



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

October 2021

Happy October! Fall is definitely here. . .

It's the time of year for very important questions: Windows open or closed? Summer blanket or winter blanket? Lawn mower or snowblower? This week especially has let us know that the cold weather is coming, perhaps sooner than we'd like! We managed to sneak away for a short road trip last week and were fortunate to see beautiful colors everywhere we went. With only a minimum amount of freeway miles, we traveled some lovely backroads with lots of color heralding the change of the seasons. As they say, change is hard, so having it presented in such a lovely way seems to be a gift to help ease the transition. That said, I'm certainly not chomping at the bit to shovel snow!

As we head into fall, we'll be adjusting to change in other ways as well. The last couple of years have been hard on virtually everyone, and the edginess shows in our personal interactions and many social media posts. Indoor social distancing will become an issue once again, politics are still a sore subject, and everyone wants their opinions to be heard. Let's all try to be aware of others' comfort levels and have the grace to respect our differences.

Perhaps we can all work on gracious acceptance, generosity, less judgment, more smiles, and of course. . .

Let's, first and foremost, be kind,

Margot Patterson

Editor

larkspursentinel@gmail.com

Front page photo credit with appreciation. . .Mike Montgomery



ELIZABETH OWENS



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9630 PERRY PARK ROAD | ABBE HILLS | UNDER CONTRACT! | \$1,249,000



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6188 APACHE DRIVE | PERRY PARK | JUST LISTED! | \$659,000



8100 BANNOCK DRIVE | PERRY PARK | UNDER CONTRACT! | \$850,000

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



Monthly Networking Mixers

October 11th @ 5:30pm

November 8th @ 5:30pm

For details on location or zoom, visit our FB Page

[@LarkspurChamberofCommerce](#)

Also check the website for details on the Annual Tree Lighting in December!

Many thanks to Dana Fuller for her hard work making the Town of Larkspur look so lovely this summer! The flower beds have been outstanding!



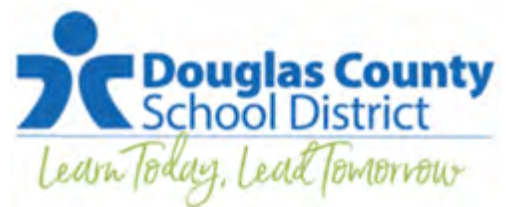
Blanket Brigade Warms Hearts

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 or Cindy Hotaling at 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!



Centura Health, UnitedHealthcare Donate \$120,000 for Mental Health Support in Douglas County School District



Centura Health and UnitedHealthcare recognize the importance of mental health support in the Douglas County School District (DCSD). The two organizations have donated \$60,000 each to the Foundation for Douglas County Schools to expand the [Sources of Strength](#) curriculum and training program in the district over the next few years. The donation may also be used to support any other district initiatives surrounding youth mental health, resiliency, and wellbeing.

“We are incredibly grateful to our community partnership with Centura Health and UnitedHealthcare,” said DCSD Superintendent Corey Wise. “We are prioritizing the social-

emotional and mental health needs of all students and staff, as we want to help them transition out of a pandemic and into a successful school year. This contribution to our school district will directly benefit our students, as well as their families and friends.”

Centura Health and UnitedHealthcare said they believe in the Sources of Strength program, which harnesses the power of peer social networks to help change unhealthy norms and culture before negativity takes hold. The program promotes positive connections between at-risk students, their peers, and caring adults.



Perry Park Metropolitan District

The Special District For Perry Park Ranch

by Sean King, Secretary, PPMD

Fall Slash pickup is underway!

With the weather getting colder, it's time for the second annual slash pickup! For those new to the area, the Perry Park Metro District facilitates a twice-yearly program to collect "slash" -- short dry branches and tree trimmings -- to help mitigate against wildfires.

The slash program will follow the usual schedule, with Zone 1 starting pickup this week. You can find the full



schedule and more about the program here at the PPMD website: <http://perrypark.org/resident-information/slash-pickup-free-mulch/>.

Don't forget to make your pile tall, not long, and combine with neighbors where you

Upper Cheyenne is open to pedestrians and bicyclists

The ongoing wildfire mitigation in the Upper Cheyenne area is in-between phases and will pause for a month or two. Since fall is a great time to be outdoors, the board has opened the area for residents to hike and bike for the next couple of months.

Please leave the heavy equipment parked along the road alone, for your safety and ours. The gate will remain locked, but all residents can easily access the road for human-powered vehicles and people. Lot owners can reach out to [Randy Johnson](#) if you need to access your lot in the Upper Cheyenne area.

Phase 1 is set to complete later this year followed by Phase 2 next year focusing in the area below Indian Head. Additionally, Phase 3 will be scheduled, after that, focusing on the hard-to-reach areas above the Phase 1 project.

Next Board Meeting - Thursday, October 14th, 6:30pm Perry Park Country Club

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 e-mail list: [PPMD Mail List Sign Up](#)

All Perry Park residents are welcome to attend and participate.

The PPMD Board of Directors

Randy Johnson – President (thru May 2022)
 Craig Van Doorn – Vice Pres. (thru May 2022)
 Bonnie Schwam – Asst Vice Pres.(thru May 2022)
 Joe Brickweg – Treasurer (thru May 2023)
 Sean King – Secretary (thru May 2023)

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www.LibertyOpenings.com

NEWS FROM THE WATER DISTRICT

by *Brian Arthurs*



“We forget that the water cycle and the life cycle are one.” - Jacques Cousteau

Facts about water:

- 1 pound of beef requires 1,799 gallons of water.
- 1 gallon of wine requires 1,008 gallons of water.
- 0.3 pound burger requires 660 gallons of water.
- 1 slice of bread requires 11 gallons of water.
- 1 apple requires 18 gallons of water.
- 1 pound of chocolate requires 3,170 gallons of water.
- 500 sheets of paper require 1,321 gallons of water.

The Board met September 15th with legal counsel to discuss the Sandstone Ranch easements in addition to the regular meeting.

Attorneys informed those present of the issues involved with finalizing access, maintenance, and utility easements for measuring gates, well sites, and water storage when working with areas inside the conservation easement. It was agreed to continue to work with the Douglas County attorney.

The Board reviewed and approved the meeting minutes of the June 21, 2021 and August 18, 2021, regular board meetings. In addition, minutes of the July 21, 2021 Executive Session were approved.

The disbursements of \$153,971.00 were reviewed, discussed, and approved by the Board.

After extensive discussion and questions and answers from Bob Franceson, the Manager of Dakan Ranch II, LLC, the Board conditionally approved the sale of treated water to the entity from the date of execution thru March 31, 2023.

The Board reviewed a draft of the Water Lease Agreement between the Perry Park Water and Sanitation District and the Perry Park Metropolitan District to augment depletions from the Gateway Pond and to fill and refill the same. It was decided that minor issues should be amended and corrected by the attorneys prior to possible execution.

A proposal for a non-mobile fan press to compact sludge was presented. The purpose of this machine is to reduce the rising costs associated with the hauling

of sludge from the District’s Sageport Wastewater Treatment Plant. After discussion the Board decided to seek bids on a mobile unit to also service the Waucondah Wastewater Treatment Plant thus saving the costs of purchasing two machines.

The Board continues to focus resources on both the Waucondah and Sageport Wastewater Treatment Plant (WWTP)s. The District has spent in excess of \$360,000 on improvements to the Waucondah WWTP to date and is currently reaching out to federal, state, and local governments to obtain the long-term funding necessary: \$5,000,000.

The Waucondah WWTP improvements began in January 2020 due to electrical equipment failures and odor complaints. The Waucondah WWTP improvements were divided into two phases, immediate needs and long-term improvements. The immediate needs that have been addressed focused on addressing odor and noise issues as well as aesthetics. Good progress has been made. Long-term improvements design is underway, with the focus being on a new digester. The anticipated completion of long-term improvements is the 2023-2024 timeframe.

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

The Board Meeting was adjourned. www.ppwsd.org



DENVER BRONCOS

2021 SCHEDULE

Date	Day	Time	TV	Opponent	Broncos	Opponent	W	L
Pre - Season Games					Final	Score		
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				
Regular Season								
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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INSURANCE

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FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by Cindy Applegate, Secretary-Board of Directors

Yearly Call Review: January 1- August 31, 2021, we ran a total of 747 calls compared to 584 calls for the same timeframe in 2020: an increase of 163 calls.

Monthly Call Review: August 1- 31, 2021, we ran a total of 141 calls compared to 80 calls for the same time frame in 2020: an increase of 61 calls.

- Fires: Total of 4 calls (3 in-district, 1 mutual-aid)
- EMS: Total of 80 calls
- Medicals: 62 (57 in-district, 5 mutual-aid)
 - MVAs with Injuries: 13 (12 in-district, 1 mutual-aid)
 - MVA nothing found: 1 (1 in-district)
 - No medical needed: 3 (3 in-district)
- Alarms: Total of 3 calls:
 - Fire alarm system malfunction: 2 (2 in-district)
 - Carbon monoxide malfunction: 1 (1 in-district)
- Other: Total of 55 calls (53 in-district, 2 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, October 14th

6:00 PM at Station 161

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

This may be a virtual meeting.

Check the website for details.

larkspurfire.org

Dining Tidbits.....*by Mary Ann Fonken*



If you are ever in the Castle Rock Promenade area (...the “maze”!) which is just north of the Castle Rock Outlet Mall, be sure to try the restaurant “Cuba Cuba”. It’s a cute, colorful small restaurant with outdoor seating. We love the subtle aromas of Cuban cooking and especially love the Lechon Asado (slow-cooked pork with a garlic mojo, sautéed onions, rice and black beans) as well as the Cubano sandwich.

Another of one of our long-time favorites is “Jake & Telly’s Greek Taverna” in Old Colorado City. Two Greek brothers opened this lovely restaurant in the fall of 1997 and have continued to provide wonderful Greek cuisine even throughout the pandemic as they enlarged their outdoor deck and installed outdoor heating. All the items are delicious, and we especially like the traditional Gyro sandwich, the Saganaki (grilled cheese flambéed at your table and served with fresh lemon and warm pita bread) and the Spanakopita (spinach pie layered with flaky phyllo dough and cheeses).

And, a little closer to Larkspur, in Palmer Lake, is another longtime favorite “Bella Panini”. The owner, K.T., serves wonderful Italian dishes. All the pastas, large salads and fantastic thin crust pizzas are delightful. My favorite is “The Jersey Bar Pie” which is a small pizza with sausage, red onions & roasted red peppers.” Also, during the 2nd week of each month, K.T. serves a German special such as Jägerschnitzel or Sauerbraten. And, if you have any room for dessert, his tiramisu is heavenly!

A friend was quick to remind me of Gabriel’s Italian restaurant in Sedalia. While the restaurant no longer offers a 3-course menu, their menu selection is still great, including wonderful veal dishes. The ambiance is delightful: a quiet atmosphere, white tablecloths, and soft music playing in the back ground. If you are celebrating an anniversary or a birthday, they offer a complimentary drink or dessert.



Greetings. Bronco Beary here. I hope you are enjoying our diverse Colorado fall weather. The cooler nights and mornings remind us bear folk that time is getting short between now and the date when we say “good night” to another year and begin our winter snooze. Like your free-loading brother-in-law, eating 20,000 calories a day to get through the winter months is my primary focus now. This year’s abundant acorn crop, compliments of the local scrub oak trees, is a bear-licious bonus. However, we bear opportunists are always on the lookout for an easy meal. Remember, it is illegal to feed us.



BEARS, BEARS, BEARS After a relatively quiet summer, local bears are out in force. There have been several reports of trash cans being hit not once but repeatedly during the same day. If you haven’t figured it out yet, you live in bear country. According to some dude named Einstein, doing the same thing (using non-bear proof trash containers) and expecting different results is a form of insanity. Fortunately, you don’t have to be a genius to solve this simple problem. The solution: Take steps to secure all food sources, and we’ll stop annoying you.



BEARS in the News: Bear euthanized after trapping family in their Colorado home

This incident happened recently in Steamboat Springs. An adult bear easily entered a home through an open garage door searching for food. Discovering the intruder, the family immediately took shelter in an upstairs room while waiting for wildlife officials to arrive. After several failed attempts to encourage the bear to leave on its own, officials killed the bear.

The untold story is: This bear would have never entered the home if the family had taken reasonable care to keep entrance doors closed.

The article should have been titled: **“Bear pays the ultimate price due to the family leaving the garage door open.”**

Are you a Bear Wise resident?

Answer yes or no to the following questions:

- I/we use bear-proof trash containers.
- I/we are careful to keep all outside entrance doors secured at all times.
- I/we agree that a screen door is not sufficient to keep bears out of your home.
- I/we keep vehicle doors locked if parked outside of a garage.
- I/we never store pet food outside.
- I/we hang bird feeders at least 8 feet up and 8 feet out from any climbable object and bring them inside at dusk.
- I/we NEVER intentionally feed the bears.
- I/we report aggressive bear behavior to law enforcement and/or the local Colorado Parks and Wildlife office.



If you answered “yes” to all questions, congratulations! You are doing your part to keep the community, your family, and the local wildlife safe and healthy. Give yourself a big bear hug in appreciation of your dedication to public safety and the wildlife that abounds here.

Until next time, be safe, be happy, and always be Bear Wise.

**Your friend,
Beary Bear**



"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 Sold!

4515 Red Rock Drive
Perry Park, Larkspur
\$850,000

Sold For \$75k Over List Price!

This beautiful 3,817 finished square foot home is perfectly situated on a 1 acre heavily wooded lot in Perry Park featuring 4 bedrooms, 4 bathrooms and a finished basement! The spacious great room features 14 ft vaulted ceilings, a huge stone and wood hearth fireplace and lots of windows. Enjoy the main floor master suite with wood floors, a master bathroom with a steam shower and large walk in closet. The finished lower level showcases a family room and an additional bathroom.

Coming Soon!

Coming Soon!
6301 Perry Park Blvd #14
 Perry Park, Larkspur
 \$ TBD

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

Just Sold!



CLIENT TESTIMONIALS



"Agent support was awesome! Great communication, we always knew what was going on. The entire transaction was completed remotely. Ben was flexible in working with the tenants and management company with access to himself and actively worked to resolve

all issues presented by the buyers. In parallel with selling our Colorado home, we were purchasing a home in Vermont. We compared the level of expertise and support between Ben Wolfe and our Vermont agent, Ben stood out for being professional and truly an expert in the local area market. This was about as smooth a transaction as possible. Ben is honest, professional, communicative and well informed. He knows the local market, its trends and reasonable values. There is no better agent for the local Larkspur market whether you are buying or selling than Ben Wolfe." **Feedback From Derek and Denise Meredith**

Under Contract!
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
www.DiscoverLarkspur.com

MONEY TO BURN

by Karl Roscoe

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



Welcome to October! It's fall, colder weather is on its way, and we need to talk.

It's about your garage. I'm going to go way out on a limb and guess that your garage is not very well insulated. In fact, depending on the year your home was built, it may not be insulated at all.

Why is this important? Think of your garage as a big insulated wall. If your garage is warmer than the air outside, then the wall between your garage and your house becomes much more efficient at keeping your house warm. Assuming you have a four-walled box for a house, insulating your garage means that 25% of your walls don't have to be super-insulated in order to do their job as efficiently as possible.

Insulating your garage is roughly the same as insulating your house. Climb up into the attic and check how much insulation you have above the garage. More is always better! Check for cracks and seals. You can spray foam openings to seal them up. Mostly you'll find the cracks around outlets (like for your garage door opener) and light

fixtures. Also check the perimeter where the coldest air gets in.

Foam up the cracks around the walls, too. If your garage has a window, you'll want to seal it up just like the ones in your house. And that big, giant garage door? Check the bottom seal. If it's rotted and shredded, it's certainly not doing you any favors. You can replace it yourself pretty easily and inexpensively -- the same with the side seals. Make sure those seals are doing their job.

We have an amazing heat source for our garages—they're called internal combustion engines, and they power our cars. A ridiculous amount of energy in a gas-powered car goes into waste heat. Capture that heat from your drive home in a well-insulated garage and you're using that energy twice!

Gonna keep it short this month (I've got some insulating to do!). Get out there and take care of your garage while the weather is still gorgeous, and your garage will take care of you all winter.

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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.

Great Opportunity to Receive Services or Volunteer

by *Karie Erickson, Executive Director*

What exactly is an Aging Resource Center? Aging Resources is your one-stop shop for aging information and resources here in Douglas County!

Aging Resources of Douglas County connects older people to vital services, information, and resources that promote aging with independence and dignity. We believe that the voice of every senior should be heard and respected and that the whole community should join together to support older adults in their golden years.

Why does my community need one? Douglas County has the highest percentage of older adult growth in the entire state! The Denver Regional Council of Governments projects that the over 60 population in the county will increase 446% between now and 2050. The services and programs we provide give our older residents more options to live life on their terms. Getting older means you're getting better.

What kind of services does ARDC offer? Our most requested service is transportation. When you no longer drive, your sense of independence changes quickly. With the help of our volunteer drivers, we provide transportation to critical medical appointments like dialysis, routine doctor's appointments, trips to the grocery store, and quality of life outings such as a weekly trip to the hairdresser or a bridge game.

The second most requested service we provide is companionship. Folks who no longer drive, live in a rural area, or have mobility challenges are often at high risk of social isolation.

Current data shows that being isolated is as detrimental to your health as smoking 15 cigarettes a day. Having a friend can make a big difference. We match volunteers with members for weekly visits, outings, and chats. Currently, we offer both in-person and virtual companionship options. Our virtual program provides members and volunteers with a device and training to get the most out of their new technology. Oh, and it's FUN too!

We also offer light housework, yard work, and handyman services.

Did you know that all of our services are free of charge? None of the services we offer would be possible without the support of our tremendous volunteer force. Our vetted, trained, and background-checked volunteers provide 70% of our transportation services. In 2020, despite the unprecedented challenges of the pandemic, they donated 5,176 hours of their time!

We have the county's only Resource Navigation Program. One of the most common challenges among aging people in Douglas County is knowing where to look for help. Our call center connects residents with resources, information, and referrals that promote aging and healthy outcomes.

Our volunteers are simply the best, and we would love to have you join us and make a friend with your neighbors!

303-814-4300 www.agingresourcesdougco.org

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Spruce Mountain Open Space has amazing vistas

by Richard Bangs, DLC Member

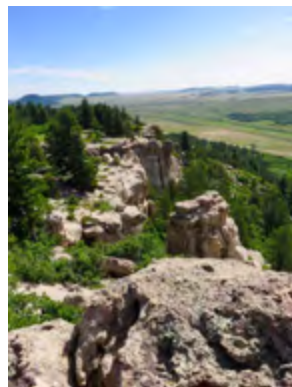
Art by DLC Staff



If you are looking for a good hike with panoramic views of southern Douglas County, Spruce Mountain open space is the place to go. This Douglas County public open space provides some dramatic views of the area from its network of trails and overlooks.

About six miles south of Larkspur on Spruce Mountain Road, the 932-acre open space is protected by a conservation easement held by Douglas Land Conservancy, a non-profit land trust based in Castle Rock. It was purchased from existing ranches between 2003 and 2008 for a little over \$9 million in a joint venture by Douglas County, Great Outdoors Colorado, The Conservation Fund, private conservation buyers, United States Department of Agriculture, and the Colorado State Forest Service.

Prior to that it had a rich history in ranching, dairy farming, and lumber. In 1871, the area now recognized as the Spruce Mountain ranch was part of an area of thousands of acres known as the Ben Lomond Ranch which had a successful dairy operation and farmed oats, millet, and hay. In 1885, it was branded as the "Famous Daniels Ranch" jointly owned by Judge Hiram P. Bennet, a Colorado State Senator in 1876, his son and his brother, as well as Alvin D. Daniels and Daniel C. Oakes, a sawmill owner.



In 1907, Harold and Arthur Higginson purchased 2,500 acres of the ranch, raised cattle and farmed wheat and oats. The property changed owners several times until Tom and Lois Ames purchased it in 1999. There had been some efforts to develop the property, including an annexation in 1986 by Larkspur when developers envisioned building homes and a hotel on the mountain. It was de-annexed from Larkspur in 1996.

The Spruce Mountain open space is open to hiking, mountain biking, horseback riding, and pets on a leash. It includes 8.5 miles of trail that wind over the top of the mountain and skirt the northern and western sides. A

5.5-mile upper loop provides several cliffside overlooks which provide panoramic views of the Greenland area, Pikes Peak, the Palmer Divide, and the Rampart Range of Pike National Forest.

The trail is composed of natural rock and winds gently up to the top of the mountain but can get steep in some locations on the west as it drops into the valley. The mountain is covered with Douglas fir, Ponderosa pine, scrub oak patches and grasslands. The top of the mountain is relatively flat with open meadows, scattered trees, and bushes. Wildlife in the area include deer, elk, bear, many species of birds, and smaller mammals. The area is an important wildlife corridor allowing travel between Pike National Forest and Greenland Open Space and Greenland Ranch to the east. The Spruce Mountain trailhead includes portable toilets and interpretive signage.

The Spruce Mountain trails also connect with the Spruce Meadows Open Space, a 1,075-acre parcel that connects to Greenland Ranch near Interstate 25 via an 8.6-mile trail that runs through grasslands composed of prairie grasses, wet meadows, and related plants. Native plants include the grasses, sagebrush, yucca, paintbrush, and scarlet gilia. There is room for horse trailer parking at the Spruce Meadows trailhead. The open spaces are open from dawn to dusk for hiking, mountain biking, horseback riding, and pets on a leash.

For more information on the Spruce Mountain and Spruce Meadows open spaces, go to www.douglas.co.us/openspace. For more information on Douglas Land Conservancy, go to www.douglaslandconservancy.org.



DAVE GARDNER'S *Results* Team



Office now located on the Main Street of Larkspur



For Sale
\$1,190,000

2824 Valley Park Dr. --- Valley Park

Spacious Ranch-Style Home with Finished Walkout Basement, a **10-Acre** Douglas County Paradise with Beautiful Sweeping Views of the Colorado Rocky Mountains. In-Home Theatre, RV Parking, 4,989 Total Sq. Feet plus 3-Car Garage!



For Sale
\$174,900

5240 Country Club --- Perry Park

Ready-To-Build 1-Acre Lot is Flat to Gently Sloping for an easy build. Everything is here: County-Maintained Paved Roads, municipal Water and Sewer, Natural Gas, Electric, Phone, and High-Speed Comcast Internet. Backs to Greenbelt!



Under Contract
\$149,900

4462 Echo Dr. --- The Retreat at Perry Park

"Ready-To-Build" Duplex Lot with Tremendous Mountain Views is designed and approved for ONE Duplex aka "Paired Home." (2 TOTAL CONDO UNITS!) Lot is cleared and all the utilities are in place.



Sold
\$175,000

5503 Country Club Dr. --- Perry Park

1-Acre Build-Site in popular Perry Park is FULLY "READY-TO-BUILD" with County-maintained paved roads, public water and sewer, natural gas, and buried phone and electric lines. Nothing obstructing TREMENDOUS Views!



Sold
\$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
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LARKSPUR GARDENERS

by Renee Glover

To prune, or not to prune. That is the question. The simple answer is, "Yes." Most perennial plants, trees, and shrubs benefit from pruning. The more complicated answer is, "Yes....but...." When you prune and how much you prune can cause your plants to thrive or could kill them.

Proper pruning keeps your plants looking their best and helps them resist disease. Pruning at the right time of year keeps the plant strong and ensures vigorous regrowth.

To figure out the best time to prune a blooming shrub or plant, determine when in the year it first produces blooms.

If the plant blooms in late summer or fall, prune it in late fall or winter. Some examples of these are ornamental grasses, and butterfly bush. If the plant blooms in spring or early summer, prune them after the blooms fade.

Pruning them in the fall prevents them from blooming the next spring.

Non-bloomers like arborvitae and juniper benefit from pruning after the first couple of hard freezes of the season, after they have gone dormant for winter. That's the time to remove any dead or damaged branches and shape the bush the way you like it.

How much can you cut off a shrub or vine without weakening it to the point where it could die? A good rule of thumb is not more than one-third of it each year.

Perennials should be trimmed to about three inches from the ground once their leaves have turned yellow or brown and died.

Many people, myself included, wait until early spring to trim back perennials and even annuals. Beneficial insects can hibernate in the dead vegetation. These bugs and even the seed heads provide meals for the birds and other critters throughout winter.

If there is any sign of disease or fungus on the plants, get them out and into the trash (not the compost pile) rather than letting them sit all winter. Last year, I let my dead tomato plants, with a few tiny tomatoes that never ripened, stay in the garden all winter. I did not realize that blight winters over on the dead foliage. Leaving those dead vines in the garden until spring doomed this year's tomato crop to decimation by blight. It's a hard lesson to learn.

It makes me a tiny bit sad when the first hard frost hits my garden. The end of another growing season and all. But I do love fall and the crisp cool air!

"LISTEN! The wind is rising, and the air is wild with leaves. We've had our summer evenings, now for October eves!" – Humbert Wolfe



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Walking the Camino de Santiago - Part II of 31 days - 561 miles

by Michael Leland

The subsequent days and weeks of my Camino are, in many ways, a blur for me now. Being nearly 1,200 years old, the route itself is very well marked and there are lots of villages and small cities along the way to provide all the services a pilgrim might need from grocery stores and cafes for food and water, to hostels and hotels for a place to sleep each night. With my basic necessities taken care of, the biggest challenge I had to deal with was time. My guidebook broke the St. Jean to Santiago journey down into 33 stages to be completed in 33 days while my own personal itinerary required me to complete the same distance in 28 days. Complicating matters further, though I had originally planned to walk the Camino alone, I had made some relatively last minute arrangements to meet one of my closest friends, Tom, to walk the last 10 days together. And since Tom hadn't been able to train nearly as much as I had, I knew that those last days would need to be shorter and less rigorous than my solo days. Which meant that the hardest work had to be front-loaded if both of us were to make it to Santiago de Compostela as scheduled on the 23rd of July.

So, I set off, on my second day, intent on making it all the way to Pamplona despite the fact that my guidebook recommended three days to get there. I had covered nearly 18 miles with a lot of uphill climbing on day one so I thought the nearly 25 miles to get to Pamplona on the second day would be doable. However, I hadn't considered that, while the toughest part of the Pyrenees was behind me already, I wasn't out of the woods (or mountains) just yet. In fact, the next three days would require an average of just over 2,000 feet of uphill climbing and nearly 2,400 feet of downhill descending while days five to nine would average more than 1,600 feet uphill and almost 1,400 feet downhill.

I met another pilgrim on that second day as I headed towards Pamplona as fast as my feet could carry me. I had just left the village of Zubiri, crossing over the rio Arga via the medieval Puente de la Rabia (or Rabies Bridge, so named after the legend that any animal led three times around the central arch would be cured of rabies!). It was approaching mid-afternoon and I still had about 13 miles to go to reach my destination for that day. My fellow pilgrim was reading an information sign on the far side of the bridge when I greeted her with the traditional "Buen Camino" (Spanish for "good journey"). She returned my greeting and asked where I was headed, indicating some



skepticism when I informed her that I was planning on sleeping in Pamplona that night. It wasn't her first Camino so she tried to convince me that I may have bitten off more than I could chew but I was feeling pretty strong as I bid her farewell and continued southward. A few hours later, I realized she had been right as I dragged myself into Pamplona's northeastern suburb of Villava. I was still about three miles short of my goal by then but it was getting late and my legs and feet were sore enough that continuing my journey that day just wasn't an option. So, I checked into a nearby hotel, showered up, and went to sleep.

After two days and 40 miles of walking, I slept in the next day so it was late morning as I entered the outskirts of Pamplona when who do I see, sitting on a bench off to my left, but my new pilgrim friend from the previous day. She greeted me with a laugh as it was obvious that I had not made my goal of Pamplona the day before and that she had been right and I had been wrong. We chatted a bit about our respective journeys so far and our goals for the day until I made my excuses and continued into and through the historic city, best known for the Running of the Bulls as part of the annual Festival of San Fermin. It would, however, not be the last time we would see each other as we would continue to cross paths several more times throughout the Way. I would eventually learn that her name was Aleksandra, that she was from Slovenia, and that this was her fourth Camino. It would be my turn to laugh when I discovered that she was from Slovenia since my cousin who had gotten me started with all this Camino business in the first place was half Slovenian as her father had emigrated to the US from what was then known as Yugoslavia in the late 1950s and married one of my mother's seven sisters about 10 years later.



The days ran into weeks as I steadily made my way first south then west along the ancient pilgrimage route. On

continued on next page



day six, stopping only for a quick lunch, I passed through Logrono, the capital of La Rioja, one of the smallest of Spain's autonomous regions, renowned for its superlative wines made from native grapes rather than grapes imported from France or Italy, as is usually the case. Day 10 was one of my shortest days on the Camino as, just shy of 13



Francés. Technically, in order to receive credit for the pilgrimage, one only has to complete the final 100 kilometers which makes Sarria, at 117 kilometers from Santiago and a major transportation hub, a favorite starting point for those pilgrims who don't have the time or the inclination to start in St. Jean. With the massive influx of new pilgrims, those final five

days of the Camino were significantly more crowded than the previous 23 which seemed to work to Tom's advantage (he is much more extroverted than me) as he spent much of this time making new friends along the way.

Tom and I awoke extra early on the morning of Friday, July 23rd. It was our final day on the Camino Frances and we were both excited to finish the journey. We got moving well before dawn, traveling through a mist that promised a damp day ahead. The weather forecast had been calling for rain on that final day and, although we had been hoping it would hold off a little longer, we were disappointed that once the sun came up, the rain began. It was intermittent but heavy at times which meant a final day walking with our eyes mostly pointed down. Despite the foul weather, my anticipation steadily increased as I trudged the final steps into Santiago de Compostela, Spain's spiritual and religious capital; the final steps of a 28-day and 503-mile physical journey (and, for me at least, a mental journey of more than two years) that finally ended in the *Praza do Obradoiro* on the western side of the great cathedral that houses the tomb of Spain's patron saint, St. James the Apostle.

I paused to get my bearings just before the steps that led through the final gateway opening onto the golden plaza. I had seen those steps and gateway a dozen or more times before in various movies and documentaries so I needed a break to take it all in. Suddenly, I heard a woman's voice exclaiming, in heavily accented English, "oh, no!" over and over again. I looked to my right to see standing not 20 feet away, my pilgrim friend from Slovenia,



miles and finally leaving the last vestiges of the Pyrenees behind, I arrived in Burgos, home to Spain's second largest cathedral and birthplace of its legendary native son, the medieval Spanish warlord, El Cid.

After spending the balance of the day and evening enjoying the hospitality of the "Gothic capital of Spain", the next morning I started my journey across the often maligned *Meseta* known for being hot, flat, dusty, and dry. Despite my guidebook's recommendation of eight days, I crossed the *Meseta* in six, mostly enjoying the nice change of pace from all of the ups and down of my first 10 days. Leaving the *Meseta* behind on day 16, I arrived at Leon, formerly the base of the Roman empire's VIIth Legion (Leon=Legion) but a city I will always remember as the place where I watched the European football (soccer) championship between England and Italy in a plaza full of worn out, yet enthusiastic English and Italian (but mostly Italian) pilgrims. Italy won.

Leaving Leon the following morning, I would walk the final three days of my solo pilgrimage before entering the city of Ponferrada, best known for its 12th century castle of the Knights Templar, an order of religious knights formed to protect and care for travelers who journeyed along this and several other pilgrimage routes throughout medieval Europe. After 19 days of walking mostly solo I finally met up with my friend, Tom, who, after we toured the recently extensively restored 900 year old castle, would also walk most of the final nine days to Santiago.



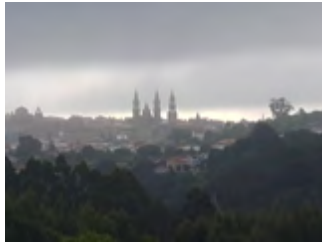
Four days later, we arrived in the small city of Sarria, best known as the most popular starting point on the Camino

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Aleksandra! She had been my intermittent companion since day two of my Camino and here she was for the final moments. Our final meeting was quite a surprise at the time but, upon further reflection, a most fitting end to my journey.

I had finally arrived in Santiago but my full journey was not over just yet. I had discovered early on in my planning process that Santiago was not too far from the village of Finisterre (which can alternately mean Land's End or End of the World) on Spain's Atlantic coast and that there was a final Camino, the Camino de Finisterre, that would take me there.

I figured that, if I were going to walk all that way to Santiago, I couldn't just stop so close to the end of the world. So, after spending the weekend exploring the city and enjoying the festivities around the Feast Day of St. James on Sunday, July 25th, I resumed my journey westward first thing Monday morning. Tom had to catch his flight home from Madrid on Tuesday so he would be unable to accompany me on that final three day journey. The Camino de Finisterre isn't nearly as well known as the Camino Frances so I had plenty of time to myself during those final three days to take in the sights and reflect on my accomplishment of the first 28 days.



My third and final day was scheduled for nearly 23 miles so I was more than a little surprised when I crested a wooded hill at about the 11 mile mark and caught my first glimpse of the deep blue water of the Atlantic Ocean up ahead. The end was indeed near, much nearer much faster than I had expected. I took several pictures of this most welcome sight as I wound my way down the pathway into



the seaside village of Cee, across the peninsula to the slightly larger village of Finisterre, and up the final hill to the lighthouse at the southern tip of the peninsula. By the time of my arrival, it was late afternoon and I was hot and tired but mostly elated to have finally reached the end of the world and the end of my journey.

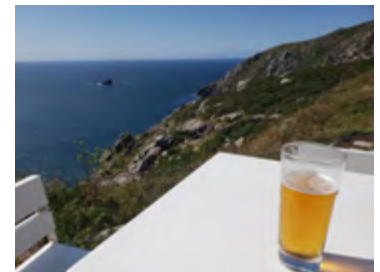
It took me 31 days to walk 560.72 miles during which I ascended a total of 45,944 feet and descended a nearly identical 45,852 feet but I'm not done yet. My wife, Ellen, and I are already planning another walking adventure for 2022. So, if you see me out walking in the neighborhood, give me a honk or a wave and, if you have the time, feel free to stop me and ask any questions you might have.



I have a lot of miles left to walk but am always happy to stop and chat along the way.

Photos:

- 1 - Leaving Pamplona Behind
- 2 - Logrono
- 3 - Burgos (Spain's 2nd largest cathedral)
- 4 - Ponferrada awaits
- 5 - View from the Templar Castle
- 6 - Leaving Sarria
- 7 - The final steps
- 8 - Mike in front of the great cathedral soon after arriving in Santiago
- 9 - Leaving Santiago on the Camino de Finisterre
- 10 - First glimpse of the Atlantic
- 11 - The final marker (0.00 kms) at the end of the world on 7-28-21
- 12 - A toast to the end of this journey





electric

Pete Dunbar

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A WALK ON THE WILD SIDE...

by Susan Peters

Springing into Fall Activities...Winter Aviary Buffet...Monarch Cannibals?...Awesome Nature Pictures...Short Takes

Springing into Fall Activities

Ah, there is something special about Fall: relief from the scorching hot days of summer, exciting colors of turning trees, walks or hikes on crunchy fallen leaves – getting lost in a corn maze, the woody smells...truly a sensory explosion. Even the urgency of harvesting herbs and vegetables before the first freeze brings an exhilaration.

Winter Birdie Buffet

You should leave a hummingbird feeder out for this month. These miniature members of the aviary world have left the local surrounds, but you may actually help hummers migrating from areas further north. Recall the story of the hummingbird that was fortunate to find a feeder still hanging at a Boulder home in late October when a bad snowstorm hit. The homeowners were able to capture the tiny, shivering bird. United Airlines volunteered to fly it, First Class, no less, to Arizona and warmer climes.

Not feeding birds this winter, bring in your feeders NOW!!!

ONLY bring your bird feeders in for the season if you do NOT plan to feed in the harsh elements of winter. The birds will come to depend on you for a source of food. They will starve to death after a big snowstorm, if you do not put out bird feed. If you leave your feeders out, you need to continue to feed them through the winter.

October is a great month to do some cleanup and prep for the cold weather and harsh days ahead. The first average snowfall date in Denver is October 18. Ours is often earlier. First on the list is to take down and clean the bird feeders. Use a solution of dish detergent and bleach. Wipe and brush, getting into crevices of the feeders to loosen molding seed and scum. Using a hose with a pressure nozzle first will minimize this chore, breaking loose the grime. Cleanup is so much easier that way.

And then move onto any bird houses you have. We usually do not take ours down, unless they need repairs. We scrub them in place with the same type of solution, removing the nest or multitudes of nests first. This exercise gets the bird houses ready for those late winter arrivals, like bluebirds. And it gives a clean retreat for birds wintering over. We also have a shelter box that accommodates a number of birds during bad weather.

Next, stock up on seed – black oil, songbird mix, cracked



corn (for the turkeys), whole peanuts, thistle, and suet. Purchase

suet feeders or use a net bag, but don't put them out until after the bears are tucked in for the winter, unless we get a heavy snowstorm. I do advocate buying the block woodpecker seed feeders as the woodpeckers, nuthatches – both the white-breasted and the darling pygmy nuthatches, and chickadees love them.

When the snow is deep, it is a bit difficult to go out and fill feeders, even wearing snowshoes or using pogo sticks. The birds want to be fed first thing in the morning. Since the days are shorter, I find that I can get out in the morning while it is still dark, although I admit, it takes courage, going from warm bed clothes and fuzzy slippers to a down jacket and boots, particularly in a heavy wind.

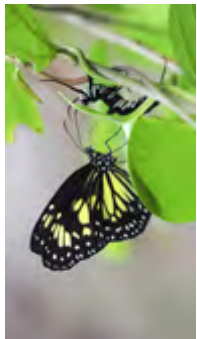
Make it easier on yourself – bring the feeders closer to your house. They need to be spread out some. You can fill all but the platform feeders in advance of an incoming storm, but food will go fast as it seems all the birds in the universe show up. They queue up in nearby trees or along fences. I have adopted my father's technique of spreading the songbird mix across the fence railing. We also have a few small tables that I pile seed on. However, if the wind is blowing, this may not be so great. The seed can get buried in the snow resulting in lots of spring sunflowers and other plants, which is not bad, but it can also collect and mold.

I keep the railings brushed off as best as possible. Use a dust pan to quickly swipe away mounds of snow. The birds out the earliest, like the juncos, will dig under newly fallen snow in the locations where they are used to finding food. They will start to expect seed to be on the railings when they first get up.

And speaking of starting to expect food on a snowy day, the jays will get used to your putting out a pile of whole peanuts in a certain location. I like to do this to keep them from dominating the feeders. And a pile of peanuts can provide wonderful entertainment, as jays try to cram two or more peanuts in their beaks at one time, or pick up as many as 30 peanuts to find the RIGHT one. We use the table in our outdoor furniture set as the breakfast table for the jays. Putting out peanuts all the time will drive you broke, so I just provide this treat during the snowstorms. Yes, and the old timers are there at that table looking for more than their fair share.

Very important – birds need water throughout the winter, and with no snow to rely on, it becomes more critical particularly in extremely cold temperatures when all natural water sources are frozen. You can purchase an inexpensive heater and just use a heavier-duty plant tray. Happy feeding....the joy of witnessing nature surviving our elements makes it worth all the effort...

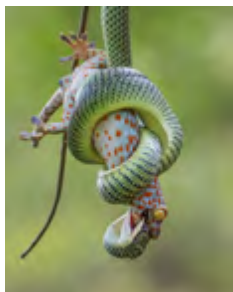
Monarch Butterflies Eat Their Young



In Indonesia this behavior has been captured. The male monarchs eat the monarch caterpillars, whether they are dead or alive on milkweed. The males scratch away the surface of the caterpillars, treating themselves to a milk shake. This aids in attracting female monarchs. The caterpillars milky looking “sap” repels predators and helps make stronger pheromones that bring on the babes.

Award-Winning Nature Photos – Truly Awesome

These should pique your interest. Wei Fu, from Thailand, captured this struggle between a golden tree snake and a red-spotted tokay gecko. The poisonous snake bit the toad while the toad started swallowing the head of the snake. The snake won by squeezing the toad to death.

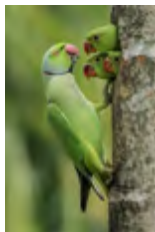


The next shows four cheetahs struggling to cross a river in Kenya, the photo taken by Buddhilini de Soya who feared these male cheetahs wouldn't make it out of a flooded river in Masai Mara, Kenya. They were washed downstream, but all survived.

That gruesome photo is followed by an “awwwwwwe” one of rose-ringed parakeets in Sri Lanka, taken by Gagana Mendis Wickramasinghe.



Finally, a Russian photographer Sergey Gorshkov took top prize in a wildlife contest with his photograph of a Siberian tiger hugging a tree in Eastern Russia.



Short Takes

The blue jays have returned for the fall and winter. Silly birds. They must think that I am going to knit them little wing gloves and a matching hat.

In October, birds continue to migrate south, notably the bluebirds. The bears are gorging themselves to the point of needing suspenders to keep their britches up, before they don their night hats for a long winter nap. This is when you should be particularly diligent with bringing in bird feeders and not leaving your trash out any longer than you have to. Talk about buffets! Also continue to do grill burn-offs. We once had a Vermont Castings grill customized by a bear because we failed to do burn-off.

The Merlin app from the Cornell Ornithology Lab continues to deliver. On a recent trip to Cape Cod Merlin identified the Laughing Gull, Northern Cardinal, Red-breasted nuthatch versus the white-breasted nuthatch here, Saw-whet Owl, Greater Yellowlegs, Black Scoter, Eastern Phoebe, and others. Many were found at the Audubon refuge in Wellfleet. And Merlin is fantastic at verifying that the hummers have moved on to their winter digs.

The Great White shark sightings between Chatham and Provincetown have exploded so much that regular shark trips by boat consistently yield awe and results. Sightings of sharks have closed beaches frequently. One person caught a shark taking a seal, their favorite food (NOT people in wet suits).

Elsewhere in New York City, a naturalist recently recovered hundreds of dead birds that had died during migration because of the lighted buildings at night. The light disorients them. Please, folks, turn off the lights around your own house at night for the sake of the migrating birds and the animals making passage through our neighborhoods.

That's all folks for this month. Gotta run – the pond needs winterizing, getting the koi ready to put to bed for the winter.

How to Contact Me: Email is best at susan@larskpurconsulting.com. Alternatively, call or text my cell phone at (303) 725-6868.





WALTSWORDS By Walt Korinke

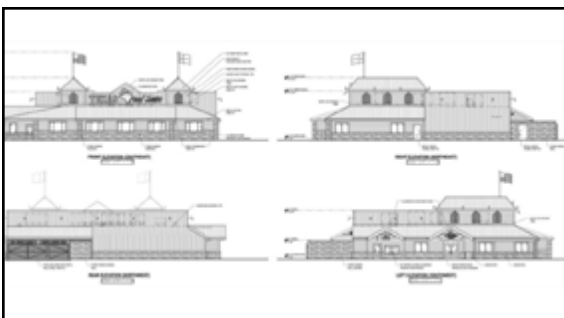
October 2021

PERRY PARK— In 2002, Mike Patrick acquired the 70-acre irregular-shaped tract and 1-story, 3,758 sq. ft. residence located at the apex of Red Rock Drive and Perry Park Blvd or more familiar, the “Y”. The eastern boundaries about the dirt roads of Comanche Drive and Mohawk Drive. In 2012, Mike received a preliminary plan approval for residential development of the parcel. Mike did not proceed at that time, and in 2014 the property was transferred to his brother Bret Patrick. In 2020, Douglas County extended their preliminary approval to March 20, 2022, along with the lengthy list of approval conditions. **The Bear Ridge, LLC** is now working with Douglas County on a final plan for the 70 acres which would subdivide the site into 37



single family lots on 49 acres, 17.58 acres (four tracts) dedicated to open space, drainage, and pedestrian access. The remaining 3.8 acres will be dedicated to Douglas County Right-of-Way. The 37 residential lots will each be a minimum of 1 acre with most being somewhat larger. The Bear Ridge Development proposal is pretty much in line with the original Perry Park Summit plan and is expected to move through the County process quickly. Timing is very good with the increasing demand

for the diminishing supply of Perry Park buildable parcels and the rapid rise in lot pricing. Their nearby competition, the Wiens “Remuda Ranch” development with nearly 100 lots just northwest of the Bear Ridge along the “Emergency Exit Road” continues to progress with road construction and site prep. At my last count, Perry Park was approaching 900 residences and adding 15 to 20 a year. Already 10 times the size of the Town of Larkspur – who knows, maybe the Town of Perry Park is in the future. Guess times are changing.



CASTLE ROCK – More eating choices coming – **Shake Shack** broke ground last month for their new restaurant which will be your first choice as you enter the Promenade from I-25 at the top of the hill and a little further down the hill, the **Inn-N-Out** construction continues at a good pace. Currently working its way thru planning is a 7,831 sq. ft. **Texas Roadhouse** to be built on the 1.5-acre parcel adjacent to the ENT and across from Sam’s Club. Texas Roadhouse is a **Texas-themed**

continued on next page

American steakhouse chain restaurant that specializes in steaks with a Texan and Southwestern cuisine style. It is known for its free bucket of peanuts at each table along with free dinner bread rolls with honey cinnamon butter. The chain operates about 611 locations in 49 US states and twenty-eight international locations in ten countries. Your other choice is to head south, to their popular restaurant in Monument's Walmart/Home Depot center.

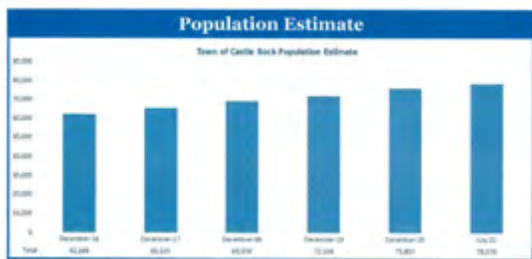
In August, we wrote about the 36-room expansion within the existing **Adventist Hospital**. Now the hospital is proceeding with plans for another 70,000 sq. ft. medical office building to be located to the north side of the complex with connections to the existing facilities. The four-story building will have hospital or ambulatory care on the ground floor, medical office on the second floor, and hospital or ambulatory care and medical office above. The expansion will include an addition of two hundred spaces to the existing parking area. The overall hospital site is zoned for a medical campus with more room for the rapidly growing medical demand.



The new owners of the former **MedVed** auto dealership are initiating their redevelopment plans with an expansion/remodel of the existing building at 1100 Wilcox St., just to the north of the main complex. The 39,146 sq. ft. expansion nearly doubles the building size. They plan to relocate the Jeep – Dodge – Ram sales to this structure and are working on a KIA franchise for the former Jeep building. They also plan major renovations to the existing Ford and GM sales/maintenance buildings that make



up the main core of the **Castle Rock Autoplex**; and an additional new franchise (possibly Mercedes) could be added to the adjacent vacant parcel.



Castle Rock's population growth continues its rapid pace with a year-end number of 80,000 in sight.



COLORADO SPRINGS— In 2019, **ENT**, the state's largest credit union, purchased a 27-acre campus (I-25 @ Interquest Parkway) in the **Campus at Foothills Farm** for \$17 million. The plan was to build a new corporate headquarters that could satisfy their needs for the next 7 to 10 years. The five-story, 325,000 square foot building has been completed and the first two hundred employees are moving in, with a target of eight hundred of its current 1,300 employees moving to fill the building. Since construction commenced, ENT has experienced very rapid growth; assets grew by 45%, more than 85,000 new members have been added; and 450 new employees have joined the organization. Looks like the next phase will be coming sooner than was originally planned. The campus



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has room for four more buildings totaling 700,000 sq. ft. and expect to see cranes back to work in the near future. Cost of the building and 825 space parking garage was \$78.3 million. Employee conscious, the building has a two-level cafeteria facing Pikes Peak, a fitness and cardio center, a yoga studio, workstations that can be raised and lowered for standing or sitting, breakout rooms for the employees, and other amenities. The location caps one of the hottest growth spots in the city. ENT operates forty-three branches in ten front range counties, adding fifteen in the past 2-1/2 years and plans adding another half dozen a year for the near future.

Residential growth continues to the City's southeast outer boundaries – south of the airport. Discussions are underway with County Commissioners for revisions to the **Waterview North development**. The 681-acre development currently provides 2,100 single-family and 1,177 multi-family units, ninety-two acres of commercial space, twenty-six acres of industrial space, and 112 acres of open space.



The request is to convert fifty-three of the ninety-three commercial acres and sixteen of the twenty-six commercial acres to residential adding 1,260 more single and multi-family units to the total. The resulting 74-acre residential parcel, if approved, will be located at the NE corner of Bradley Road and Powers Blvd. The plans are without specific residential plans and are the result of the need for developer flexibility during these times of declining commercial needs and explosive housing demand. The commissioners appear to be in favor of the change but are concerned about maintaining control on the actual types of residential to be permitted.

Not one, but two **Amy's Donut** stores for the Springs. After 8 years with the 2704 E. Fountain Blvd. location, Amy's is preparing to go for #2, leasing (10 years) the former 2,300 sq. ft. gun store space at the Spring's Ranch Shopping Center – Powers Blvd. @ N. Carefree. It is a family-owned chain, started in 2013, with six stores in four states. Not your average donut store, they are open from 5 a.m. to midnight 7 days a week and offer an extensive variety of choices to satisfy your sweet tooth. Remodeling of the Fountain Blvd store will push opening to the end of the year.



After 50 years in their original location, **Winslow BMW** decided to brave it alone in 2015 moving to Nevada Ave. just southeast of I-25 and has been operating successfully for the past 6 years. Now they are about to have company as Lexus has decided to follow its customer base and is in the process of moving from Motor City to the 5560-5590 N. Nevada Ave. They acquired the former Fellowship Bible Church building in March for \$7.43 million and will commence construction this fall with a mid-2022 opening planned. The new location will allow them to double their on-site inventory on the 8.5-acre site.



It is not like **McDonald's** to be late to the party but now joining IN- N-Out, Freddy's, and the planned Whataburger, McDonald's is the newest "burger joint" to join the growing crowd of restaurants along the InterQuest Parkway corridor. This is the 4th Springs McDonald's franchise for the husband-and-wife team of Nayan and Purvi Naik. Purvi is one of a handful of female owner/operators of Indian descent in entire McDonald's chain. McDonald's offers the typical drive-thru as well as inside seating where you can order at a kiosk, or smartphone and have the food brought to your table. Not typical, this will be the first Colorado McDonald's with a fast-charging vehicle station where two electric vehicles can charge 30 to 50% of their batteries within 15 minutes. The 4,500 sq. ft. store will also have a larger kitchen which will process your order more quickly.



continued on next page

CASTLE PINES – Residential development in the mixed use, master-planned **Castle Pines Canyonside** development at the southeast



quadrant of I-25S and Castle Pines Parkway is proceeding rapidly and the first of a limited number of multi-family projects has just commenced.

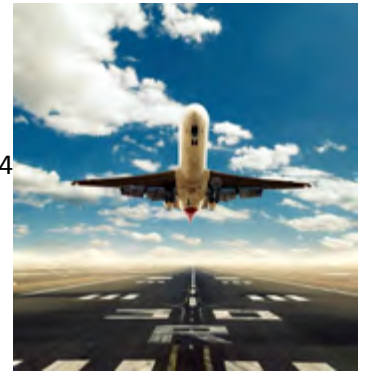
The 325-unit Canyonside Apartments will consist of fourteen three- and



four-story buildings consisting of one-, two- and three-bedroom residences

– high-end finishes and smart technology. Clubhouse, fitness center, pet spa, bike storage, a ski and bike repair room are among the many amenities. Plan for 2023 occupancy. Denver based BMC is the developer.

DENVER – Denver International Airport – DIA (DEN) - the Winchester House of airports, continues to progress with its “on again – off again – on again” renovation. With a \$1.8 billion budget, the renovation commenced in 2018 and after construction overruns, delays, and political problems, stopped in the spring of 2019. Revisions, settlements, and new contractors led to a restart in March 2021. Two phases and a new \$770 million budget (\$524 million after settlements) brings us to today with Phase 1 approaching a fall completion (\$25 million UNDER budget) and the commencement of an overlapping Phase 2 starting in August. Phase I brings an additional 16,000 sq. ft. to the ticketing area on level 6 and four



new ticketing pods at the center of the floor, eighty-six new self-service bag drops, new restrooms, and a general refresh throughout.



Phase II is focusing on moving the TSA screening checkpoint for its Level 5 level to the northwest end of Level 6, increasing capacity and reducing security vulnerabilities, and will include seventeen screening lanes. Current completion projection is Fall 2024. The newly appointed DIA CEO has an aggressive posture towards the airport’s long-term growth goals and hopefully will achieve the current completion target without any more cost increases, delays, and/or plan changes – wish him well.

October’s poplars are flaming torches . . . lighting the way to winter.

- Nova Bair



Trick or Treat Tips. . . by Randy Johnson, Fire Marshal, Larkspur Fire District

If you have children Trick or Treating on Halloween, please drive them around to homes and walk with them on driveways to front doors. Bears (and we have many around our Fire District) are extremely hungry in late October in their effort to store up fat for surviving the winter. Children with bags of candy may be a tempting target in their pursuit of calories. Nighttime is also prime time for mountain lion activity.

Stay away from dense clumps of scrub oak or other brush that may conceal a bear or lion. Very bright headlights or flashlights may allow you to see and avoid them. Loud whistles, canned air horns, and bear spray may help to deter a threatening advance. If you have a bear encounter, don’t forget to drop and leave the candy bags as you back away from the bear. Don’t take the food attractant with you!

Also, please follow the advice from Colorado Parks and Wildlife (CPW) on bear encounters at the following link:

<https://cpw.state.co.us/learn/Pages/LivingwithWildlifeCampingBearCountry.aspx>

Any aggressive bear or lion behavior should be reported to CPW, as it may be part of an ongoing pattern of bad behavior that others have experienced and may require action by the CPW.

Keep your kiddos safe this Halloween!

10
Tips

Get Ahead of the Winter Freeze

It's not too early to begin preparing for the heating season. Check these 10 tips off your list and get ahead of the winter freeze.

- Our **furnace has been inspected and serviced** by a qualified professional during the last 12 months. *(A furnace should be serviced at least once a year.)*
- Our **chimneys and vents have been cleaned and inspected** by a qualified professional. I have checked for creosote built-up. *(Not cleaning your chimney is the leading cause of chimney fires from built up creosote. This service needs to be done at least once a year.)*
- Our wood for our fireplace or wood stove is **dry, seasoned wood**.
- Our **fireplace screen is metal or heat-tempered glass**, in good condition and secure in its position in front of the fireplace.
- We have a **covered metal container** ready to use to dispose cooled ashes. *(The ash container should be kept at least 10 feet from the home and any nearby buildings.)*
- Our children know to stay at least **3 feet away** from the fireplace, wood/pellet stove, oil stove or other space heaters.
- Our portable space heaters have an **automatic shut-off**.
- Our portable space heaters will be **plugged directly into an outlet** *(not an extension cord)* and placed at least three feet from anything that can burn; like bedding, paper, walls, and even people. *(Place notes throughout your home to remind you to turn off portable heaters when you leave a room or go to bed.)*
- We have **tested our smoke alarms** and made sure they are working. *(You need smoke alarms on every level of the home, inside each sleeping room and outside each separate sleeping area. For the best protection, the smoke alarms should be interconnected so when one sounds, they all sound.)*
- We have **tested our carbon monoxide alarms** and made sure they are working. *(Carbon monoxide alarms should be located outside each sleeping area and on every level of the home.)*



Your Source for SAFETY Information

NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169

The Larkspur Area Real Estate Market – As of 9/16/21 (Seller's Market---Low Inventory and Homes Selling Fast)

Homes Currently For-Sale (9/16/2021) ---21 (\$375,000 to \$4,495,000) --- Median \$1,175,000

- Average Days on Market --- 37

Homes Currently "Under Contract" --- 19 (\$324,900 to \$3,500,000) --- Median \$950,000

- Average Days on Market --- 49

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 *
8/31/2021	67	\$4,350,000 \$ 375,000	15	\$830,000	\$751 \$158
8/31/2020	72	\$4,115,000 \$ 316,500	39	\$683,350	\$352 \$143
8/31/2019	72	\$3,440,000 \$ 161,000	54	\$661,750	\$327 \$107
8/31/2018	76	\$6,750,000 \$ 298,000	55	\$650,000	\$399 \$119
8/31/2017	93	\$2,719,200 \$ 215,000	60	\$585,000	\$310 \$116

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
8/31/2021	\$862,528	+ 22.33%	\$244	+28.42%	\$272	+31.40%
8/31/2020	\$705,059	+ 4.51%	\$190	+ 8.57%	\$207	+ 7.81%
8/31/2019	\$674,603	+ 3.90%	\$175	+ 4.17%	\$192	+ 3.78%
8/31/2018	\$649,285	+ 6.22%	\$168	+ 9.80%	\$185	+2.21%
8/31/2017	\$611,273	-----	\$153	-----	\$181	-----

*---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 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

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

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

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.