



Serving Perry Park, Larkspur, and the surrounding community

September 2021

## Hello, September!!

Well, here it is: the beginning of September and I'm finally in good enough physical shape to do the activities I would like to have been enjoying all summer long. Gee Whiz! Where did the summer go? Fortunately, we have the beautiful Colorado fall to look forward to! Kids are back in school, buses are doing their routes at the beginning and end of each school day, and it's lovely to see parents lingering at the bus stops in the morning, chatting and enjoying this much awaited bit of normal!

A few things have come up too close to the Sentinel deadline to be included in the body of the newsletter, so I thought I'd share them here: There's a lot of buzz on social media about the proposed new development at the back of Perry Park, near the golf course. Here's a [link](https://apps.douglas.co.us/dcmaps/map.html?mapInstance=planningProjects) to find out more from the county (<https://apps.douglas.co.us/dcmaps/map.html?mapInstance=planningProjects>), and Walt Korinke (Walt's Words) has made that the lead in story for his contribution to the October issue. Stay tuned for that information.

The community garage sale was quite a success two weeks ago! Kudos to Stephanie Deininger of The Organized Flamingo for all her hard work organizing and promoting the event. She created the ad below to thank the sponsors and community for their participation.

The 20th anniversary of 9/11 is coming up. Certainly, we all remember where we were when we heard the shocking news. . . let's "never forget" the sacrifices of that day.

Finally, please, be kind,

Margot Patterson

Editor

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



Front page photo credit with appreciation. . .Mike Montgomery



# ELIZABETH OWENS



THE  
**RE/MAX**  
COLLECTION®

Broker / Owner - RE/MAX Alliance - 7437 Village Square Drive, Suite 105, Castle Pines, CO 80108  
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1916 S. PERRY PARK ROAD | SEDALIA | 2 HOMES ON 35 ACRES | JUST LISTED! | \$1,888,000



9630 S. PERRY PARK RD | ABBE HILLS | JUST LISTED! | \$1,249,000!



793 SPRUCE ROAD | SPRUCE MOUNTAIN ESTATES | JUST LISTED! | \$1,375,000



7330 FREMONT PLACE | SAGE PORT | SOLD! | \$853,500



8214 RED ROCK COURT | PERRY PARK | SOLD! | \$795,000



12565 MESA VIEW ROAD | LARKSPUR | JUST SOLD!

**ELIZABETH OWENS** has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 17+ years, Elizabeth and her team, the Elite Group, have been providing **Top-of-the-Line Service with Bottom-Line Results** to both Buyers and Sellers. Elizabeth Owens is a Master Certified Negotiation Expert, Certified Residential Specialist, Certified Luxury Home Marketing Specialist and is a graduate of the Realtor Institute. Elizabeth Owens is a Broker/Owner at RE/MAX Alliance in Castle Pines. View the virtual tours for these homes and all Elizabeth's listings at [ElizabethOwens.net](http://ElizabethOwens.net)



**8th Annual Arts & Crafts Fest**  
**September 18-19, 10a - 5p**  
**Larkspur Community Park**

Enjoy over 70 booths, music, plus good food and refreshments. Plenty of free entertainment for the kids. Each day, a local medical helicopter will come in around mid-day for everyone to see. You can ask questions of the staff and sit in the helicopter.

**Monthly Networking Mixers**  
**September 13th @ 5:30pm**  
**October 11th @ 5:30pm**

For details on location or zoom, visit our FB Page  
[@LarkspurChamberofCommerce](#)

## Blanket Brigade Warms Hearts

The Larkspur Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. Our group was formed in 2015 with 4 ladies and we have grown to 15 dedicated souls. We are able to create and give away 300 quilts each year. If you know of anyone in need of a little extra comfort, contact Gwen Underwood at [gwenspur@icloud.com](mailto:gwenspur@icloud.com) or Cindy Hotaling at [cjaspsjr@yahoo.com](mailto:cjaspsjr@yahoo.com). We will arrange to get a quilt to you. We are a 501 (c)3 and we operate mainly with donations of fabric. If you have any extra fabric, batting or yarn, please consider donating to our group.

We will be meeting on the 2nd and 4th Wednesday of every month at the Perry Park Country Club, 7047 Perry Park Blvd. Please consider joining us in this fun endeavor. You do not need any special sewing skills because we only do the tying of the quilts when we meet. All you need to know is how thread a needle, but if you like to sew we can accommodate those skills as well. Come join us!

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## Welcome to the 2021-2022 School Year!

It's great to have our students back and we believe this will be a great school year. We are looking forward to the events and activities that bring our community together, and to the journey that we all move through in education to help students be their very best. Theater productions, concerts, Friday night lights, and all of the events and activities that go along with the school year are amazing ways to be involved and participate in our students' experiences. Our students have so much success in their daily lives in our schools and communities. We are truly proud of our partnership with our families and staff to make Douglas County Schools the best school district in Colorado and for each and every one of our students.

If you're new to the Douglas County School District -- welcome to the family! Our school district and each of our individual schools are here to partner with you in your children's education.

If your child will be learning remotely this year, we are excited to continue forward with, and build upon, the experiences we had last year. The staff at eDCSD are experts at engaging and connecting your learning experiences with our outstanding teachers and staff! eDCSD will be taking great care of you and making sure that your family stays connected to school and our community.

In case you have not heard the great news, Universal Free Meals will continue throughout the 2021-2022 school year! This means that for all schools where DCSD Nutrition Services operates, the USDA has extended meals at no cost through June 30, 2022. Families are still encouraged to complete a [Meal Benefits application online](#) at [www.myschoolapps.com](http://www.myschoolapps.com). Those approved for this program become eligible for the Pandemic Electronic Benefit Transfer (P-EBT) program benefits, and waived school fees and transportation fees. More information about all of this can be found on our website. We have a variety of resources and information available to DCSD families. Be sure to visit the Parent Resource page of our website, and download the DCSD Mobile App.

Together we can, and will, make this the best school year yet! There are so many ways to be involved in your schools and our district; let's work together to build DCSD forward in our success and achievement.





# Perry Park Metropolitan District

The Special District For Perry Park Ranch

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

## Gateway Pond

The fencing along the road in front of the Gateway Pond should be installed in early September. The fence will consist of low-profile wood posts and cable similar to what you would see in a state or national park and is intended to keep people from parking on the berm next to the pond and accidentally causing damage to the area.

Phase 2 starts next year.

## Next Board Meeting: Thursday, Sept. 9th

The next Perry Park Metro District Board meeting will be held on Thursday, September 9th 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](#)

## Wildfire Mitigation in the Upper Cheyenne

The PPMD forester consultant, Keith Worley, attended the last board meeting to provide an update on the open spaces in the district. Much of the conversation was around the progress of the wildfire mitigation effort still ongoing in the Upper Cheyenne area. The initial phase of that effort is about 80% complete and is tracking to finish in the next month or two depending on weather conditions. Phase 2 is set to start early next year and will focus on the area below Indian Head. Additionally, the PPMD just secured another grant that will fund a Phase 3 focusing on the hard-to-reach areas above the Phase 1 project. The timing of Phase 3 will be determined once

### 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)

## Dining Tidbits.....

*by Mary Ann Fonken*

I am quite surprised that several of my friends have never been to the “Spur of the Moment Bar & Grill” in Larkspur! They had the impression that it was just a bar with a pool table. Well, I must tell you they are missing out on some great food – yes, food, not just a well-stocked bar, with a very good chef. We go there often and particularly enjoy their salads, the Flat Iron Steak with a loaded baked potato (and, I do mean LOADED!) and all the “fish & chip” baskets. They offer 3 choices of baskets: cod, shrimp, or scallops. Now where else could you get fish & chip choices like that?! They also specialize in wonderful Mexican entrees. So the next time you want to eat out nearby, please try the Spur!



If you are very hungry and feel like venturing into Castle Rock, there are many new choices that have popped up in the last year or so. Favorites are the new “Tribe” on Wilcox & the Riverwalk. They specialize in some rather eclectic items such as Duck Confit, Sautéed Pork Belly, and THE most wonderful smoked chicken chowder.

“Scileppi’s” (used to be the Old Stone Church) has improved greatly since first opening and now has wonderful pasta dishes and Slice Works pizza. Plus, they’ve maintained most of the lovely old church décor.

An old favorite that continues to have great food and service is “The Castle Café” which has been a Castle Rock staple forever. While they are famous for their fried chicken, they usually have 3 very good fish entrees on the dinner menu. And, (if you feel like throwing your diet out the window.....), you must try their delightful Buffalo Meatloaf with gravy – yum!

We would welcome other Sentinel readers to chime in, and let us know some of your favorites! [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

# DAVE GARDNER'S *Results* Team

Office now located on the Main Street of Larkspur



**For Sale**  
**\$1,190,000**

**2824 Valley Park Dr. --- Larkspur**

This home is all about those incredible Colorado Mountain Views! \* Spacious Ranch-Style Home with Finished Walkout Basement, a **10-Acre** Douglas County Paradise with Beautiful Sweeping Views of the Colorado Rocky Mountains.



**Under Contract**  
**\$920,000**

**7406 Cameron Cir. --- Larkspur**

This one-owner Custom Stucco and Stone Home is under 10-years old and has been LOVED! Ranch-Style Floorplan PLUS a 455-Sq. Foot Bonus Room Upstairs and a Finished Walkout Basement with a spacious study.



**Under Contract**  
**\$450,000**

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

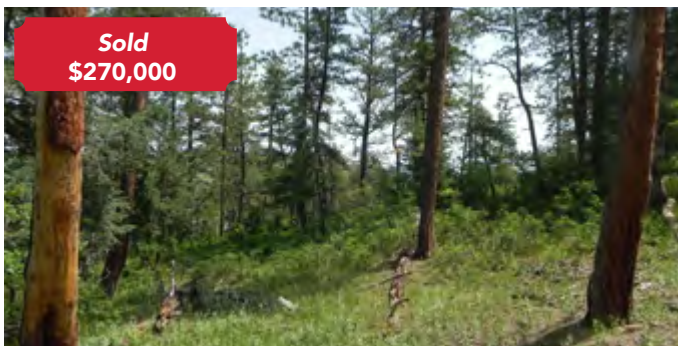
Fixer-Upper in the Town of Larkspur! Can be Commercial, Residential, or Both! 1,750 Sq. Foot Ranch built over a 3,202 Sq. Foot Garage! Formerly "Larkspur Auto Body". Zoned "Business", call for Huge List of Pre-Approved Uses! Sold AS-IS.



**Sold**  
**\$715,000**

**12721 Mesa View --- Larkspur**

Fully remodeled Tri-Level Home PLUS finished Walkout Bsmt on 10-Acres backs to Greenland Ranch Open Space. TREMENDOUS Mountain Views! Zoned for horses and livestock, there is a 1,223 Sq. Foot Barn.



**Sold**  
**\$270,000**

**7973 Inca Rd. --- Perry Park**

1-Acre LOT is "Ready-To-Build" with plentiful Ponderosa Pines and magnificent Douglas Fir trees. Located in the front half of Perry Park, you have easy access to I-25. Neighborhood deer visit you daily.



**Sold**  
**\$119,900**

**6279 Perry Park Blvd. --- Perry Park**

1-Acre Corner Lot is right across the street from existing paved road and utilities. Breathtaking Mountain Views PLUS views of towering Red Rock formations. Flat to gently sloping topography allows for easier home construction.



**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!**

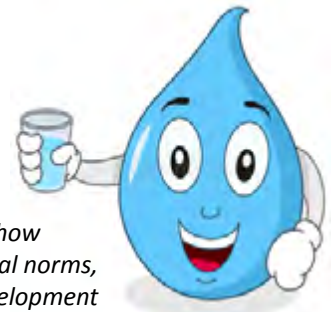
**303-681-1000**

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



# NEWS FROM THE WATER DISTRICT

by **Brian Arthurs**



*“Everyone understands that water is essential to life. But many are only just now beginning to grasp how essential it is to everything in life – food, energy, transportation, nature, leisure, identity, culture, social norms, and virtually all the products used on a daily basis.”- World Business Council for Sustainable Development*

## Facts about water:

40% of freshwater withdrawals in the United States are used for agriculture.

65% of freshwater withdrawals in China are used for agriculture.

Freshwater withdrawals for agriculture exceed 90% in many countries: Cambodia 94%, Pakistan 94%, Vietnam 95%, Madagascar 97%, Iran 92%, Ecuador 92%.

## July News

The Board held an Executive Session with legal counsel to discuss the terms of a water and sewer easement agreement, related to the evacuation of lot lines on Apache Court.

The Board reviewed and approved the meeting minutes of the June 14, 2021 Work Session which included an in depth discussion and debate of capital improvement projects fund allocation.

The disbursements of \$184,176.94 were reviewed, discussed and approved by the Board. The Board reviewed and approved the meeting minutes of the June 16, 2021 Regular Board Meeting and Budget Hearing.

Mr. Eric Barnes, with Fiscal Focus Partners, LLC, the firm that the District engaged to perform the 2020 audit, provided the Board with highlights and the key components of the financial statements. Mr. Barnes offered that the auditor’s opinion is a “clean and unmodified opinion,” also noting that “all documentation requested was available and provided.”

The Board reviewed the District Systems Report. Mr. Parker, President of Semocor, Inc. provided the Board with information on the water main damage associated with boring damage done by a contractor working in the District.

The Board reviewed the District’s Monthly Staff Report.

The July Board Meeting adjourned at 5:57pm.

## August News

The Board reviewed and approved the meeting minutes of the July 13, 2021 Work Session in which the board received a historical water resource account from the District’s water legal counsel, heard an analysis of Aquifer Storage and Recovery in Colorado from the District’s hydrologist, and discussed the importance of the District’s efforts to

obtain and use renewable water resources.

The Board reviewed and approved the meeting minutes of the July 14, 2021 Work Session. Douglas County Commissioner George Teal provided information on the American Recovery and Reinvestment Act funds that the County had received. President Peterson discussed the specific needs of the District and how they are in concert with the required allocation of the funds.

The approval of the July 21, 2021 Regular Board meeting was postponed until September.

The disbursements of \$174,912.43 were reviewed, discussed and approved by the Board.

The Board discussed Douglas County bulk water usage that is measured by the capacity of the vehicle they are filling as opposed to metering.

The Board authorized the District Manager to move forward with SCADA (Supervisory Control and Data Acquisition) monitoring and automated start/stop well controls for the District’s east side water system.

The Board executed the engineering and hydrologist proposals for the redrill and treatment of the Dakota well.

The Board discussed the results of the water infrastructure leak survey that was performed on behalf of the District.

The survey detected a handful of fire hydrants that were leaking. The leaks have been addressed on three, two of which the District is in the process of replacing. The effort is part of the District’s water loss reduction goals.

The Board reviewed the District Systems Report and Monthly Staff Report.

The Board Meeting adjourned at 6:40pm.

Further information is available on the [District website](http://www.ppwsd.org), [www.ppwsd.org](http://www.ppwsd.org).



## FROM THE LARKSPUR FIRE PROTECTION DISTRICT

*by Cindy Applegate, Secretary-Board of Directors*

**Yearly Call Review:** January 1 - July 31, 2021, we ran a total of 606 calls compared to 504 calls for the same timeframe in 2020: an increase of 102 calls.

**Monthly Call Review:** July 1 - 31, 2021, we ran a total of 150 calls compared to 84 calls for the same time frame in 2020: an increase of 66 calls.

Fires: Total of 0 calls

EMS: Total of 80 calls

Medicals: 61 (59 in-district, 2 mutual-aid)

MVA's with Injuries: (15 in-district, 4 mutual-aid)

Alarms: Total of 4 calls: Fire alarm system malfunction: 4 (in-district)

Other: Total of 66 calls (60 in-district, 6 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. Johnson will share recommendations for reducing your risk from wildfire, as well as helping you to prioritize the work that needs to be accomplished. There is no charge for this service.

### Fire Protection District Board Meeting

Thursday, September 9th  
6:00 PM at Station 161

The meetings are open  
to the public.

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

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

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

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

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

Find more information about us at **knotheadtree.com**

Knothead Tree and Lawn Care is a TCA member with an ISA certification and an Arborist Certification.

"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](http://www.DiscoverLarkspur.com)"



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



**Just Sold!**

7549 Molas Ct  
 Sterling Pointe, Larkspur  
 \$1,000,000

Sold For \$50k Over List Price!

This beautifully appointed 3,349 finished square foot custom ranch style home is constructed using high quality insulated concrete forms and is perfectly situated on a private 2.30 acre wooded lot in the prestigious Sterling Pointe. Featuring 5 bedrooms, 4 bathrooms and a gourmet kitchen which is perfect for the chef in your family showcasing an industrial quality range with a gas grill and top of the line appliances. The bright great room showcases a gas fireplace and recently installed Acacia wood floors. The landscaped yard is perfectly maintained with towering pine trees.

Sold Before Hitting Market!

**Just Sold!**  
 4836 Cheyenne Dr  
 Perry Park, Larkspur  
 \$735,000

**Just Sold!**  
 934 Cottonwood Ln  
 Sage Port, Larkspur  
 \$800,000

Just Sold!



## 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 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." **Feedback From Jack and Susan Baker**

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

On Golf Course!

**Wolfe Realty Group, Inc.**  
 Office 303-681-3553  
 Cell 303-667-7995  
[Ben@DiscoverLarkspur.com](mailto:Ben@DiscoverLarkspur.com)  
[www.DiscoverLarkspur.com](http://www.DiscoverLarkspur.com)





# Bear Wise

## Greetings, bear buffs:

“Smokey” Bear here. The recent poor air quality in Colorado, due to smoke from out-of-state fires, has affected all of us. The smell of smoke automatically puts all animals in the forest on high alert. My bear pen pal in China (Panda Anna) reminds me to be grateful that our poor air quality is temporary.



Wetter weather means you are seeing fewer of us. Drought conditions have improved recently in three-quarters of our state, compared to drier years in 2019 and 2020. Wetter weather means more abundant vegetation, causing us bears to be attracted to what nature provides for us like roots, berries, insects, grass, and my all-time favorite – scrub oak acorns. In bear world, acorns are the equivalent to beer nuts; only we call them “bear nuts.”

Total bear reports received by the division of Colorado Parks and Wildlife (CPW) from January through August 10 in 2019 was 3,173, according to data. In 2020, the number was 3,034, and this year 2,426. The numbers in the northeast region over the same time frames, respectively, are 735, 722, and 495. The 2021 number for the northeast region is about a 20% decrease from the two previous years.

Even though you might be seeing fewer of us due to an increase in vegetation, we bear still need your help choosing between the “Whole Foods” menu that nature provides, and the easy access fast food leftovers found in

your non-bearproof garbage cans. Remember, bad bears are not born; they are made by accidental/intentional feeding. When it comes to food – keep a lid on it!



## Ask Beary Bear

Are bears color blind?

The short answer is no. Contrary to what some believe, our sight is not limited to 50 shades of grey.

In various studies, scientists have concluded that black bears can see colors almost as well as humans. For instance, I can spot a red french fry container in your trash and will root through your entire garbage in the hopes that a lone french fry lies at the bottom of the can.

Combined with relatively good eyesight and the ability to see at night, we bear are blessed with good vision second only to our very keen sense of smell and excellent hearing.

What we bear lack are opposable thumbs. Man, the doors that would open (literally) if only I had paws that could grasp like you can.

Until next time - be safe, be happy, and always be bear wise.

Your friend in the woods,

**Beary**



**electric**

**Pete Dunbar**

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

# MONEY TO BURN

by Karl Roscoe

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

Last time we talked about solar power and how now is the best time to invest. Before you make that leap however, there are a few steps you should take.



You may remember this version of the recycle symbol (recycling has somewhat claimed the triangle without the text). It's quite important to remember because the first options are, in order: Reduce, Reuse.

"What does that have to do with solar power?" I hear you cry. Well, the Reuse part, not so much. But the Reduce part? Ah, my friends and neighbors, that is what this article is all about.

Take a walk around your house with me. Got a computer? Is it always on? It probably doesn't need to be. Click on the settings button and look for 'power save' or 'Energy' options. Follow the directions and set the machine to hibernate (or sleep) until you wake it up again with a jiggle of the mouse. Got a second and/or third computer you don't use that much? Turn it all the way off until you need it. Or, if you hardly ever use it, Recycle it!

Let's continue our stroll, shall we? Your Smart TV has those power saving features too. Navigate the menu (likely labeled MENU on your remote) and find the power saving settings that are right for you. Same with all your electronics that have a remote. Set those puppies up to Reduce the overall electric consumption in your home. Are you one of those folks who likes to keep the TV on all day for company? Try switching to the radio. Much cheaper.

As we walk around the place, keep an eye out for 'Vampires'--these are things that are always plugged in, sucking the life out of your wallet. Does the clock in your guestroom always need to be drawing power? Or only when you have guests? What about that boxy little transformer from your last phone? If it is plugged in and it is not doing anything, then it is wasting your money.

Let's take a peek in the garage. Tool chargers plugged in? If they aren't charging something, they're costing you money. What about the extra fridge and/or freezer? Is it doing anything other than keeping 3 beers and some old asparagus cold? Keep looking. Ask yourself 'What does this go to, and why does it need to be plugged in all the time?' If you can't answer, or don't like the answer, unplug it!

Simply unplugging stuff isn't going to save you a ton of money, but it will save you some. Here comes the tough part: Reducing for real is going to involve some change in your behavior. Like sacrifice. Not huge, but potentially difficult: Switching from TV-for-company involves making a decision, remembering you've made that decision, and resisting the temptation of falling back into old habits. Changing your behavior is hard. That's the kind of sacrifice I'm talking about.

Here's something I've mentioned quite a few times: IREA has a free energy consumption evaluation they will come to your house to perform. It's free. Here's a [link](https://irea.coop/customer-tools/energy-audits/): <https://irea.coop/customer-tools/energy-audits/>. Get in touch with them and make an appointment. The call is free. The appointment is free. The evaluation is free. The savings are all yours.

So, when you've cut back on your consumption and seen some of the evidence in your electric bill, you're ready to think about solar panels. Now you're not going to believe this, but solar panels are costly. (An amazing bargain at present, but still a substantial investment.) So, you want to be absolutely certain that you've done all the up-front reductions. That way your solar company can calculate the least number of panels you have to purchase in order to meet your energy savings goals. Imagine if Perry Park and Sageport looked like Germany: 70% of our rooftops would have solar panels, and IREA would be frantically searching for new customers! If you'd like to discuss solar in more depth, or would be interested in hearing about our solar experience, send me an e-mail at [karoscoe@gmail.com](mailto:karoscoe@gmail.com), or pm me on the Nextdoor app. . .and speaking of the Nextdoor app: You may remember my article on Earth Tubes, well, Craig Van Doorn has some lovely 8" pipes for sale on Nextdoor!

See you next month!

*\*Reduce/Reuse/Recycle logo used with permission of wikimedia.org*



## Let Us Remember. . .

*by Randy Johnson, Fire Marshal,  
Larkspur Fire Protection District*

For all who witnessed the tragedy that unfolded in New York City on September 11, 2001, the images are indelibly etched within our collective memory and will never go away. For those too young to understand or those not yet born, the importance and effects of that day must be explained to them.

I remember the sense of horror as I watched the towers burn, knowing that collapse was soon to follow and seeing all of the fire apparatus staged at the base of the buildings. I knew that my brothers and sisters of the FDNY were inside and below and were trying their best to help others trapped within.


When the towers did collapse, tears flowed down my cheeks. It was like a sledgehammer had just crushed my chest. I thought of all my colleagues at FDNY, their families, the civilians and their families and was paralyzed by the profound loss that just occurred before my eyes. I had no words. I felt utterly hollow and helpless.

As this all unfolded, we also learned that the Pentagon had been struck and that a jet airliner had fallen from the sky in Pennsylvania. Heroes on board had sacrificed themselves to protect others.

On the 20th anniversary of these heinous events, let us take time to remember all those souls that perished that day and those that continue to perish as time moves on, their families, the children that had their mothers and fathers so cruelly taken from them that day, along with all the broken dreams and unkept promises. May God bestow grace and comfort upon them all.



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**Ranch Land Cleanup**

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

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With Our Low Overhead, We Beat The Big Box Stores!

**SALE!!**



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interiors

**Order 7 Blinds or More ~  
No Sales Tax**

**FREE Measuring**

**FREE Installation**

**Over Forty-Six Years  
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Second Generation!**

**DARE To Compare!!  
Call Today**

**720-639-2525**

- Blinds • Custom Drapery • Shutters
- Custom Bedspreads • Carpet  
Granite • Tile
- Furniture Reupholstery



## DLC Presidents

*by Richard Bangs, DLC Member*

*Photos by DLC Staff*

Douglas Land Conservancy is a non-profit land trust based in Castle Rock which protects and preserves open space in Douglas and Elbert counties and surrounding areas. It is run by a small paid staff and its operations are overseen by a volunteer Board of Directors. Its activities and programs are assisted by a dedicated group of other volunteers. Without the volunteer efforts of these people, DLC would not exist.

Outgoing Board President, Jane Boand, whose term ended July 1, is one of the founding DLC Board members who, in 1987, decided the people of Douglas County would benefit from the efforts of a land trust. This was her second time serving as Board President. Alan Clarke, a Larkspur area resident and for many years a board member and officer, stepped forward to take the reins of DLC's board.

Here are some of their thoughts on the history of the organization and the motivation to continue the important mission of land conservation.

### **Jane Boand. . .in her own words**

"In about 1986 when my DLC story began, Douglas County had 42,000 residents and Castle Rock was a burg with one stoplight and only multi-party telephone lines. As a new resident, I quickly learned to answer the phone only when we heard our particular ring to avoid joining someone else's conversation! However, the county recognized that growth was imminent and, in that year, decided to lead citizen discussions on how that growth should be guided to maintain the high quality of life that was attracting so many new residents like my family.



With my planning background, I decided to join several workshops including one on open space. Also attending were enthusiastic Douglas County residents (Mel

Sorenson, Don Hart, Jo Mickelson and Ernie Fazekas) each with a strong desire to preserve the best open spaces in the County. I had recently completed a CSU graduate school internship with The Nature Conservancy and at the workshop raised my hand to mention the idea of forming a similar non-government land trust to use conservation easements as a means to help landowners preserve their open space and wildlife lands. Somewhat to my surprise, the idea was warmly embraced, and I found myself on an organizing committee that resulted in the incorporation of the Douglas Land Conservancy as a private non-profit 501(c)(3) land trust in the fall of 1987.

Almost immediately, the land trust concept resonated with several landowners. The all-volunteer DLC board quickly learned how to evaluate properties for high conservation values, then to work with landowners to establish mutually agreed upon conservation easements.

We also went into the community to talk with citizens, landowners, and local governments about the benefits and opportunities provided by local land trusts. As president in those early years from 1989 to 2003, and again over the past four years, the board and I frequently attended community events to spread the word.

During evening board meetings, we worked diligently to craft the legal conservation easement documents that would stand the test of time. Yet, with a small budget of a new organization we could not hope to own any land ourselves and soon realized that even hiring paid staff was out of reach.

"However, in 1992 the Great Outdoors Colorado (GOCO) lottery fund program was approved by Colorado voters. For nearly 30 years now, the resulting funding stream continues to provide matching grant funds for qualified land trust and local governments. Other private and public grant programs also now provide a boost to specific DLC projects and programs.

For DLC, the GOCO program provided a new opportunity to secure crucial conservation easements and to grow the organization in a healthy, sustainable manner. We could also partner more readily with local governments and other conservation organizations to hold third-party conservation easements, as GOCO requires.

*continued on next page*

This is a role that DLC fills for numerous Douglas County and local jurisdiction's open land properties including the iconic Sandstone Ranch. With that additional responsibility, DLC's role expanded to include annual monitoring of conservation easement lands to ensure their integrity.

I feel so very fortunate to have participated in the growth and incredible evolution of DLC over the past 34 years. From our humble roots as a citizen-led local land trust DLC has grown to a robust, effective regional land trust with more than 26,760 acres of conserved lands in Douglas, Elbert and Jefferson counties.

"Our exceptionally talented staff is dedicated to the acceptance and monitoring of DLC's more than 84 conservation easements. Our staff also oversees a community outreach program that has really taken off, including nature hikes and programs, book club, social media and numerous special events by staff, committees, and our 138-plus volunteers.

"Although I now turn over the Presidency of DLC (to the eminently qualified Alan Clarke), I'm truly excited for DLC's next chapter! Surely there will be challenges, but with the creative, dedicated power of the many people of DLC (board, staff, volunteers, and supporters) we will thrive in a community that values our amazing open spaces and provides a healthy environmental for all. Thank you for allowing me to participate.

### **Alan Clarke. . .in his own words**

From the spark of an idea in Jane Board's imagination to the present vibrant organization, Douglas Land Conservancy has made great strides in ensuring that many of the natural features making Douglas County and the surrounding area such a desirable place to live will always be here for the enjoyment of future generations.



Since joining the DLC Board of Directors in 2009, I have been truly impressed by the dedicated and passionate staff and board members, and the many enthusiastic volunteers and donors, all of whom are instrumental to advancing the mission and success of DLC.

As Jane steps down from her second stint as President of DLC (Thank you, Jane, for all you have done for DLC!), I am humbled to be entrusted with the opportunity to work with our staff and Board in guiding DLC into the future.

As a boy, I roamed the hills and forests of Upstate New York, and grew to love the outdoors. Later, I worked in Los Angeles and Northern Virginia and saw first-hand the rapid vanishing of open spaces, animal habitat, and natural viewsapes. At times, the onslaught of "development" seems inexorable and unstoppable.

However, Douglas Land Conservancy has proven this wrong, at least at the local level. Every day we see the fruits of DLC's and our partners' work, with spectacular public open spaces such as Dawson's Butte and Sandstone Ranch, along with other preserved lands, all of which continue to guarantee places for bears and elk to safely wander, as well as ensure that beautiful, pristine vistas will always be here, regardless of future development.

From my perspective living here in Douglas County, there is no work more important or more rewarding than furthering the mission of Douglas Land Conservancy and ensuring its success in perpetuity."



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# Walking the Camino de Santiago

## 31 days - 561 miles

by Michael Leland

“Who’s that guy with the blue backpack and camouflage hat I always see walking around the neighborhood?”

If you’ve lived in, or even visited, Perry Park at any point over the last couple of years, you may have found yourself asking the above question on at least one occasion. And, if so, your question is about to be answered.

My name is Michael Leland and, after many trials and tribulations, I spent 31 days and nearly 561 miles walking the Camino de Santiago earlier this summer. The Camino de Santiago (Way of St. James) is a pilgrimage route that dates back to the 9<sup>th</sup> century and is dedicated to the first of the original 12 Apostles to be martyred



around the year 44 AD. Since St. James had done most of his missionary work on the Iberian Peninsula (site of present day Spain and Portugal), his remains were interred there at an ancient Roman burial ground upon which the Spanish city of Santiago de Compostela now sits.

Although not well known to most Americans, Santiago has been one of the three most popular Roman Catholic pilgrimage destinations (along with Rome and Jerusalem) for more than a thousand years. I had never heard of the Camino myself until one of my cousins walked it back in the fall of 2018. After seeing her initial post on social media, I did a little research and was almost immediately hooked on the idea of a 500+ mile walk from the French Pyrenees across northern Spain to the Atlantic Ocean on Spain’s northwestern coast. I had never done anything like this before but figured “if people have been doing this for more than a millennium, how hard can it be?”

So, in May of 2019, I officially traded in my running shoes for hiking shoes and started walking. I walked and I walked, racking up a little over 2,000 miles



between the day before Memorial Day in 2019 and the day before my wife of nearly 29 years dropped me off at the airport for my flight to Germany on June 24<sup>th</sup> of this year. I didn’t carry any gear for the first six months until I bought my pack the following November. At first, the pack was empty but I began to gradually fill it with the necessary equipment until I was carrying about 20 pounds by the early spring of 2020. When I wasn’t walking, I was reading books and watching documentaries on the Camino while researching the various routes to Santiago. I quickly discovered that there’s more than one way to get there, depending on where one wants to start, but I quickly came to the conclusion that the Camino Frances or French Way was the one for me. Not the oldest or even the longest route to Santiago, the Frances is the most traditional and, far and away, the most popular. After much deliberation, I came up with a 31 day itinerary to include 28 days to get to Santiago with an additional three days to walk from Santiago to Fisterra/Finisterre on the Atlantic coast.

Nestled in the foothills of the Pyrenees mountain range that separates southwestern France from northeastern Spain, the small village of St. Jean Pied de Port is the traditional jumping off point for the Camino Frances although not the easiest place to get to, especially from this side of the world. After flying from Denver to Munich and a second flight to Paris, I caught a high speed train to Bayonne, France, where I found that I had missed the last local train of the day to St. Jean. At that point, I had been up for nearly 36 hours and had been travelling for 24 of those hours so I checked into a hotel as close to the train station as I could find and grabbed about six hours of sleep before boarding the first train south the following morning.

With all those months of planning and preparation behind me and only Santiago in front me, my first day on the Camino did not disappoint. After picking up my credential (the paper booklet used by pilgrims to collect



*continued on next page*



stamps which measure their progress along the journey) at the local pilgrim's office in St. Jean and tying my scallop shell (the traditional pilgrim's symbol) to my pack, I was off.

Although still pretty worn out from my previous day's travels, it felt like I was on a low grade adrenaline rush most of that first day. I had struck up a conversation on the morning train from Bayonne with another American, Brian from Seattle, who was planning to RUN the Camino. He'd run most of it once before two years earlier but had suffered an injury towards the end and so was back again for another try. After we had gotten off the train in St.



Jean and were headed for the pilgrim's office, a young man with a pack fell in step beside us and asked if we were also pilgrims. After we confirmed that we were, he introduced himself as Robin. Brian and I introduced ourselves as the three of us made our way through the streets of

St. Jean together. Although Robin spoke excellent English, I noticed a slight accent so asked him where he was from (a question that I would ask of many people, and that would be asked of me,

countless times over the next month). It turned out that he was from Sweden but had an Italian father so had spent a lot of time in Italy as well. Robin was quite an interesting guy, fluent in multiple languages including Swedish, Italian, English, and French, he had served six years in the Swedish equivalent of the Marines and was currently on summer break from his university studies in Sweden. Having previously served nine years active duty with the US Marines myself, we had an instant connection and walked most of that first day together.



The views that day were some of the best of the entire Camino. Starting at an elevation of 556 feet, we climbed to nearly 4,700 feet before passing across the border into

Spain and eventually descending to just under 3,000 feet as we arrived at the traditional first stop of the Camino Frances in Roncesvalles. Robin decided to stop for the day there but I continued to push on to the small Basque town of Burguete, best known for its association with the writer Ernest Hemingway. Unfortunately, Hemingway's favorite hotel was booked so I had to settle for a guest house a few blocks away. I got there in the nick of time because, although the weather had been ideal for most of the day, the sky opened up in a massive hail storm about 30 minutes after I had checked into my room. My fortunate timing in this instance was the first, but not the last, of



the many occasions that I would experience what I would eventually call the Luck of the Camino.

As my head hit the pillow that first night, I thought back over my first day's walk and what the next 30 days might have in store for me. I had walked nearly 18 miles but still had more than 500 miles to go. Though tired and sore, I was excited about what I had accomplished so far and even more excited about what I hoped to accomplish over the coming days and weeks. Although off to a great start, my Camino adventure was only just beginning.

**Photo Key:**

- 1 - Map of the Camino from France into Spain
- 2 - Mike in St. Jean Pied de Port
- 3 - Front cover and first 2 pages of my Pilgrim Credential - Camino Frances 2021
- 4- Robin and Brian with some of the local wildlife
- 5 & 6 - Views of the French countryside as we climbed the mountain
- 7 - Our first glimpse of Spain



# A WALK ON THE WILD SIDE...

by Susan Peters

## Bye Summer!...Hot App...Short Takes Out with the Old

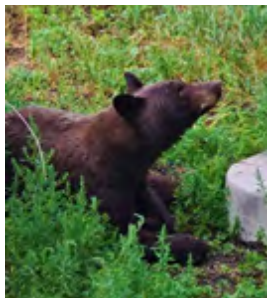
Yes, we have had a hot summer, but after last May, snowy and cold, I will take it. With immense pleasure. Plus the bonus is a mega harvest of ripe tomatoes and hot peppers.

But the historic heat has taken its toll in the northwest. The heat has caused young birds of prey, like Cooper's hawks, to jump out their nests and be injured just to escape it. Wildlife centers have seen a huge spike in baby birds critically injured. What global warming?

Don't you LOVE the Septembers in Colorado? Warm, sunny days. A false sense of security before the ballpeen hammer drops. And hard.

This year I came to realize that if I complain about something in wildlife, it resolves itself. In late spring, I complained about the lack of bears on our property. Now we host six freeloaders, most of them cubs and/or yearlings. Now, the same has happened with birds. Pygmy nuthatches are all over the place – the suet feeders, the trees, the birdbath. They are so dang cute and much friendlier than other birds.

On the black bears, they are not territorial, but characteristically loners, unless the sows have a family in tow. Or the boar and the sow decide to hang together – you know, hook up. Adorable spring cubs follow, of course, along with their antics.



I complained about the lack of hummingbirds. They did materialize mainly due to the Rufuses and the youngins coming to the feeders. This year only three of the usual five hummer feeders went up and don't require cathisthenics to keep them filled.

They will all be soon gone, and no sense complaining until next Spring.

Now, what should I complain about? Surely not the lack of mountain lion sightings.

Wow! What a Phone App!

I am totally over the moon with Cornell's bird app called Merlin! And it is FREE. With the new Sound ID feature, I can verify who is in the neighborhood. You don't have to be super close. And it is fun to use! Particularly so in the early mornings and evenings, when the birds tend to



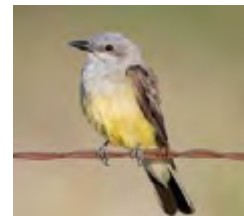
become more active. And having that alone time bird listening is as good as meditation. And in the evenings, you have the added -bonus of crickets a-spoonin' as the males rub their legs together to create a chirp that attracts the madam crickets. Hmmm...I wonder if I can get Hubby Dave to rub his legs together and see if my bells chime.

Merlin amazingly can differentiate between species of hummingbirds. Using it, I was able to verify for sure when the Rufuses were here and when they left (August 11th.) I now know for sure that this is the first year in my 25 years here, we had no black chinned hummingbirds.

We used to have three types of Rufous-sided towhees – Eastern, Western, and Spotted. Now apparently only the Spotted remains.

I do sometimes question the app's accuracy, as twice it has told me that there are European starlings nearby. I have never seen a starling here. However, it did pick up several birds that, according to the bird books, do reside here during the summer, although I have never physically seen them:

- Hammond's Flycatcher - see image
- Vesper Sparrow
- Yellow Warbler
- Bullock's Oriole – in previous years I have occasionally seen one, but not this year
- Brown Creeper
- Western Kingbird (2nd image)
- It also identified the Common Raven, which I have not seen here in more than 20 years. But maybe. . .I shall have to be more observant.
- And the Mountain Bluebird, which again I have never seen here, (only in higher altitudes).



If anyone can enlighten me further on the list above, I would certainly appreciate their wisdom and knowledge. I can hardly wait to see what the Fall migration brings through. If only I could get the birds to log in and out on a signpost sheet.

*continued on next page*

*Wild Side continued from previous page*

You get your very own copy of Merlin through Google Play or the Apple Store.

Another fun-related app is one for plant identification: Plant Lens. In the Greenland Dog Park alone, there must be 100 plant species over the months, many with beautiful flowers. And what I thought was Golden Rod, is actually Desert Prince's Plume. Say what? And it adds that it is poisonous to mammals, so no Prince Plume on your salads. This app has a trial period and then it is \$26 annually.

## Short Takes

Whew. I had expected to see lots of acorns by now, and finally today, their little green caps started showing up on the scrub oak. The bears depend highly on these for their Fall diet when much other vegetation has died back. Years of severe drought, unlike here this year, cause acorns and pinecones not to be produced, and results in severe food stress for many critters.

And Joanne Emmons of Palmer Lake shared a very entertaining video of Evening Grosbeaks feeding their young at the feeders. I had only seen one Evening Grosbeak all summer, but then a couple of weeks later fledglings showed up at the platform birdfeeders. Did they fly up from Palmer Lake on a sightseeing trip?

My son and his lovely wife, who live outside San Jose, have had hummingbirds hanging upside down motionless on their feeders. They put the first one in the trash. When they saw a second one, they sprang to Google to see what is happening. The birds had gone into a state of torpor. They tried to rescue the first one from the trash, but it was dead. The second one recovered and flew off.

Torpor is used by hummingbirds during cold weather in order to survive. They lower their body temperatures, reduce their metabolism and heart rate, and go into a state of torpor. But, San Jose is a temperate location. I found nothing on that subject.

A great thing about having a bench in front of a bird bath, one gets to see more than birds sauntering up to the bar. Frequently wasps, in this case a mud dobber, hangs onto the ledge of the bath for a cool drink.



One of the insects that did not appear until in August were the nuisance yellow jackets. They are gobsmacked by our pond water hyacinths for some reason. After too many close encounters with them, up went the traps. And they can really take a chunk out of you! I know

from experience when our dogs came across a ground nest while we were playing a rousing game of Chuck-it in a valley on our property. We ran all the way home, yelping and screaming, through pine oak stands until I finally closed the door and the last one was left outside. A bear finally came along and dug up the nest, dispersing the occupants. C' la vie! I have seen these wasps come up and take bites of meat off our plates when we have been dining outside. It happened to me again yesterday at a restaurant in Littleton.

All three species of jays are back in residence here – the Scrub Jay, the Stellar's, and the Blue Jay. The latter spends its summers elsewhere, so it is unusually early for them to arrive back to their winter ground. Uh oh. Wonder what that means?

Your moment of zen is actually a young deer peering in at me through a basement window. It was in no hurry to move. A cub occupied the space a few days earlier. The grass must be really sweet there.



That's all for this month, folks. Gotta run – I am under a major housefly invasion, and I am losing ground on the fly killings as they nonchalantly glide over my keyboard and my hands, as if to get their own message out. Oh, my record is 344 kills in one day and a very messy floor.

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



# DENVER BRONCOS

## 2021 SCHEDULE

Date	Day	Time	TV	Opponent	Broncos	Opponent	W	L
<b>Pre - Season Games</b>					<b>Final</b>	<b>Score</b>		
14-Aug	Sat	3:00 PM	20	@ Minnesota				
21-Aug	Sat	7:05 PM	20	@ Seattle				
28-Aug	Sat	7:05 PM	20	LA Rams				
<b>Regular Season</b>								
12-Sep	Sun	4:25 PM	FOX	@NY Giants				
19-Sep	Sun	1:00 PM	CBS	@ Jacksonville				
26-Sep	Sun	2:05 PM	CBS	NY Jets				
3-Oct	Sun	2:25 PM	CBS	Baltimore				
10-Oct	Sun	1:00 PM	Fox	@ Pittsburg				
17-Oct	Sun	2:25 PM	CBS	Las Vegas				
21-Oct	Thur	8:25 PM	FOX	@ Cleveland				
31-Oct	Sun	2:25 PM	FOX	Washington				
7-Nov	Sun	12:00 PM	FOX	@ Dallas				
14-Nov	Sun	2:25 PM	CBS	Philadelphia				
28-Nov	Sun	2:05 PM	CBS	LA Chargers				
5-Dec	Sun	12:00 PM	CBS	@ Kansas City				
12-Dec	Sun	2:05 PM	FOX	Detroit				
19-Dec	Sun	2:05 PM	CBS	Cincinnati				
26-Dec	Sun	1:25 PM	CBS	@Las Vegas				
2-Jan	Sun	2:25 PM	CBS	LA Chargers				
9-Jan	Sun	2:25 PM	CBS	Kansas City				

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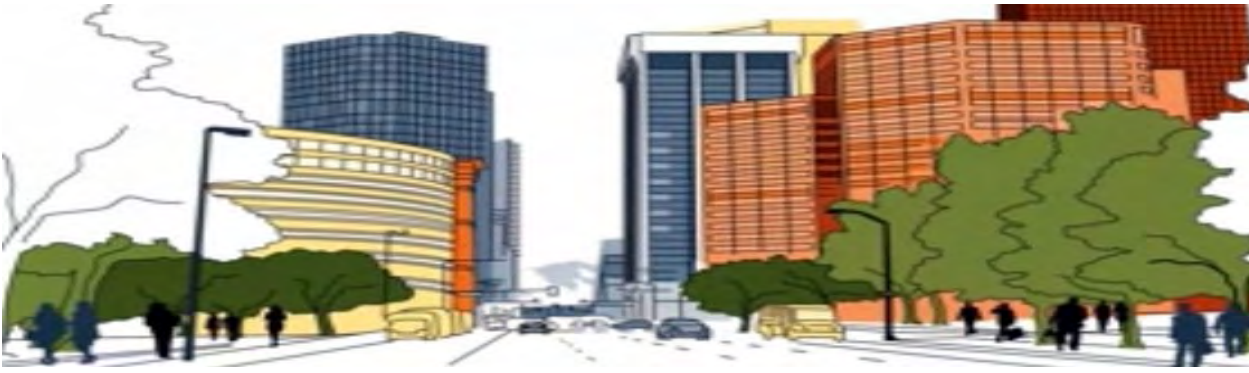
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## WALTSWORDS By Walt Korinke

*September 2021*

*September 1 = the day that you remember  
that you don't remember anything*



**DENVER** – After operating at a deficit for quite some time, the 45-year-old family favorite **White Fence Farm** threw in the towel, closing after the Christmas season on



Dec. 30, 2018. It sat there lonely and empty until now. Under full operation it warmed many families outings as a farm style restaurant, sweets shop, petting zoo, barn, gardens, carriage rides, year-round Christmas shop, and more that will remain in our memories. Now plans for the 6263 West Jewell Avenue property in “Lakewood202” call for demolition of the facilities and development of a 202-unit luxury apartment community on the seven-acre site. North Carolina developer Crescent Communities bought the property in June for \$4.68 million and construction has already begun with an early 2023 completion projected. The old 12,000 sq. ft. barn will be converted into a clubhouse and will be all that remains from the former complex. The three and four-story, elevated complex will have studio, one and two-bedroom units along with many amenities including a pet spa, dog park and resort-style pool. This is the second Denver project for Crescent, with more in planning.

Another farm happening is in Northglenn where one of the last remaining developable parcels is going multi-family. The development will occupy 13.6 acres of the 66-acre

**Karl's Farm Dairy** which operated since 1947, closing in 2012. This parcel was acquired in 2019 for \$9.4 million by the Southern Land Company. Their 5<sup>th</sup> Colorado project, SLC's plan for Karl Farms is a 385-unit, \$90 million development of studio, one, two and three-bedroom apartments



across from three-story townhomes and four-story apartment buildings. Boutique, modern industrial style design mixes warmth with sleek metals and concretes capped off with a Karl's Farm style clubhouse to deliver a modern farmhouse feel.

If you are looking for a real “Book Lover's Treat,” you will want to visit the **Tattered Cover's** newest location in the McGregor Square mixed-use development just west of Coors Field in Lower Downtown. With a history dating back to 1971, the unique collection of local bookstores brings back the old feeling of what a bookstore is all about. The new 6,800 sq. ft. store occupies two floors of the brand-new condominium



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building with an interesting, and inviting character to the layout, and over 25,000 books in stock. With four area stores open, two more coming plus a Tattered Cover Kids opening at Stanley Marketplace in Aurora this summer, you have a variety of choices, but McGregor is a site to see. Bookstores are a tough business fighting to survive in a digital world, and a dedicated group of investors acquired Tattered Cover in 2020 with the objective of keeping a true bookstore in business and expanding in this challenging retail environment.



**Pulte & Oakwood Homes** both start new residential developments – **Pulte** plans 243 new homes at The Aurora Highlands, the master-planned, 4,000-acre community located south of the Denver International

Airport along E-470. Their first homes will become available the fall of this year and will include three collections of single and two-story homes ranging from 1,779 to 3,382 sq. They also have another 200 homes in various stages at the Sterling Ranch in n/w Douglas County.



**Oakwood Homes** has purchased 907 acres in Aurora near the intersection of E-470 and S. Parker Road in the Kings Point master development where they plan to build out 1,700 homes, plus a 200-acre PGA-level golf course. The first homes in the initial 500-unit phase should become available late next year and will include one-acre custom estates, single-family homes, townhomes, and duplexes. There will be many different segments and price points. They will remain the key developer, but also plan to sell off about half of the 1,700 home sites to other



developers. A homeowner bonus is their location within the sought-after Cherry Creek School District.

In 1997, the first of 9 **Great Indoors** décor stores founded by Sears opened across from the Park Meadows Mall. The 160,000 sq. ft. store had everything you could think of for the home.



Unfortunately, the concept only lasted until 2012 when Sears turned the facility into a Sears discount warehouse that had very little customer draw. Sears itself filed for bankruptcy in 2018 and the settlement is still unresolved; a tangled web of claims and taxes with only \$18 million in hand, and \$97 million outstanding in obligations. The good news is the Lone Tree building still stands and a new home décor store, **At Home**, has just held its grand opening, occupying half of the 160,000 sq. ft. facility.



It is a warehouse motif with up to 50,000 home products that range from furniture, mirrors, rugs, art and housewares to tabletop, patio, and seasonal décor. Quite amazing when you walk thru the doors for the first time. They started in 1979 with a single San Antonio Garden Ridge Pottery store and waited until 1986 to start their expansion and change their operation to what it is now. Their current plan is “growth” with a goal of 600 stores as a target nationwide. Their direct competition is the TJX owned **HomeGoods** with over 500 stores and operating with a different format. I like both and leave it to you to see which you like best – nice to have some choices in this category again.

**CASTLE ROCK** – Following a long covid break, **Buffalo Wild Wings** is back in the planning stage with the Town. The 1.7-acre parcel is located at the SE corner of the restaurant sector as you enter the Promenade, directly across from Freddy’s & Lowes. They are in their second



*continued on next page*

design response for a 7,074 sq. ft. (5,925 sq. ft. building and 1,124 sq. ft. screened and roofed patio). If all goes well, we should have our choice of wings & sauces, along with my favorite, their potato wedges, by next spring.



The new \$2.3 million **roundabout** on Wilcox in front of the Encore Condominium Development, has been completed and traffic is again flowing on Wilcox through the Central Business District. Speed containment for this busy downtown area and traffic flow that is increasing due to the Encore residences joining the already growing Riverwalk residential community, the new public parking



(308 spaces) incorporated into the Encore Garage plus another 293 resident parking spaces) are the reasons for this “calming” addition. Now both major streets traversing the downtown core have roundabouts.

About a mile south of the old MedVed Auto dealership, there is a growing collection of light industrial buildings on the S. Wilcox Frontage Road. Nearing completion are the 23,800 sq. ft. **Castle Rock Auto Storage** climate-controlled warehouse for storage of classic and fine automobiles, and adjacent to the south, the new U-Haul Company owned and operated, climate-controlled U-box portable moving and self-storage container warehouse. U-Haul will also have truck and trailer rentals, towing equipment, and moving supplies on site.



**CASTLE PINES** – The City is in the process of reconstructing Castle Pines Parkway at a cost of \$2.3 million representing about ½ of their 2021 road budget. The Lagae Family Parcel, SW corner of Lagae Road @ Castle Pines Parkway, continues development with a planned

10,000 sq. ft., one-story **office building**, and a 3,000 sq. ft. with a 600 sq. ft. patio **Ugly Omelet** breakfast restaurant, and a potential **Starbucks** also in discussion. A new **City Hall** is also planned for the site, previously approved, then stalled due to the Covid virus; and although not approved in the current budget, still anticipated for development at the site. A little further south on Lagae, dirt movement has commenced



for 187 townhomes. The very challenging access onto U.S. 85 from Daniel’s Park Road is awaiting arrival of materials for installation of a \$500,000 traffic light which is anticipated to be up and running by year end (hopefully the Tomah Road/Frontage light will be turned on by then as well). Next summer, 4-foot shoulders will be added to U.S. 85 along the corridor between Daniel’s Park Road and the Castle Rock Parkway interchange at an expected cost of \$880,000. **Seven pockets along U.S. 85** (Santa Fe) stretching from Castle Rock to I-470 are in various stages of widening, and it will probably take a few more years before the entire corridor is fully developed to handle the traffic of this west side back route from Denver heading south towards the Springs.



**COLORADO SPRINGS** – Looking for a sugar “high,” **Krispy Kreme** is returning to the Springs after a 15-year hiatus. WKS Restaurant Group purchased the former Village Inn (\$1.8 million) near the corner of Carefree and Powers and will raze the building replacing it with a 3,547 sq. ft. Krispy Kreme. The 1.2-acre site will have a dual-lane drive-thru and three dozen parking spaces. Krispy Kreme started in 1937 when Vernon Rudolph bought a yeast-raised recipe from a New Orleans chef, rented a building in historic Old Salem (Winston-Salem) and started selling his sugar glazed donuts to local grocery stores. As the sweet smell attracted passers-by, he cut a hole in an outside wall and started



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selling directly to customers. Krispy Kreme went public in 2000. In 2001 it opened its first international store in Canada, and today has over 700 stores around the world.

In case you missed it,

**Wienerschnitzel** opened in May at 4095 Austin Bluffs, and surprising even to them, is causing major traffic problems from the long lines of hot dog fans. The Big Dog was founded in 1961 as a small store in California and has grown to over 350 stores, renowned as the world's largest hot dog chain serving over 120 million hot dogs a year. The 1,288 sq. ft. building was built in 1979 and operated as Fat Cats Coffee Shop. Changing the outside from yellow to Wienerschnitzel red, adding a few modifications and they were up and running. They show 12 different ways to dress a dog, and you can probably come up with some more.



They have burgers as well and some breakfast servings too – but c'mon, it's THE hot dog place.



The 6<sup>th</sup> Louisiana style **Popeyes** is coming to the Springs with a 2,300 sq. ft. restaurant planned for the Woodmen Plaza shopping center, Woodmen Rd @ Rangewood Drive.

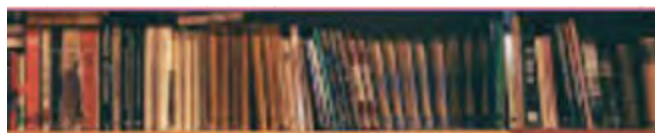
The 50-year-old New Orleans based chain is know for spicy marinated chicken, chicken tenders, shrimp, etc. with a Cajun flair.



Demolition has begun on the Chapel Hill Mall **Sears Store** which closed in March of 2019 with the financial collapse of its parent. The 2-story, 141,000 sq. ft. store built in 1981, and the 12.6-acre site which includes the parking area, will be the new home of **Outlook Briargate**, a 300-unit luxury apartment project. The mix of one, two and three-bedroom units will be ready to rent in late 2022. Amenities will include a clubhouse, pool, fitness center, shade structures, BBQ areas, and of course, nearby shopping. Outlook Briargate effectively becomes the new anchor for the mall with +/- 600 built-in customers.



**Pueblo** – The town's second medical clinic, **East Side Clinic**, is almost ready – October opening planned, The new 64,000 sq. ft. building will have a staff of 160 and a 24,000 patient capacity, quadrupling the capacity of the existing 18 year old Park Hill Clinic.



## Larkspur **FREE** Library - Open on Saturdays from 10-2

The library is taking donations for: kids books, young readers, any non fiction (please NO cookbooks, business, or decorating)

There are still about 2000 items stored in the garage of the annex that will be added to the collection.

**YAY for our library volunteers!!**



# The Larkspur Area Real Estate Market – As of 8/12/21 (Seller’s Market---Low Inventory and Homes Selling Fast)

Homes Currently For-Sale (8/12/2021) ---17 (\$695,000 to \$4,750,000) --- Median \$1,290,000

- Average Days on Market --- 61

Homes Currently “Under Contract” --- 22 (\$450,000 to \$2,499,000) --- Median \$937,500

- Average Days on Market --- 23

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>6/30/2021</b>	<b>66</b>	\$4,350,000 \$ 280,100	14	\$816,750	\$751 \$158
6/30/2020	72	\$4,115,000 \$ 285,000	42	\$692,500	\$352 \$141
6/30/2019	59	\$3,440,000 \$ 161,000	57	\$680,000	\$291 \$107
6/30/2018	70	\$2,440,000 \$ 298,000	54	\$650,000	\$356 \$119
6/30/2017	91	\$2,719,200 \$ 215,000	66	\$585,000	\$310 \$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>6/30/2021</b>	<b>\$833,511</b>	<b>+ 18.36%</b>	<b>\$239</b>	<b>+27.81%</b>	<b>\$263</b>	<b>+27.67%</b>
6/30/2020	\$704,200	+ 3.72%	\$187	+ 10.00%	\$206	+ 8.99%
6/30/2019	\$678,923	+ 5.97%	\$170	+ 5.59%	\$189	+ 5.00%
6/30/2018	\$640,676	+ 3.71%	\$161	+ 6.62%	\$180	+1.69%
6/30/2017	\$617,737	-----	\$151	-----	\$177	-----

\*---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 Results Realty of Colorado** 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

**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**

**Do you have a teen who would like to advertise here?  
Please email**

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

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