was recently completed in the restaurant/office/med-office complex across the street from the Castle Rock Adventist Hospital at **3855 Ambrosia St.** Rents start at \$25/sf with 14,850 sq. ft. available. The first tenant **Jack-Be-Click**, is an Apple products repair and service facility that relocated from an industrial location on Fourth St. and is already drawing praise for its service. The third-floor space has balconies and tremendous views of the area.



Last year, the renovation of the downtown preservation block property, **302-304 N. Wilcox** was approved, and interior work has been progressing. Finally, the owners of the new **Provision Bar** are tackling the exterior façade that will dramatically enhance the block’s frontage view. Replacing a dated (and rather



notorious) Castle Rock watering hole, Provision Bar will be a high-end cocktail bar with a laid-back industrial theme. Opening late summer – early fall? Shown here are renderings of the façade and interior.

Celebrating its 25th year in Denver, **The Great Divide** has opened its new Castle Rock brewery/restaurant on the ground floor of the Wilcox Street Riverwalk development and is experiencing excellent customer



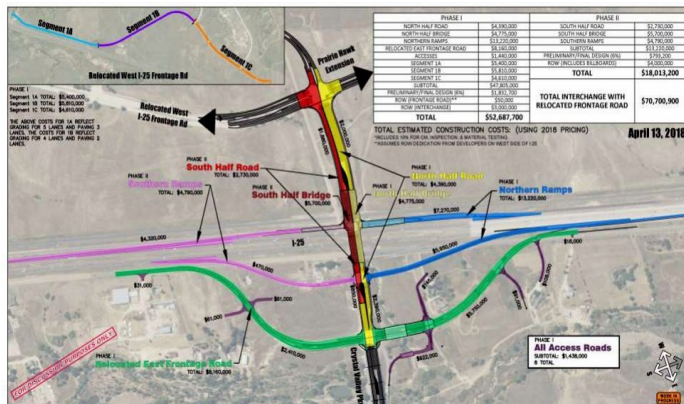
response. The large 8,000 sq. ft., 5-barrel brewery/restaurant includes an outside garage door patio overlooking the



walking park between the two Riverwalk buildings. Start with a 2-lb pretzel, then try their salads, wings, soups and sandwiches, chicken, and signature burgers, and of course, one of their fine craft beers from 16- taps. A great addition to the downtown living and entertainment the Town now offers.

To be located 2 ½ miles south of the Plum Creek Interchange, **The Crystal Valley – I-25 Interchange** is reflected in the Castle Rock Master Plan as “by 2032.” Envisioned since the 1980’s, today’s growth is putting pressure to commence the overpass, highway access, and changed frontage road (west side) by the mid 2020’s with right-of-way

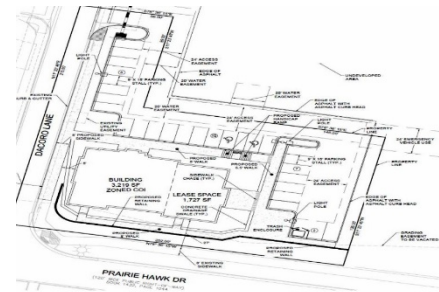
acquisitions underway, resumption of planning scheduled for next year, and the town recently hired Woolpert, Inc. (engineering and architecture) who will use drones to survey the area for the new frontage road. A Town resolution was approved in Oct 2018 forming the Crystal Valley Interchange Coalition which is developing the plan for funding and related frontage road improvements. The project is currently projected to cost a total of \$89,750,900 (Interchange \$54 million and the North and South Frontage Roads at about \$17.5 million each). The Town’s Balanced Financial Plan sets aside \$20 million by 2023 with planning for the remaining balance from other sources. The project addresses increased Town traffic pressure, safety, and the southern corridor expansion needs.



The **Plum Creek Church** occupies the former Duke's Steakhouse, at 960 S. Wilcox, (the I-25 frontage road) a mile south of MedVed car dealership. The 23,324 sq. ft. building built was built in 1984 and operated as a restaurant until the Duke's move to Castle Pines and sale of the property to the Church about eight years ago. At that time, the Church undertook a major remodel, of both interior and the façade. They have now started the steel work for a 36,400 square foot addition to accommodate the Children's Ministry.



The **Meadows Family Eye Care** is building a new 4,946 sq. ft. eye-care medical facility on Prairie Hawk about ½ mile south of the Adventist Hospital and will be moving from their current rental space in the adjacent Draco complex upon completion later this



year. They are a full-service optometrist providing eye exams (regular and diabetic), LASIK and cataract surgery, glaucoma treatment, and corneal refractive as well as a large selection of eyeglasses, bifocal, trifocal and progressive lenses, and name brand eyeglasses.

Briefly mentioned last month, California burger chain **In-N-Out** is making it through the planning commission with fall building plans for a 3,867 sq. ft. restaurant to be located in the Outlet's western parking lot directly across from the newly opened **Panda Express**. Both are across from the King Sooper, Factory Shops Road entrance. Another high-end, burgers and more

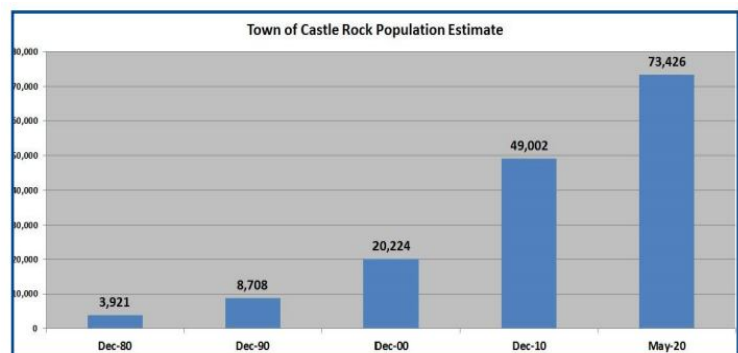


restaurant, **Shake Shack**, is also in planning for the top of the hill on a frontage parcel across from T J Maxx/Home Goods. This high-end hamburger chain which started in 2001 as a hot dog cart in New York City has grown to an international burger chain with over 275 locations and growing. You will want to try the Shakeburger with their secret sauce and their renowned shakes.

Wish my grass would grow



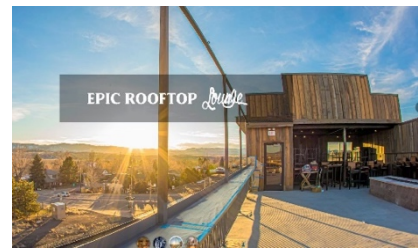
*as fast as the Town
of Castle Rock.*



SEDALIA – Could not say it better, in their own words: “--the rebirth of **Wide Open Saloon.**” The team peeled off at least 70-years of band aids from the historic and original Johnson’s Corner truck stop and diner, which was hauled off in over 50 dumpsters. They raised the ceiling, knocked down the old deck, leveled the floors, knocked out some walls, even some that made engineers scratch their heads! The end result created the Garage Bar, Handle Bars Patio, the Sedalia Room, the Music Hall and the Wide Open Roof Top.” This all took about a year to accomplish and now it is open! Too many food choices to mention from burgers to steaks, etc. – see their menu online and note some of the children’s choices like “I’m not hungry” and “I don’t want that.” It is now a biker bar for everyone. Lots of



indoor, outdoor, patio, and rooftop seating, a 10 ft. firepit, and live



entertainment. Located at the gateway to Sedalia fronting on Santa Fe Drive. Other good food choices in town include the high-end Gabriel’s, the state’s best burger at Bud’s Bar, PieZanos Pizza, O’Brien’s (great breakfast) and BMan’s BBQ.

LARKSPUR – It has been a couple of years already since Douglas County (in conjunction with the Douglas Land Conservancy) purchased the 2,038 acre **SANDSTONE RANCH** for inclusion in the County’s park system. To date, the Master Plan has not been completed however, limited activities are taking place on a very low-key basis, due to the virus. Monthly events include horseback rides, sketching, butterfly, and wildflower hikes with reservations required and participants limited to 20. Though the



Master Plan is not in place, they have finally started **scraping ground on the promised main entrance to the park** (partial roadway and parking lot) with said entrance about a mile south of Perry Park Blvd on Hwy 105 across from the property at #9448. At the old rule of thumb of \$1 million / mile – it won’t be cheap, but much safer than the current complicated gated access at the curve just short of the Perry Park entrance.



The Master Plan is to provide plans for continuation of the ranch operation, to include compatible public recreation and educational opportunities. Looking forward to a wonderful use of this fine property which they will have over \$20 million invested in with the purchase, roadway and other changes required for its use. Sign up to stay informed on the master plan progress [HERE](#).

Finally, with concern for health and safety, the Larkspur **Renaissance Festival** has regrettably **CANCELLED the 2020 season** and is already planning for next year.



Next month – proposed Larkspur apartment/retail project

SPECIAL THANKS

Thank you to those who supported the Fourth of July Parade with donations

Chris and Autumn Miller, MR Hauling Construction
Ben Wolfe, Wolfe Realty Group
Debra and Russ Minary
Elizabeth Owens – Elite Group, LLC Real Estate
Altitude Forestry, LLC Construction
Craig Van Doorn – CO-OK Construction, Inc.
Larkspur Sentinel

Special thanks to all of the volunteers that helped with the parade and food service. For those who donated to the Perry Park Metro District Fireworks fund, we appreciate your generosity and will have the fireworks at some point later.



Did you know that August is National Peach Month?

Ronald Reagan, when President of the United States of America, proclaimed August “Peach Month” and called upon the people of the United States to incorporate this nutritious fruit into their diets, and call upon interested groups to celebrate this month with appropriate programs and activities.



Peach Margarita

- ④ 4 oz. TEQUILA
- ② 2 oz. PEACH LIQUEUR
- ① 1 oz. LEMON JUICE
- ② ½ oz. AGAVE SYRUP or RICH SIMPLE SYRUP
- ① 1 oz. LIME JUICE
- ① 1 PEACH, PEELED and PITTED

COMBINE the TEQUILA with the PEACH in a COCKTAIL SHAKER, then Muddle the PEACH well. ADD the LIQUEUR, JUICE, SYRUP, and PLENTY of ICE and SHAKE WELL. DIVIDE into TWO CHILLED GLASSES, STRAINING OUT the PULP with a SIEVE or TEA STRAINER, and ENJOY!

IF YOU HAVE A FAVORITE COCKTAIL
OR RECIPE THAT YOU WOULD LIKE
TO SUBMIT, PLEASE EMAIL THE
SENTINEL AT
LARKSPURSENTINEL@GMAIL.COM

CLASSIFIED ADS

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

INCOME TAX SERVICE Personal or business returns/accounting. Over 40 years' experience Very Reasonable / E filing available. Call Edd 303-681-6746

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

TIRED? BUSY? No time to keep your home clean? We can help you with that. We do basic cleaning. We do extras. Residential. Move in/out cleans. April's Fresh Cleaning 719-492-5947 call or text.

IronHorse Interiors: For over 46 years: custom window coverings, blinds, shutters, motorization, installation, as well as repair. Also selling carpeting, area rugs, tile, hardwood, and all styles laminate flooring, Core Tec Plus, & more. All samples shown in your home, Free estimates, free measure. Call for an appt. 720-639-2525

TEENS FOR HIRE!!

Maggi: 16 years old. I live in Perry Park, and would love to pet sit / house sit for you. I am great at keeping plants alive, good with all animals, I am timely and responsible, and I can drive! Please contact me at 303-731-7751!

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!

Sydney: 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 years old, Sage Port area, I do yard work, babysit, and pet sit. The best way to reach me is to text 720-480-5663.

AJ: high school junior at Castle View. I specialize in yard work. I rake pine needles, mow lawns and weed wack! Call or text me at 720-483-5442!

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

Please email larkspursentinel@gmail.com to request a link to the Teen Hire form.

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.

ADVERTISING RATES

Pricing is for Camera Ready Art

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

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

Submit ad art to

larkspursentinel@gmail.com

DEADLINES

Articles/letters

20th of each month

Display Ads

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

Classified Ads

20th of each month

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

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