

Larkspur Sentinel



October 2020

Serving Perry Park, Larkspur, and the surrounding community

Here it is, October already!

We are so fortunate to live in such this beautiful place. Larkspur in the fall! Cool evenings, lovely warm and yet crisp days. A community of interesting folks. Wonderful!

And, yes, it's that time again – election time! We are lucky to live in a country where we can vote – where we can have a say in our government – where we can have good honest conversations about the things that matter. And it is abundantly obvious that we all feel comfortable expressing our opinions – whether it is on social media, on our cars with bumper stickers and other items, or with signs and flags on our lawns. This freedom of expression is something we take for granted and assume will be respected by others. So, I must admit to great disappointment, recently, when some political lawn signs were stolen from our neighborhood during the night! Aside from the fact that it's theft and trespassing, it's downright rude! Here in Larkspur! In the fall! In this community of interesting folks! In our free country! Kind of makes me sad...

Moving right along – Please remember to vote either by mail-in ballot, or in person. Choosing NOT to vote is handing our power over to those who do vote. . .don't give up your power!

And as always, please be kind,

Margot Patterson
Editor





ELIZABETH OWENS



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



4363 ECHO DRIVE | THE RETREAT AT PERRY PARK | OFFERED AT \$825,000 | JUST LISTED!



4363 DELAWARE DRIVE | PERRY PARK | COMING SOON!



6964 FOX CIRCLE | PERRY PARK | COMING SOON!



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



2775 E. HWY 105 | MONUMENT | OFFERED AT \$1,050,000



17075 VISCOUNT COURT | BENT TREE | OFFERED AT \$1,099,000

ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 16+ years, Elizabeth and her team, the Elite Group, have been providing *Top-of-the-Line Service with Bottom-Line Results* to both Buyers and Sellers. Elizabeth Owens is a Master Certified Negotiation Expert, Certified Residential Specialist, Certified Luxury Home Marketing Specialist and is a graduate of the Realtor Institute. Elizabeth Owens is a Broker/Owner at RE/MAX Alliance in Castle Pines. View the virtual tours for these homes and all Elizabeth's listings at ElizabethOwens.net

MARK YOUR CALENDARS. . .

Monthly Chamber Mixer

2nd Monday of each Month @ 5:30pm MT

October 12 November 9 December 14

Chamber Members & Non Members Welcome!



Annual Lighting of the Christmas Tree

Larkspur Community Park

1st Saturday in December (12/5/2020)

For more information, head to our website: www.larkspurchamberofcommerce.com or check us out on our FB Page! @LarkspurChamber

PERRY PARK METRO DISTRICT REPORT

by Sean King



Slash pickup starting in October

It's time for the second half of the Perry Park Metro District twice-yearly program to collect "slash" -- short dry branches and tree trimmings -- to help mitigate against wildfires. The program takes place during June and October each year according to a schedule and rules posted here: <http://perrypark.org/resident-information/slash-pickup-free-mulch/> Some of the rules have been modified regarding tree trunks, so please review the information at the link above.

The schedule for fall pickup will go as follows:

- 1st week in October- Zone 1
- 2nd week in October - Zone 2
- 3rd week in October - Zone 3
- 4th week in October - Zone 4

Please reach out to info@perrypark.org with any questions.

Speed limit signs being repaired

The speed limit signs have been malfunctioning recently and have been taken down temporarily. The district has approved funds to repair and update the signs, and they should be back up soon to help remind visitors and residents of the 30 mph limit on Red Rock Drive.

Sandstone Ranch is now open

Sandstone Ranch has officially opened to the public. Access to this new open space is provided through a parking lot just south of the 105 and Perry Park Ave. intersection. For more information on how to use this new space for hiking, biking, and even horseback riding, visit the site below:

<https://www.douglas.co.us/historic-sandstone-ranch-now-open-to-hiking-bicycling-and-horseback-riding/>

Next Board Meeting: Thursday, October 8th

The next Perry Park Metro District Board meeting will be held on Thursday, October 8th. The board is planning to meet virtually due to COVID-19 concerns. Details for how to access the Zoom meeting will be shared the Monday before the meeting on the PPMD mail list. Please go here to sign up: [PPMD Mail List Sign Up](#)
All Perry Park residents are welcome to attend and participate.

PPMD Board of Directors:

Randy Johnson – President
Linda Black – Asst Vice President
Sean King – Secretary

Craig Van Doorn - Vice President
Joe Brickweg – Treasurer

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Welcome to the "True Mountain Resort" your hidden Mountain Chalet on 6.4 Acres with soaring Ponderosa Pines and amazing views. 1,812 SF. plus Unfn Bsmt. plus 2,184 SF Morton Building.



FOR SALE
\$399,950

6301 Perry Park Blvd. #6, Larkspur

This 1,682 sqft Private 2 Bedroom 3 Bath Townhouse perched high on a private hilltop overlooking the Perry Park Country Club. This home offers 4 outdoor living spaces and a 2-car garage.



SOLD
\$915,000

14197 Furrow Road, Larkspur

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



SOLD
\$952,000

10783 S Perry Park Rd. Larkspur

Welcome to "Windy Hollow" This 3,637 Sq.Ft. Ranch Style home sits on 30-Acres. Very Private and zoned Agricultural--bring your horses and all your other animals! NO HOA and No Covenants.



SOLD
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We Brought the Buyer

4299 Cheyenne Dr. Larkspur

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\$790,000

We Brought the Buyer

8134 La Veta Rd. Larkspur

This 2,771sqft Ranch Style Home sits on 5 acres in Perry Park East. 5 Bedrooms, 3.5 Bath and Three Car Attached Garage.



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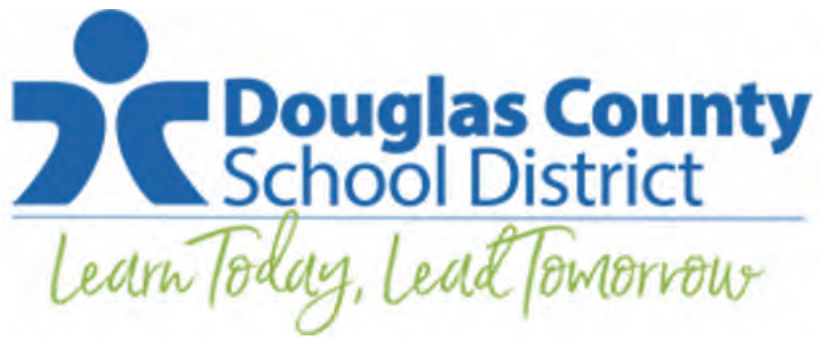


ROAD TO RETURN

Nate Jones

Communications Manager

ndjones@dcsdk12.org



DCSD Board of Education Approves
Target Date to Return Elementary
Schools to Full-Time, In-Person Learning

On September 15, the Douglas County School District (DCSD) Board of Education voted unanimously to return the school district's elementary students to full time, in-person learning by a target date of October 19.

The Board will review the status of the targeted return at its next regularly scheduled board meeting on October 6.

A 100% eLearning model will continue to be offered to elementary school families who prefer that option.

DCSD staff will also begin engaging with community members, educators, and staff on the feasibility and potential timing of returning middle school and high school students to full-time, in-person learning in the future.

More information about DCSD's Road to Return is available online at www.dcsdk12.org/roadtoreturn.

Superintendent News

Paula Hans

Public Information Officer pmhans@dcsdk12.org

At a Special Meeting of the DCSD Board of Education on September 8, Superintendent Thomas Tucker resigned from the school district, effective September 30, 2020. Dr. Tucker said it was a personally difficult decision, sharing that his immediate family remained in Ohio when he was hired as superintendent in July 2018, and that his mother in Arkansas is facing increasing health challenges. The Board unanimously accepted his resignation. Dr. Tucker will remain on leave through the effective resignation date, but will be available as needed to assist the Board with the transition to an interim superintendent.

At a Special Meeting of the Douglas County School District (DCSD) Board of Education on Thursday, September 24, the DCSD Board voted 5-0 (two board members were absent) to name Corey Wise as the sole finalist to serve as the school district's interim superintendent.

Mr. Wise is serving in his 25th year in the Douglas County School District. He began in the district as a student teacher, and later held the roles of teacher, assistant principal, and founding principal of Legend High School. He currently serves as DCSD's Executive Director of Schools for the East Highlands Ranch Region and Alternative Education. Mr. Wise is a long-time resident of Parker, where he resides with his wife and two children (one is a DCSD graduate and the other is a DCSD student).

In alignment with state statute, the Board will now move into a 14-day waiting period to continue vetting Mr. Wise, prior to officially naming him as the DCSD interim superintendent.

"I love Douglas County," said Mr. Wise. "I appreciate and value all of the people who make up the Douglas County School District. We are going to work hard to continue to make us better, to bring in the voices needed, listen to them, and bring the community together to find ways to make the school district stronger. It's not about the past, it's not about right now, it's really about what we're going to do moving forward."



Perry Park

Water & Sanitation District



SEPTEMBER NEWS FROM THE WATER DISTRICT

by Brian Arthurs...

"Water is the most basic of all resources. Civilizations grew or withered depending on its availability."

-Dr. Nathan W. Snyder-

Many believe the Anasazi and Maya were among the past societies to be undone by drought or poor water management.

The regular monthly board meeting for the Perry Park Water and Sanitation District was called to order at 4:30 pm on September 16th with all directors available.

The first order of business was approval of the minutes from the August 19th regular meeting. Approval was unanimous. Disbursements totaling \$237,410.43 were then also unanimously approved.

A preliminary draft summary of the Forecasted 2021 Budget as Projected was then presented to the Board by the District Manager.

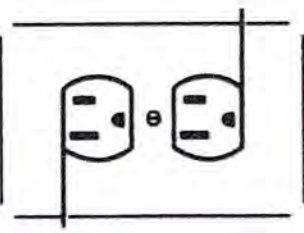
Audience participation involved requests for updates on the Waucondah Wastewater Treatment Plant power, odor, and noise issues. District Manager Diana Miller summarized what has, is, and should be done to remedy the situation. The Board, reiterating the importance of these issues, scheduled a dedicated work session for October 26th to meet with, receive input from, and review completed reports from the District's engineering firm.

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

New Business: Andy Morris and Brian Arthurs will make up the Compensation Committee to supply annual budget input. Contracts, though not executed, will be watermarked "Draft" and included with the information packet as previously provided to attendees at regular meetings. Director Maras presented his opinion of what may be construed as the appearance of a conflict of interest. After discussion and submission of documentation, it was determined no conflicts of interest by the Board, employees, or subcontractors were present. The Board noted the importance of this issue and need for continued review.

There being no further board member discussions nor audience participation the meeting was adjourned at 6:00 pm. Further information is available on the district website, www.ppwsd.org.

Editor's note: There is a wonderful kids page on the ppwsd website with fun facts, activities, and experiments. Just go to the website and click on "Kids."



electric

Pete Dunbar

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



Under Contract!

**8457 Sugarloaf Rd
 Perry Park East
 Larkspur
 \$1,195,000**



Beautiful nearly new 4,449 finished sqft ranch home perfectly situated on a 5 wooded acre lot. From the hickory floors to the stone accents throughout this 4 bedroom, 6 bathroom home not a single upgrade was overlooked during the design process. The great room features a stone surround fireplace & floor to ceiling windows to enjoy the view of the towering pines. The amazing kitchen will delight the chef in your family with top quality stainless steel appliances. The master suite will lavish you in luxury with hickory floors & a luxurious master bathroom featuring heated floors. Your guests will feel right at home when they come to stay in the finished walk out lower level featuring a gorgeous wet bar & family room. Relax in the sauna with teak floors & bench seating.



Just Sold!
 1819 Quartz St
 Meadows, Castle Rock
 \$430,000



Just Sold!
 5090 Perry Park Rd
 Sedalia
 \$1,000,000



CLIENT TESTIMONIALS



"Ben Wolfe is a realtor and person of thoroughgoing class and professionalism. Ben worked tirelessly and expertly in the marketing of my Larkspur property, as well as guiding me in

the acquisition of my new home. He was in constant and meaningful communication over the course of both transactions. In seeking a new home, the demands of my needs and wants led to the necessity of having a realtor at my side with experience and that is Ben Wolfe. Through Douglas, Elbert, & El Paso counties, Ben logged countless hours and hundreds of miles in directing me on my quest for the right property. Ben is the real estate professional you will be fortunate to have in your corner." **Monte Muldoon**

Just Sold!
 19345 Indian Summer Ln
 Woodmoor, Monument
 \$585,000



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

www.DiscoverLarkspur.com



Greetings bear enthusiasts! Berry Bear here. I report each month on local bear news from a bear's perspective - except December through March while I'm enjoying my winter hyber-cation period.

We black bear continue to demonstrate our enhanced appetites by a marked increase in bear sightings, broken tree branches, garbage can raids, and a sharp increase in downloads of the *Weight Watchers For Bears* app. If you don't want to become a victim of garbage sprawl on your property, don't "poke the bear" - so to speak - by making last night's potluck dinner accessible to us via your accessible garbage can. Also, be extra aware when you are out and about that we are active in the area. If you are a known sleepwalker who unconsciously wanders outside at night, consider taking extra precautions like tying yourself to the bedpost, at least until December. Just kidding.

What Are the Odds?

While bear attacks do sometimes happen, they are quite rare. In fact, they are so rare that you are 12 times more likely to die from a bee sting than from a bear attack and 10 times more likely to die from a dog attack than from a bear assault. So be on guard for wandering bees and dogs.

Also, we cannot infect you with Coronavirus. However, I'd suggest you still keep a social distance of at least 50 feet from us at all times.



Ask Beary Bear:

The short answer is no... you are much too salty. We bear see humans as a source of food, not a food source.

Although bears are classified as carnivores, we are technically omnivores like you humans. We can be found eating a diet consisting mainly of meats and plants and fast food leftovers if you leave them in your unlocked vehicle.

About 90% of our diet consists of plants such as leaves, flowers, grasses, mushrooms, roots, berries, and fruits. We also eat nuts, acorns, honey, grubs and small mammals. We occasionally will eat dead animal carcasses – most often, roadkill. We usually

won't hunt down and kill an animal just to eat it.

As far as I know, there are no credible reports of a black bear killing a human for the sole purpose of eating it. Almost all physical bear/human encounters involve people being in close proximity to food the bear is fixated on, not being the food source itself.

Our true nature is non-confrontational with unquenchable appetites for food... kind of like your freeloading brother-in-law, Harold.

Please send your pictures and videos to me at wisebeary@gmail.com for posting in a future edition of the Larkspur Sentinel.

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



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From the Larkspur Fire Protection District

by Cindy Applegate, Secretary-Board of Directors

Yearly Call Review:

January 1, 2020 - August 31, 2020 we ran a total of 584 calls compared to 803 calls for the same timeframe in 2019. This is a decrease of 219 calls (-27.3%).

January 1, 2020 - August 31, 2020 our medic units transported 176 patients compared to 226 patients for the same timeframe in 2019: a decrease of 50 transports (-22.1% decrease).

August 2020 Call Review:

August 1, 2020 - August 31, 2020 we ran a total of 80 calls compared to 106 calls for the same timeframe in 2019. This is a decrease of 26 calls (-24.5%).

August 1, 2020 - August 31, 2020 our medic units transported 20 patients compared to 26 patients for the same timeframe in 2019: a decrease of 6 transports (-23.1% decrease).

FIRES : Total of 3 calls: Passenger vehicle fire: 1 (mutual aid)
 Brush/grass fire: 1 (mutual aid)
 Structure fire: 1 (in district)

EMS: Total of 34 calls: Medicals: 26 (in district)
 MVA's with Injuries: 8 (7 in district, 1 mutual aid)

ALARMS: Total of 1 call: Fire alarm system malfunction: 1 (in district)

OTHER: Total of 42 calls (40 in-district, 2 mutual aid)

Fire Prevention Week is October 4-10

This year's theme for Fire Prevention Week is "Serve up Fire Safety in the Kitchen." According to the National Fire Prevention Association (NFPA), cooking is the #1 cause of home fires and home fire injuries. Unattended cooking is the leading cause of fires in the kitchen.

From the NFPA: "Since 1922, the NFPA has sponsored the public observance of Fire Prevention Week. In 1925, President Calvin Coolidge proclaimed Fire Prevention Week a national observance, making it the longest-running public health observance in our country. During Fire Prevention Week, children, adults, and teachers learn how to stay safe in case of a fire. Firefighters provide lifesaving public education in an effort to drastically decrease casualties caused by fires."

"Fire Prevention Week is observed each year during the week of October 9th in commemoration of the Great Chicago Fire, which began on October 8, 1871, and caused devastating damage. This horrific conflagration killed more than 250 people, left 100,000 homeless, destroyed more than 17,400 structures, and burned more than 2,000 acres of land."

Larkspur Fire District continued...

The Peshtigo Fire: While Fire Prevention Week is held during the week of the anniversary of the Great Chicago Fire, did you know of the other great fire that occurred at that time? It was the Peshtigo Fire, a horrific wildfire event and the most devastating and deadly fire in American history. This single wildfire occurring on the very same day as the Great Chicago Fire, started inland from the north shore of Green Bay in Wisconsin. The fire consumed the town of Peshtigo in one hour where around 800 lives were lost. The Peshtigo Fire also burned down 16 other towns, carried up into the Michigan Peninsula and embers were carried by the wind almost ten miles across the waters of Green Bay where the fire swept through 3 more counties. In all, somewhere between 1200-2400 lives were lost across the 1.5 million acres burned by the Peshtigo Fire!

With all the smoke in the air this year from the wildfires in Colorado and then from the west coast fires, this should serve as a wake-up call to all the residents of the Larkspur Fire Protection District! Get out and mitigate your property! Preserve your home, your community, your lifestyle and just maybe your life!

Please call the Fire Marshal at 303-681 3284 (office) or 303-880-4724 (cell) to schedule a free visit to review your property with you to analyze your wildfire hazards and risks. He will help you to prioritize your fire mitigation work to most effectively become a Firewise property. Community leaders, advocate for all residents to mitigate their properties so we can continue to live in such a beautiful area!

Our next scheduled board meeting is Thursday October 8, 2020 at 6:00 PM at Station 161. DCPA The meetings are open to the public. It is possible this may be a virtual meeting. Please check the website for details. Larkspurfire.org



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Ranch Land Cleanup

Chris Miller
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mrhauling19@gmail.com

A Walk on the Wild Side...

by Susan Peters

Get That Long Underwear Out...Bird Catastrophe...Wolves Legal Residents in Colorado...Short Takes

Freeze Warnings!

First!!! If you are not planning on feeding birds this winter and are feeding them now, please stop. Otherwise they will be dependent on you for food when the snow tops the Mulleins, and they will starve to death.



The cooler weather and shorter days remind us to use to prepare for the not-so-pleasant weather to come, (unless you are one of those freakoids, in my mind, that relishes freezing cold temperatures, blizzards, moving avalanches of snow, hauling in wood with their freeloaders – spiders, stink bugs, earwigs – all to entertain your winter guests).

As it cools off, mice, spiders, particularly black widows, and other critters seek the warmth of our houses for the winter. Count among those pack rats. We now have a resident pack rat that is really one hardworking dude or dudette. It has made some kitchen drawers its home. It carries about 20 pounds of dog kibble a night into its favorite lair, along with a huge number of other items like packages of gum in shiny wrappers, Swiffer duster refills, dish clothes, and pot holders which it shreds, and all kinds of odds and ends. So far it has managed to steal the bait from our have-a-heart traps without being caught. I guess it does not want to live at Bear Dance where it could spend the winter collecting golf balls.



By now all of my hummingbird feeders would be cleaned and tucked away for the winter, but a few tenacious youngsters still want their sugar-water joy juice, particularly two broads (female broadtails.) But going further into October I will definitely leave one up for the migrating stragglers. By the end of October, if they have not gotten the message, it is sayonara.

And time to stock up on bird seed – black oil seed, and a good quality seed mix with no red millet and only a small quantity of white millet, and Nyjer thistle, found at feed and grain stores in Castle Rock. Whole unsalted peanuts, best bought at Costco, delight the jays on snowy days, and direct them away from the regular feeders so smaller birds can feast in peace. Put out a small salt block with fine crystals also offered at feed and grain stores. Salt is an essential mineral, but not the salt we use in our food.

Hopefully this October will be at least seasonal as compared to last year's which zapped everything and left us in a month of cold and snow. The very cold days in early September were sure a shocker. I was doing everything I could to get the hummers out of here including playing badminton. They were the birdies. I was the launcher with the racket.

But hummingbirds are made to sustain cold weather. They can drop their usual 107 internal temperature down to 46 degrees. And they can drop their heart rate from 1,260 beats per minute to 50 to 180 beats. So, this low metabolism puts them into a kind of torpor or mini-hibernation.

Other less adapted birds did not do so well.

Walk on the Wild Side continued. . .

OMG – Major Bird Demise

Researchers are rushing to explain the sudden demise of hundreds of thousands, if not millions of birds recently throughout southern Colorado and New Mexico. Most of these have been small songbirds.

Birds usually go into a tree or bush to die, but this time they are literally falling out of the sky. Some theories are being offered:

- The birds were fooled into migrating early either due to the thick smoke and/or the frigid spell that went through in early September. This left them without the time to build the reserve fat needed for long trips.
- In migration they were taken off course by the weather and/or smoke and ducked down to find food and water, into places not having the supply of food that they require.
- Birds are very susceptible to smoke and the smoke likely damaged their lungs, which could cause them to stop flying mid-air.



This is a tragic occurrence considering the bird population is taking a major hit from global warming, loss of habitat, and insecticides. What's a bird to do? There are no colonies on Mars to take refuge in.



Wolves take Center Stage

Okay, folks, it's almost time to fill out those ballots. And this year Colorado Initiative 107 allows for the sustained management of wolves being reintroduced into Colorado. Right now, it is overwhelmingly supported by voters except on the Western Slope where more agriculture with sheep and cattle exists.

Actually, wolves are already back in Colorado. A breeding pair and its pack reportedly living in northwest Colorado wandered over the Wyoming border and were immediately shot to death.

The years of their being in Yellowstone National Park and surrounds has given scientists and naturalists plenty of experience to make a sound recommendation for their return. This bill would set up a fund for the reimbursement of ranchers for lost stock along with monitoring wolf activity and proactive re-introduction. People against the legislation say that the wolves are already here and we don't need to spend the money particularly when coffers are empty from COVID-19. But then how do ranchers get reimbursed for losses and how is sustainability and management insured?

Ranchers cannot kill wolves attacking their stock, as it will result in a fine of up to \$100,000 and a year in jail for each offense. The best they can do is to shoot and kill the injured livestock.

But what was found in Yellowstone is that wolves restored a natural balance, where before the place was overrun by coyotes and way too many elk. Wolves cull the old and infirm, leaving a healthier herd. And there is plenty of game for the hunters. There have been only two attacks on humans in over 100 years, as wolves are very shy and don't like people encounters, contrary to Little Red Riding Hood. Stock loss has been extremely low. The Rocky Mountain Wolf Project says,

"You don't have to look much farther than Rocky Mountain National Park to see how much has changed since the last gray wolf was killed in 1944. Evidence of drastic change is all around us — what used to be wetlands are now bone dry. Colorado's ecosystem flourished for thousands of years while the gray wolf roamed—and in just over 70 years, our ecosystem is paying the price of human ignorance."

The Denver Post endorses this initiative for many of the same reasons I list. And I for one would love to hear the howling in our high peaks while sitting beside a campfire.

Walk on the Wild Side continued. . .

Short Takes

Almost all of the summer birds have exited right. The bluebirds will leave later this month. The winter birds of blue jays and Oregon races are already staking out their digs. The baby Hueys, namely doves – Mourning and Banded, may or may not stay over. They are fairly fickle.

I realize that it is early to start shopping for the holidays, but I have to tell you about an awesome birders' gift, either for yourself or someone else. I recently received a magnificent book entitled What It's Like to be a Bird by David Allen Sibley. Its cover is even adorned with our Western Tanager. The book is filled with incredible information and many tips, like what to do when a bird flies into your house. Don't wait until December to get it, as it is in great demand and keeps undergoing reprints.

The wildlife at our house has been active. Each day brings 30-50 turkeys. Both an adult and a yearling bear drop by offering their greetings and to check to see if we would concede to let them have some of our grub. Deer are everywhere including some formidable-looking bucks. Remember that it is rutting season and a buck will spear your dog, thinking it to be a challenger in the love game.

Apparently, the garter snakes are doing well in the birthing area. We see a lot of very young ones with even two sunning on a fake rock.

And your moment of Zen – a Rufous-sided Towhee scratches among the leaves for insects to dine on.

That's all folks for this month. Gotta run – I have to empty and clean the yellow jacket traps in readiness for the crop of wasps for next year.

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



Ready to start your adventure? Cub Scouts Pack 260 is based out of Castle Rock and welcomes boys and girls entering kindergarten – 5th grade to join our group! Low fees, high impact, and a ton of fun for kids and their families!

Visit www.pack260.net, call/text Lisa Clark at 410-258-3385, or email lisaelaineclark@yahoo.com for more information.

The Larkspur Area Real Estate Market --- SEPT 2020

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

Homes Currently For-Sale (9/09/2020) --- **14** (\$399,950 to \$1,700,000) --- Median \$794,500
Average Days on Market --- 69

Homes Currently "Under Contract" --- **29** (\$425,000 to \$2,499,000) --- Median \$799,500
Average Days on Market --- 98

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 *
8/31/2020	72	\$4,295,000 \$299,900	39	\$683,350	\$352 \$143
8/31/2019	73	\$3,440,000 \$161,000	58	\$661,500	\$398 \$107
8/31/2018	76	\$6,750,000 \$298,000	55	\$650,000	\$399 \$119
8/31/2017	94	\$2,719,200 \$215,000	59	\$585,000	\$310 \$116
8/31/2016	68	\$3,200,000 \$110,000	82	\$556,500	\$435 \$101

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
8/31/2020	\$705,059	+ 5.39%	\$190	+6.74%	\$207	+6.15%
8/31/2019	\$669,029	+3.04%	\$178	+ 5.95%	\$195	+5.41%
8/31/2018	\$649,285	+ 6.24%	\$168	+ 9.80%	\$185	+2.21%
8/31/2017	\$611,133	+10.45%	\$153	+ 5.52%	\$181	+9.70%
8/31/2016	\$553,328	-----	\$145	-----	\$165	-----

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

The above information has been researched from the Metro Denver MLS System (www.REcolorado.com) by Dave Gardner of Keller Williams Realty DTC, LLC. It is believed to be accurate, but is NOT guaranteed. Every property will have unique factors affecting value such as location, condition, acreage, quality, size, age, upgrades and features. This is reflected in the wide range for "High and Low Price per Finished Square Feet" shown above. A thorough in-person assessment by an experienced real estate broker or licensed real estate appraiser is recommended to determine the actual current market value on an individual property.



Dave Gardner's Results Team

303-681-1000

HomesInLarkspurCO.com



WALTSWORDS

by Walt Korinke



Oct 2020

I just sneezed next to my computer and the anti-virus popped up.

RIDGEGATE – It has been almost 20 years since the first shovel turned ground at **RIDGEGATE** and today the development's west side of I-25 is 95% complete. The West Village is home to Sky Ridge Medical Center, Charles Schwab 6,000 employee campus, the Performing Arts Center, shopping, dining and about 6,000 residents. The few remaining sites include the planned new 1,100 employee regional headquarters for the Kiewit Corporation, an employee-owned Fortune 500 contractor based in Omaha, Nebraska. Privately held, it is one of the largest construction and engineering organizations in North America and is the general contractor for the \$1.2 billion I-70 expansion. Remaining is 19 acres (two sites) designated for a medical and an entertainment use.



The year 2020 marks the start of RidgeGate's next long-term (30 year) development plan for their 4-square miles of land on the east side of I-25. To be built are three new residential villages housing 10,000 residents, two mixed-use districts to include 12 million sq. ft. of office, retail, and hospital/medical space, all served by two light-rail stations, and 1,000 acres of parks, trails, and open space. The three-lane widening of the east side of

RidgeGate Parkway is already under construction and a grocery-anchored retail center is in planning.

The area immediately around the terminus RidgeGate Station is planned to integrate more than 700 apartments along with retail and other commercial uses. This fall Regency Residential plans to start construction of **RidgeGate Station Apartments**, a 540-unit development along with 10,000 sq. ft. of ground floor retail space. Secured parking, pool, spa, clubhouse, pet grooming, library/office center, and other amenities will be provided with occupancy by the end of next year... downtown living on the outskirts of Denver.



RidgeGate has been a patient, well-planned, and capitalized development that has maintained excellent quality throughout its development and with the East Village underway, provides an excellent southern boundary to the current Denver city limits. Topographic considerations have already pushed the next I-25S developments to the east side of Castle Pines and onward to the south end of Castle Rock where Toll Brothers is underway on a large residential development (fall units available). The Crystal Valley bridge will cross I-25 later this decade, opening a probable west side I-25 building boom stretching from Plum Creek Pkwy to as far south as Tomah Road. Our country way of life is changing quickly.

CASTLE ROCK – July estimated population is 74,269 – should pop the 75,000 mark by year end.

Residential construction continues to boom – July permits for new construction included 103 single family and 124 multi-family units. Year to date 799 residential permits have been issued, which is 40 above the five-year average. Commercial activity has slowed to a crawl with no new permits issued in July. Thirty-one new projects are under review with the majority being either single or multi-family.



Toll Brothers has started the Town’s southernmost stretch of I-25 bounding development excluding Bell Mtn. Ranch several miles to the south and has already put in the initial roadways, utilities, and sewers. Models are under construction and will be open in October. The first two areas are currently defined as **Montaine Point** starting in the upper \$400K’s and **Montaine Estates** from the mid-\$600K’s. Areas are defined as either 55+ active or family. This large development will include 549 acres of open space and 13 miles of trails along with designated school and church sites. Great views of the mountains but currently a sparsity of trees.



The 1929 vintage **Olinger Andrews Caldwell Gibson Chapel** (funeral home) located at 407 Jerry Street, one block down from the old county courthouse, will be demolished and replaced with a new funeral home and chapel on the 20,891 sq. ft. site. Renovation of the existing structure was studied and considered unfeasible, with the new building better meeting the needs of the community.



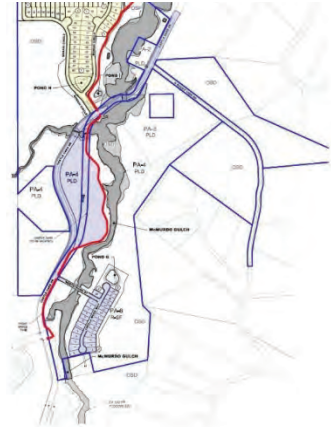
Founder’s Marketplace located on the north side of Route #86 and Founder’s Pkwy, (King Sooper’s Center on the south side of the interchange) will see the development of a medical office building





directly behind the 7-Eleven. The 13,500 square foot building will be centered on the rectangular shaped 1.59 acre site. The five tenants will include a veterinarian, an optometrist, a general and a pediatric dentist, and an orthodontist. The building will be one-story, 21.6 ft. height and will have an outdoor seating patio at each end. Three public meetings were scheduled with no objections or comments received. This will leave only two undeveloped lots at this two year old development.

In the same neighborhood, an application for a 105 single family development - **North Basin Village @ Terrain** - to be located in two separated locations is under consideration by the Planning Dept. The sites run along Castle Oaks Drive and include a 150-acre open site dedication. Public hearings to follow.



Between North Basin above, and the Founder's Marketplace, another development planned is **The Caliber @ Terrain**. Proposed on the 26.5 acre, 2 tract site are 21 two-story apartment buildings containing 226 residential units. The typical clubhouse/leasing office, a pool and a dog park will be among the



amenities plus 204 attached garage spaces and another 212 surface parking spaces.

Construction on the downtown **Encore Condominiums** has topped out, sales commenced 3 months ago and interior improvements are underway. Not waiting to see the final results, and with no model available to view, buyers have already bought a quarter of the available units including all



the larger 3-bedroom units along with one of the 2-story models. All the one bedrooms, and some of the two bedrooms are still available.

encore
CASTLE ROCK

Shakespeare	B4.2	\$529,975	2 LEFT
Fitzgerald	B4.3	\$529,975	
Steinbeck	B5.1	\$574,975	
Whitman	B5.2	\$574,975	
Melville	B5.3	\$574,975	
Hemingway	B6		SOLD OUT
Blake	C1	\$810,975	1 LEFT
Huxley	C2		SOLD OUT
Frost	C3		SOLD OUT
Voltaire	C4	\$861,975	2 LEFT

MONUMENT – With the first half of the Jackson Creek Parkway conversion to a boulevard completed, the groundwork has commenced just north of the Walmart/Home Depot Center, on the west side of the parkway for the new **Monument Marketplace North**. The development will consist of seven, +/- 1 acre lots zoned for a variety of retail and service center uses. Lot 6 at the center-rear of the site has been sold to **Freedom Express Car Wash** and the remainder are priced from \$15 to \$20/sq. ft. or, to be leased at \$29 to \$32/sq. ft. as completed buildings. The car wash will be approximately 5,966 sq. ft. and the lot is 1.24 acres. See picture of typical 9,100 sq. ft. building for the project.



Just to the north of the Marketplace, **Ferrari Films** will be relocating from smaller facilities in town to its new 15,732 sq. ft. to-be-built building on 2.03 acres and will expand its workforce from 16 to 35 employees. The firm established in Monument in 1996 has been producing instructional films for the Dept. of

Defense for over 20 years as well as for the business and general community. The majority of the vacant land continuing north along the parkway is currently zoned for single-family, multi-family and condominiums.

The 1.98-acre Lot 5 of the Wolf Business Park (Beacon Light and #105) will be developed with a 10,000 sq. ft. warehouse, 5,000 sq. ft. office and a fenced-in storage yard. The occupant will be **Redline Pipeline** which is currently operating out of a house in Monument.



A final site plan has been approved for a recently annexed 219-acre property west of I-25 and north of Forest Lakes/Baptist Road for 399 single-family homes. **Willow Springs Ranch** will include a trail system paralleling the main road, and a bridge over Monument Creek will be built. Five acres will be dedicated to the school district and 100 acres will remain as open space and include four parks. Four wells will be drilled to add to the water supply and a dog park and community garden will be included in the development. Four commercial buildings totaling approximately 27,095 sq. ft. will be included in the development that will house dental and medical offices as well as retail and/or food service businesses.

COLORADO SPRINGS – Amazon continues its major growth efforts in Denver and Colorado Springs, and we are only about 8 months away from the completion of the new **Amazon Distribution Center** under construction at the Colorado Springs Airport adjacent to other Amazon distribution facilities. The five story, 3.7 million sq. ft. facility will be the largest building in the Springs, and we believe in the entire state.



Another biggie for the airport is the announced **Aerospace** \$100 million research and development center, a 90,000 sq. ft. building that will house an additional 200 engineers, scientists, analysts, and cybersecurity specialists; doubling their employee base in the airport’s Peak Innovation Park. Spring of 2022 is the planned opening.

CENTRAL CITY / BLACK HAWK – Both Towns were founded in 1859 during the Pike's Peak Gold Rush. Half the size of Larkspur, Black Hawk’s population was 118 at the 2010 United States Census,



making Black Hawk the least populous city in Colorado while the somewhat larger Central City has 765 citizens.

While the amenities are somewhat limited for the time being, the ability to safely enjoy gambling in these two old adjacent mining communities, subject to protocols and new health and safety precautions, is alive and active.

In March, the long running competition between the two towns brought a legal suit by Central City to challenge a new development planned by Black Hawk. Fortunately, the towns were able to settle their differences and the new \$50 million **Lake Gulch Whiskey Resort** can now proceed with its development plans. To the benefit of both towns, this will add a non-gambling tourist attraction to the area that is intended to bring future gambling and tourist facilities to the area as well. With 80% of Gilpin County’s workforce tied to gaming, diversification is a major objective of the communities. Black Hawk will annex 221 acres on the SW corner of town for the whiskey production facility and a hotel complex. The developer is Proximo, a large producer of fine spirits such as José Cuervo, Bushmill’s Black Rush, their Denver subsidiary Stranahan’s, and Tincup Whiskey who will employ 85 workers for the distillery, hotel, campground, event area, hiking trails, zip lines, and in true western style, an axe-throwing course. All going well, Lake Gulch Whiskey Resort is expected to draw 60,000 visitors annually.



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Lee E. Stubblefield, a major figure in Perry Park's history

December 19, 1922 - August 1, 2020

Submitted by his family

Lee Stubblefield passed away peacefully in his home in Austin, Texas on August 1, 2020, after succumbing to long-term dementia. He was 97.

Born in 1922 to humble West Texas cotton farmers, Lee was the eldest of six children. He worked the family farm, until the age of 19, when the US entered World War II. Lee enlisted and eventually became a pilot in the US Air Force. In the 1940s, he flew dangerous missions in India/China and nearly died of malaria while delivering supplies over the Burma Hump. He recovered and later roared his B-24 down the Champs-Élysées and buzzed the Arc de Triomphe during the Liberation of Paris on August 25, 1944. In the 1950s, he served in the Korean War and received a Bronze Star for flying dangerous Weather Recognizance Missions over enemy territory. Later, while stationed in Japan, he was one of the first pilots to fly into the center of a hurricane. In the 1960s, as Titan Missile Complex Operations Commander at Lowry during the height of the Cuban Missile Crisis, Lee received Presidential commendation for exceptional service. During his honorable 26-year career with the Air Force, he received several decorations including the Distinguished Flying Cross, Air Medal with Six Clusters, Bronze Oak Leaf Cluster, and the Bronze Star. Lee retired from the USAF as a regular full colonel on September 30, 1967...yet retirement was only the beginning of an extraordinary life still to come.



Although Lee was involved with several land development projects, perhaps the grandest was Perry Park Ranch in Douglas County, Colorado. In 1967, Lee formed the Colorado Western Development Company and purchased a private ranch of approximately 5,500 acres from Boyd Cousins which, at that time, was known as the Perry Ranch. Lee renamed the property Perry Park Ranch and platted its current layout with a vision of developing one of the most beautiful residential communities in the area. The grand Echo Hills Country Club was developed during this time and opened in 1971 with Governor John Love in attendance. The platted area within the park continues to thrive and now showcases more than 650 homes.

In 1968, Lee visited the tropical paradise of Manzanillo on Mexico's Pacific coast. With a group of limited partners, he began development on a new project along a sleepy, three-mile beach on the Miramar Peninsula, the Bahia de Santiago Yacht and Country Club. Eventually, Lee built Vida del Mar on the mountainous part of the peninsula, which remains an immaculately maintained, oceanfront private complex.

Lee E. Stubblefield had a brilliant mind, a good heart, a love of aviation, and a lot of grit. When he wasn't busy flying planes or running numbers in his head, he enjoyed studying Spanish, reading the Wall St. Journal, playing tennis, and eating butter-pecan ice cream.

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Twice widowed, Lee was preceded in death by his second wife, Sheila, his first wife, Ann, son Lee "Tex", and daughter Deborah. He is survived by daughters, Diane and Patricia Stubblefield (Nic Lob), both of Palmer Lake, grand-daughter Lisa Best (Matt) of Houston, Texas, great grand-daughter, Amber Best of College Station, Texas, as well as extended family and friends. He will be profoundly missed.

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