



# *Larkspur Sentinel*

Serving Perry Park, Larkspur, and the surrounding community

November 2021

## **November - the time to be grateful is now!**

I, for one, am very glad we have a month where the focus is on gratitude. I think it's important to take some time to appreciate our families, our friends, our community, and whatever you choose to add to the list. My gratitude extends to everyone who helps make the Larkspur Sentinel a reality every month: the dedicated folks who volunteer their time and effort researching and writing interesting articles, the loyal advertisers who share their services and resources with us, photographers who share their talent, my copy editor who diligently reads every word for accuracy, Kathy Lobato for printing copies for the box at the front of Perry Park, to Sean King for doing his online magic to make every issue digitally available, to the the editorial board who helps me stay on track, and to the community for receiving this publication with enthusiasm.

This month, we say goodbye to Karl Roscoe, who, since July 2020, has written informative articles building awareness around home energy conservation. Thank you, Karl, for your dedication and passion!

Let's head into this holiday season with an attitude of gratitude, looking for opportunities to help others, appreciating the uniqueness of our lives and community, and as always. . .

Please, remember to be kind,

*Margot Patterson*

Editor

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





# ELIZABETH OWENS



## THE RE/MAX COLLECTION<sup>®</sup>

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



## Monthly Networking Mixers

November 8th (Monday) @5:30p via Zoom

December 4 (Saturday) @Sundown - Christmas Tree Lighting

December 13 (Monday) @5:30p Monthly Mixer TBD

- Interested in Sponsoring a Christmas Tree? contact Peggy Whalen at [info@larkspurchamberofcommerce.com](mailto:info@larkspurchamberofcommerce.com)

## Bobcat Kids Giving Tree

Bobcat Kids is a non-profit organization that assists local Larkspur Elementary families in need, providing gifts, clothing, and holiday meals. This year, there are a two ways that you can get involved:



- There will be a giving tree in the front entryway of the school just after Thanksgiving. Tags with items needed will be decorating the tree. Please drop by and pull a tag or two to help out. Then purchase those items and deliver them to the school.

- There is a virtual giving tree available here. You may claim one or more items by adding your name to the list. Then purchase those items and take them to the school.

All items need to be delivered, **UN**wrapped, to the school by December 13th. If you have any questions, please contact Erin at 303-387-5375 or at [lesbobcatkids@gmail.com](mailto:lesbobcatkids@gmail.com). Thank you!!!!

**Bobcat Kids Virtual Holiday Giving Tree Sign Up Genius**  
<https://www.signupgenius.com/go/10c0d45abad22a1f-8cf8-bobcat>

## Blanket Brigade

### 210 Quilts and counting!



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 have been able to create and give away 300 quilts each year. This year we have completed 210 quilts as of October 15 and distributed a total of 164 to:

Castle Rock Hosp. ER Dept.	58
Castle Rock Hosp. Sunshine Cart	12
Castle Rock Hospice	14
Douglas County School Dist	40
Sweet Dreams in a Bag	20
Church in Littleton	12
Family affected by fire in Palmer Lake	8

If you know of anyone in need of a little extra comfort, contact Terry Wedges at [redwages7@gmail.com](mailto:redwages7@gmail.com), Gwen Underwood at [gwenspur@icloud.com](mailto:gwenspur@icloud.com) or Cindy Hotaling at [cjaspsjr@yahoo.com](mailto:cjaspsjr@yahoo.com). We will arrange to get a quilt to you. We are a 501 (c)3 and we operate mainly with donations of fabric. If you have any extra fabric, batting or yarn, please consider donating to our group.

We meet 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!



electric

Pete Dunbar

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# Perry Park Metropolitan District

The Special District For Perry Park Ranch

*by Sean King, Secretary, PPMD*

## Board not pursuing Flock Safety at this time

For the past six months the Board has been considering a proposal to install Flock Safety cameras at the front entrance to Perry Park. After gathering information from the community and from the vendor ([Flock Safety](#)), the board decided not to pursue this service. Top concerns voiced by the board and attendees were that the system would be of limited value in our neighborhood and how the privacy would be protected for citizens whose data was being captured.

## Formation of the Entry Design Committee

The board has formed a committee to explore options to update the front entrance to Perry Park. We recently discovered that some of the rock signage is actually in the county right of way and needs to be moved. Since this is one of the most prominent areas of our neighborhood, the board is looking at the opportunity to update the front entrance to reflect the expectations of those who live here and the natural beauty of our surroundings.

The Entry Design Committee will be chaired by Sean King (me) and Randy Johnson. We are actively looking for volunteers from our community to participate in this committee as we begin to evaluate options and potential vendors. The board also encourages and expects significant feedback and engagement from the

community and will be methodical in our approach to allow the time and communication necessary for that involvement. If you are interested in participating in the Entry Design Committee, please contact [info@perrypark.org](mailto:info@perrypark.org). We expect to start setting up committee meetings later this month.

## Next Board Mtg: Thursday, November 11th 6:30pm - Perry Park Country Club

The board will start reviewing budget for 2022 during this meeting. We will also be hosting the meeting on Zoom for those who wish to attend virtually. As usual, details for the meeting will be posted before the meeting through our mail list and on social media.

Please go here to sign up for our mail list:

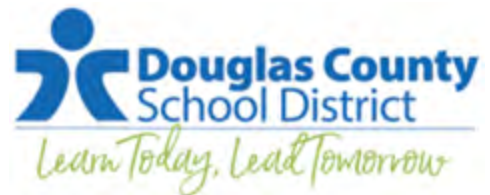
[PPMD Mail List Sign Up](#)

All Perry Park residents are welcome to attend and participate.

### The PPMD Board of Directors

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

## Social Emotional Learning – a Main Focus for DCSD



Superintendent Corey Wise talks about Social Emotional Learning (SEL), a main focus in DCSD this year. While SEL isn't new to DCSD, it's more critical than ever as students, staff, and families cope with the ongoing COVID pandemic.

SEL helps children learn critical skills such as self-awareness, self-management, social awareness, decision-making, and relationship building which in turn can help reduce stress, anxiety, and other potential barriers to learning. See what SEL looks like at three DCSD schools and hear why it's such an important element for our school communities.

### Watch video >>

Visit [www.dcsdk12.org/SocialEmotionalWellness](http://www.dcsdk12.org/SocialEmotionalWellness). You'll find resources and support for your whole family on self-care, mental health, social-emotional wellbeing, fitness, nutrition, and more on our website.

# NEWS FROM THE WATER DISTRICT

by *Brian Arthurs*

*“What makes the desert beautiful is that somewhere it hides a well.”*

*Antoine de Saint-Exupery*



The Board meeting scheduled for October 20, 2021 was postponed until after the publishing deadline for inclusion in the Larkspur Sentinel. Pertinent issues and other relevant information will be included with the November Water News.

As an alternative, an edited inspirational story with relevance to water follows.

## Water In The Desert

Once a man got lost in a desert. The water in his flask had run out two days ago, and he was on his last legs. He knew that if he didn't get some water soon, he would surely die. The man saw a small hut ahead of him. He thought it would be a mirage or maybe a hallucination, but having no other option, he moved toward it. As he got closer, he realized it was quite real. So he dragged his tired body to the door with the last of his strength.

The hut was not occupied and seemed like it had been abandoned for quite some time. The man entered into it, hoping against hope that he might find water inside.

His heart skipped a beat when he saw what was in the hut - a water hand pump..... It had a pipe going down through the floor, perhaps tapping a source of water deep under-ground.

He began working the hand pump, but no water came out. He kept at it and still nothing happened. Finally he gave up from exhaustion and frustration. He threw up his hands in despair. It looked as if he was going to die after all.

Then the man noticed a bottle in one corner of the hut. It was filled with water and corked up to prevent evaporation.

He uncorked the bottle and was about to gulp down the sweet life-giving water, when he noticed a piece of paper attached to it. Handwriting on the paper read: "Use this water to start the pump. Don't forget to fill the bottle when you're done."

He had a dilemma. He could follow the instruction and pour the water into the pump, or he could ignore it and just drink the water.

What to do? If he let the water go into the pump, what assurance did he have that it would work? What if the pump malfunctioned? What if the pipe had a leak? What if the underground reservoir had long dried up?

But then... maybe the instruction was correct. Should he risk it? If it turned out to be false, he would be throwing away the last water he would ever see.

Hands trembling, he poured the water into the pump. Then he closed his eyes, said a prayer, and started working the pump.

He heard a gurgling sound, and then water came gushing out, more than he could possibly use. He luxuriated in the cool and refreshing stream. He was going to live!

After drinking his fill and feeling much better, he looked around the hut. He found a pencil and a map of the region. The map showed that he was still far away from civilization, but at least now he knew where he was and which direction to go.

He filled his flask for the journey ahead. He also filled the bottle and put the cork back in. Before leaving the hut, he added his own writing below the instruction: "Believe me, it works!"

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

# GIVE THANKS WITH A GRATEFUL HEART

Happy  
Thanksgiving!  
So grateful for all  
my friends and  
clients!



**Nancy Page Cooper**  
MANAGING BROKER

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## FROM THE LARKSPUR FIRE PROTECTION DISTRICT

*by Cindy Applegate,*

**Yearly Call Review:** January 1 - September 30, we ran a total of 822 calls compared to 665 calls for the same time frame in 2020: an increase of 157 calls.

**Monthly Call Review:** September 1 - 30, 2021, we ran a total of 75 calls compared to 81 calls for the same time frame in 2020: a decrease of 6 calls.

- Fires: Total of 4 calls (1 in-district, 3 mutual-aid)
- EMS: Total of 41 calls
  - Medicals: 24 (23 in-district, 1 mutual-aid)
  - MVA's with Injuries: 16 (16 in-district, 0 mutual-aid)
  - Motor vehicle vs. pedestrian: 1 (1 in-district)
- Alarms: Total of 1 call:
  - Fire alarm system malfunction: 1 (1 in-district)
  - Carbon monoxide malfunction 1 (1 in-district)
- Other: Total of 29 calls (27 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. Recommendations to reduce your risk from wildfire will be given, 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

**Wednesday, November 10th**

**6:00 PM at Station 161**

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

**This may be a virtual meeting.**

**Check the website for details.**

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

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



We recently tried Scileppi's at the Old Stone Church (in CR) again and think they've improved the menu even more! While the service was still slow, due to the inability to hire enough wait staff/cooks, the staff was very polite and hustled as much as they could. We had a delightful luncheon of Linguine Carbonara (w/prosciutto, garlic, parmigiana-reggiano & a touch of cream) and Linguine with Clams (...and **no canned** clams!) Now do not try these if you are on a diet – otherwise, just enjoy! And, their house wines are pretty decent.

Our first time at The Great Divide Brewery & Roadhouse in CR (Riverwalk and Wilcox) proved to be very worthwhile. They have a wonderful, unique menu with all the traditional breakfast/lunch items, as well as a plethora of unconventional dishes such as "Short Rib Benny" which was a delicious combination of poached eggs, English muffin, beef short rib, caramelized onions, Hollandaise and basic pesto accompanied with two corn tortillas. For those of you who are trying to eat a healthier diet, check out the variety of appetizers they offer which include: Asian Brussel Sprouts, Greek Hummus, Thai Cauliflower and a number of terrific salad choices!

We were very happy to read in Walt Korinke's column last month that a Texas Roadhouse is coming to Castle Rock in the Promenade. We have always enjoyed the one in Monument in the Walmart/Home Depot shopping center. It's an easy drive if you take Hwy. 105 down to Monument then turn east till you come to Jackson Creek Pkwy then take a right (south). That way you don't have to worry about any back-ups on I-25! My favorite choice on the menu is their wonderful, juicy Prime Rib – yum! It's served with small cups of regular horseradish, creamy horseradish, and au jus. You have your choice of 2 side dishes (and the list is quite long) and I recommend the Caesar salad and loaded baked potato. Also included are wonderful soft rolls and their yummy honey butter.

We are inviting all of you to chime in and let us know some of your favorite dining choices! Feel free to email me c/o larkspursentinel@gmail.com



Greetings readers. **Yabba Dabba Doo Bear** here. I thought dressing up as Fred Flintstone for Halloween this year would yield a bag full of goodies. Unfortunately, people saw through my costume and greeted me with air horn blasts and pan banging. No treats, lots of tricks.



### Fall Transition

Fall transition follows a period after our eat-o-rama phase (hyperphagia) when our metabolic processes change in preparation for hibernation. We bear voluntarily eat less but continue to drink large amounts of water to purge body wastes. As our hibernation period approaches, we become increasingly sedentary, resting

22 or more hours per day. During this time, our normal active heart rates fall from 80-100 per minute to 50-60 per minute. Once we transition to hibernation, our heart rate drops to 8-21 beats per minute to conserve energy. This slowdown of our metabolism is required for our bodies to burn fat slowly to survive the winter months.

### Ask Beary Bear

#### How do black bears choose their winter dens?

Air Bear BO. Just kidding. Most people are surprised to discover that we bear scout out our winter den locations during the summer months. When it comes to location, safety is the essential factor. Since we will basically be in a semi-coma state for several months, the last thing we want is to be awakened by a threatening encounter.



Rock crevices and caves are always good possibilities. Sometimes we dig a den into a hillside or under a tree root system. Some of our lazier kin plop down under a pile of brush. Whatever our choices are for our winter homes, we never return to the same den twice. I got my eye on a vacant piece of ground next to a trash dumpster. This way, I won't have to wander far come Spring to resume my favorite activity – dining ala trash container.

If you should happen upon one of us hibernators during a winter hike, be aware that even though we look like we are a sleeping ball of black fur, we may wake up if startled or threatened. Insomniacs are no doubt jealous of our ability to wake up briefly from a deep sleep then resume our state of deep zzzz with no difficulty at all.

### Home Stretch

It has been a wonderful year to cohabitate with you. We appreciate all your efforts to help us eat healthy food provided by nature rather than leftovers from your garbage can. We hope that the more you know and understand us, the safer we will all be living in this bearlicious wonderland together.

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

Your friend,

**Beary Bear**





# DAVE GARDNER'S *Results* Team



Office now located on the Main Street of Larkspur



**For Sale**  
**\$649,900**

**8977 Spruce Mountain Rd. --- Town of Larkspur**

Turn Key Opportunity - Live here, Work here or BOTH! This property is zoned "Business" with many Commercial Uses Allowed. Totally Renovated Ranch-Style Home is located on the main street of the Town of Larkspur only 1-mile from I-25.



**For Sale**  
**\$1,149,000**

**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!



**Under Contract**  
**\$99,900**

**6154 St. Andrews Ct. --- Perry Park**

FANTASTIC MOUNTAIN VIEWS from this **1-Acre lot** in the scenic "Spring Canyon" area of Perry Park BACKS TO OPEN SPACE and the "Sleeping Camel" Rock Formation! Breathtaking Views of Red Rock Monoliths.



**Under Contract**  
**\$80,000**

**7170 Independence Ct. --- Perry Park**

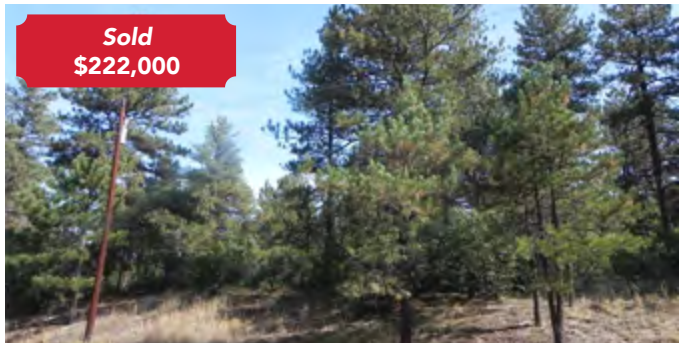
1-Acre Lot in a Majestic Pine Forest within walking distance of the Bear Dance Golf Course (home of the Colorado Chapter of the PGA). Enjoy SOARING PONDEROSA PINES providing that Colorado Rocky Mountain ambience.



**Sold**  
**\$324,900**

**184 Columbine St. --- Town of Larkspur**

Charming House with 1,041 Main Floor Square Feet located only 1-mile off of I-25 and 9-miles south of Castle Rock. Heavily wooded area with Soaring Ponderosa Pines--it feels like you are living in the forest in a small mountain community!



**Sold**  
**\$222,000**

**989 Hoosier Dr. --- Sage Port**

Ready-To-Build 1-Acre LOT in the Majestic Pine Forest at Sage Port near the Bear Dance Golf Course. Water and sewer tap fees are PRE-PAID. Topography is nice and FLAT making this an easy lot to build on.



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

**303-681-1000**

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



# MONEY TO BURN

by Karl Roscoe

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

Well here we are in November, already and again. This'll be the final article for Money to Burn (tough news for my fan base...).

I've been chewing over what to say and how to say it for four or five months now. I'm still not actually sure what this article is going to end up looking like—let's find out together, shall we?

This morning in the shower I was struggling with some head-math—a real challenge, trying to do figures and get clean at the same time. So, this evening I sat down with the spreadsheets and calculator and came up with some real numbers. In our old house, with ground source heat pump for heating and cooling (all electric), we paid about \$2900/year for electricity. That probably doesn't sound so bad for many of you—maybe close to what you're spending now. We lived in that house for 20 years. If you add in the gas bill (a mere pittance at \$13/month), you get another \$150/year. For the 20 years we lived in that house, we paid the local utility companies just over \$60,000. (For regular readers, you'll be happy to know that our current utilities load is \$972/year, or just over \$19,000 for twenty years.)

If I had done the math twenty years prior, I could have seen that, in addition to building an efficient house with an efficient heating system, I still would have had a huge energy cost waiting for me. With a good portion of the \$60,000 of consumables I didn't really need to consume, I could've put in an astounding solar panel system which would have covered my costs and had a return-on-investment time of 15-17 years. So, our last 3-5 years of living in that house would have been free (utility-wise, anyway).

I realize that everything I've talked about in this series has had a pretty hefty price tag. I understand that it is difficult to justify that kind of monetary outlay for something that's pretty much invisible. As for my wife and I, we've spent some pretty serious money on consumables. We wouldn't have had to if we had looked at upgrading as an investment. So, yeah, investing in a better insulated, Passive Haus type upgrade can save money while using fewer resources, using consumables more wisely, and maybe doing our part to invest in our children's future on an increasingly tenuous planet

It's been tough for me to try to write in capitalistic terms and ideas. My audience (at least in my perception) is focused on the bottom line. "No investment without an ROI of fewer years than I expect to live in this house!" The



fact is that this isn't a capitalistic issue. This is a Life-and-Health-of-this-Planet issue. Our current target for stopping global warming is 1.5 degrees above the pre-industrial baseline temperature. Just yesterday I read that the warming trend is expected to exceed 2.7 degrees C. If you want to discover exactly how frightening that is, check out the book *Six Degrees: Our Future on a Hotter Planet*, by Mark Lynas. That book scared the bejibbers out of me, and unfortunately most of what he has to say has come to pass in a relentless and inevitable sort of way.

Unfortunately, the problem of climate change is so immense and has so many facets that the average Joe and Jane just can't wrap their heads around it. So, we just keep on doing what we've done all our lives and hoping that some miracle will come along and save us. No miracle is going to come along and save us. The only thing left for us to do is to do all that we can. And if we do our part, and if we demand that our government does its part, and if we use our power as consumers to make commerce and industry do their part, we may have a chance to slow this crazy train.

So I just can't keep writing to you about money. I can't keep trying to convince you that you'll save some cash if you invest in insulation and efficient heating and cooling systems. The best I can do is to ask you to stop and think. To educate yourself on the vastness of this problem. To choose to do something—something that is likely going to cost you big money—that could potentially change the future for the better. And do it because it is the right thing to do.

I understand that this is a huge ask. I understand that our country is not in a very cooperative mood right now, and that asking for personal sacrifice is not really on the table. But that's where we are as a species. Personal sacrifice is what we have to work with right now.

And I'm exhausted. The avalanche is sliding toward us, picking up speed, and we're arguing about which garden center has the best petunias. So I can't do it anymore. I'm gonna go back to putting my head down and trying to do everything in my personal power to not be a part of the problem. But I can't keep asking you, month after month, to insulate your da\*\* house. It's just too much.

Thanks for sticking with me and reading what I've had to say. And insulate your da\*\* house.

## Volunteering at Aging Resources:

**“It’s an opportunity to treat people the way I want to be treated as I age.”**



In last month’s article, we explained that an aging resources center connects older adults to services, information, and resources that promote aging with independence and dignity. We outlined some of the services we offer and described how they benefit our communities.

This month, we spoke with Aging Resources volunteer and Larkspur resident, Norman Hansen, about his experience working with the organization.



**Aging Resources (AR):** How long have you been a member of the Larkspur community?

**Norm Hansen (NH):** Six years.

**AR:** What do you like about living in Larkspur?

**NH:** Well, we purchased a business and were looking for a house that met our needs. We found it in Larkspur. I’ll tell you – they’re going to have to haul me out of here. I love the clean air, the quiet, and the privacy. Everyone’s really friendly. And the wildlife – the wildlife puts the icing on the cake for me.

**AR:** How long have you been with AR? What motivated you to get started as a volunteer?

**NH:** I guess about a year. I had some free time when we were first starting the business, and I was searching for something that interested me. This did, because I think that the elderly are, basically, treated poorly in this country. It was an opportunity to treat people the way I want to be treated as I age.

**AR:** Besides volunteering, do you have any other hobbies or activities you especially enjoy?

**NH:** Work, and then work, and after that work. I do have a dog that I walk daily – a shepherd-doodle.

**AR:** Is there anything you’re looking forward to this fall, or next year?

**NH:** I’m looking forward to trying to learn how to work less next year – to taking a little time off. Not sure what I’ll do, but that will come.

**AR:** If you could send a message to potential volunteers, what would you say?

**NH:** I’d say that the staff is amazing in terms of being organized and providing support, and they’re just great people to be around.

We’re grateful to Norm for his generous words, for taking the time to speak with us, and for his support of our organization and the folks that we serve. Our services simply would not be possible without the help of volunteers like him. Over the past several months, we have received an unprecedented number of new member applications. In order to continue to deliver the services our older adults rely on, we need to grow our volunteer force, too. That’s where you come in! Volunteering with Aging Resources is great way to make a positive impact in your community and to forge new and lasting relationships. Come join us, our staff will be happy to assist you every step of the way!

**303-814-4300 [www.agingresourcesdougco.org](http://www.agingresourcesdougco.org)**



*Grateful for volunteers all  
throughout our community!*



## BEWARE OF TURKEY POACHERS!!! ...and report them!

Over the years wild turkeys seem to disappear for a while starting in the third week of November. It seems coincidental that this happens right before Thanksgiving. It is not.

Roving bands of hunters scout out the birds during the daytime and then come back in the wee hours of the morning to scare the birds and chase them up into trees just to open fire on them.

This is illegal and dangerous to people, their pets, and other wildlife. These hunters, if caught, can be prosecuted for Hunting at Night, Trespassing, Not having a Permit, Firing a Firearm in a Restricted area, like a housing community, and myriad other counts.

If you see or hear anything regarding suspicious behaviors, call 911 IMMEDIATELY, then call our Colorado Parks and Wildlife agent Sean Dodd at 303-291-7134.

Check your field cameras and ring-type devices on your property to see if you have hunters recorded on them.

Help protect our wildlife, especially turkeys, at this time of year.

## Let's all pitch in and do something positive!

If you have coats\* that you no longer need, please consider donating them to the Coats for Colorado program. Since 1981, Coloradans have kept each other warm by donating to Coats for Colorado, organized by Dependable Cleaners. Coats will be distributed by non-profit organizations.

\*All sizes of winter coats are collected, but children's and extra-large men's and women's coats are especially needed.

\*NOT accepted are: rain and snow boots, raincoats, ski pants, hats, gloves, mittens and scarves. Monetary donations are also NOT accepted.

### Dropoff locations:

Perry Park - email [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com) for location

Larkspur - Dave Gardner's Real Estate office across from the Corner Market, open M-F 8:30a-6:00p  
Larkspur Elementary School - box inside front door - open during regular school hours

### Dropoff Deadline is November 23.



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

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

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

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

Find more information about us at [knotheadtree.com](http://knotheadtree.com)

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



## Oak Leaf Award Winners: Moore and Weston

*by Richard Bangs, Co-Vice President  
DLC Board*

Preserving Douglas County’s open spaces is not an easy job. In addition to the organizations dedicated to the task, such as parks and open space departments of governments, and land preservation entities such as the Douglas Land Conservancy, there are many individuals who give their own time and expertise to protect the natural wonders that make up much of our county.

Each year DLC recognizes one of these individuals by presenting that person with the Oak Leaf Award. Usually, the presentation is made at a public soirée with food, drink, and speeches. Because of the Covid pandemic, however, the 2020 and 2021 Oak Leaf Award events did not happen.

Instead, DLC Executive Director Patti Hostetler congratulated the two Oak Leaf Award recipients, Sue

Moore and Mark Weston in a virtual awards presentation in early November.

“Douglas Land Conservancy is honored to present these annual Oak Leaf Awards to Sue and Mark as a token of our appreciation for their community involvement and commitment to open space conservation throughout the years,” said Hostetler. “As this saying from Jane Goodall goes; ‘You cannot get through a single day without having an impact on the world around you. What you do makes a difference, and you have to decide what kind of difference you want to make.’”



The 2020 recipient was Sue Moore in honor of her significant contributions to the community through agriculture and land conservation.

Moore, who lives in the West Plum Creek valley, grew up on a cattle ranch northeast of Colorado Springs, where her lifelong love for productive land, open spaces, livestock, and agriculture generated an early spark.

She went to school and college in Virginia and Massachusetts and got her first job at the United Nations in New York. She and her husband Davis went to work at the Central Intelligence Agency in Washington for a few years before returning to Denver, where she taught history at Kent Denver School. In 1966 they purchased an old homestead in the West Plum Creek valley where they still live. For years she bred thoroughbred horses and Black Angus cattle. They have two sons ranching and farming in Montana and three grandchildren.

Moore’s community activities in Douglas County have included memberships on a library accessions committee, the county fair livestock sale committee, and the Douglas County Historic Preservation committee.

She has served as an active 4H mom, a Plum Creek Pony Club instructor, and an original board member of CALF, the Colorado Agricultural Leadership Foundation. More recently she was a board member of DLC and still



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volunteers on two of its committees. She also has done volunteer editing for the Colorado Cattlemen's Agricultural Land Trust.

The 2021 Oak Leaf Award recipient is Mark Weston. He is being honored for his contributions to open space preservation locally, regionally, and nationally.

Weston is not a Colorado native, but he moved here as soon as he could. He grew up in Birmingham, Mich. After a couple of summer jobs working in Colorado in the late 1960s, he moved to Colorado in 1970 to attend Colorado College in Colorado Springs. He's been in Colorado ever since, earning a Masters of Library Science degree from the University of Denver, after graduating from Colorado College. He worked in libraries before switching to real estate appraisal in 1986.

In the early 1990s he worked on the citizen-initiated campaign to institute a sales and use tax in Douglas County to help fund the purchase of open space.

Weston consults nationally on matters related to qualified appraisals, qualified appraisers, and conservation of land



and water rights. He retired as the Director of Colorado's Division of Conservation in September 2019. Prior to joining state government in 2016, Weston practiced for 30 years as an independent real estate appraiser, with special interest in valuation of conservation easements on private land.

His local service includes being on the Douglas County Planning Commission, the county's Open Space Advisory Committee, Director of Cherry Creek Basin Water Quality Authority, and a trustee for the Douglas County Libraries.

He is a past board member of the Colorado Coalition of Land Trusts and was a member of the Colorado Conservation Easement Oversight Commission. Weston frequently consults on issues relating to appraisals and partial interest valuation.

He was appointed in January 2021 to the Land Trust Accreditation Commission, the national oversight agency for land trusts throughout the United States.

The DLC is grateful for the continued contributions of these two Oak Leaf Award recipients.

For more information about DLC, go to [www.douglasland-conservancy.org](http://www.douglasland-conservancy.org).



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**Coming Soon!**

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# LARKSPUR GARDENERS

by Renee Glover



Do you rotate the crops and annual flowers in your garden? Crop rotation is changing what you plant and where based on plant families or types. Rotation is important because it helps minimize disease and balance out the nutrients in the soil. However, this can be a challenge when you have a small garden. There are some tips and tricks to help make the most of your garden space while using crop rotation to keep your garden healthy and producing well.

Over the next few months, we'll dig in (See what I did there? Garden pun!) to the subject of crop rotation. The first step is in learning a few basics about plant families. Each plant family has commonalities, such as susceptibility to pests and disease, as well as what types of nutrients it requires.

My favorite resource for learning about plant families is from the Penn State Extension, which is part of the College of Agricultural Sciences at The Pennsylvania State University. Their website has a wonderful chart which breaks out the most common plants and even weeds into their basic family groups. Here is the link to their web page with the information:

<https://extension.psu.edu/plant-rotation-in-the-garden-based-on-plant-families>

The informational chart below is from the Penn State Extension.

Family Name	Aliases	Crops & Cover Crops	Herbaceous Ornamentals	Weeds
Solanaceae	solanaceous crops; potato, tomato or nightshade family	peppers (bell and chile), tomatoes, potatoes, eggplant, tobacco, tomatillo	petunia, million bells	nightshade, jimsonweed, henbane, groundcherry, buffalobur, horsenettle
Brassicaceae	Cruciferae; brassicas; cole crops, mustard family	horseradish, cabbage, cauliflower, broccoli, kohlrabi, kale, Brussels sprouts, turnps, Chinese cabbage, radish, rapeseed, mustard, collards, watercress, bok choy, rutabaga	stock, alyssum, candytuft	shepherd's-purse, field pennyress, yellow rocket
Cucurbitaceae	cucurbits; cucumber & squash families	cucumber, melons, watermelon, summer squash, pumpkin, gourds, winter squash		
Rosaceae	rose family, rosaceous plants	apples, peaches, apricots, nectarines, plums, strawberries, blackberries, raspberries, pears, cherries, quince, almonds		multiflora rose
Fabaceae	Leguminosae; legumes, beans, peas	beans, peas, lentils, peanuts, soybeans, edamame, garbanzo and fava beans, vetches, alfalfa, clover, cowpea, birdsfoot trefoil, black medic		various vetches, clovers, black medic
Poaceae	Gramineae; grass family	corn, wheat, barley, oats, sorghum, rice	ornamental grasses	brome, wild oats, crabgrass







PHOTO: Archie Brindleton

## Thanksgiving by the Numbers

*By Jim Philipps – International Association of Fire Chiefs*

Helpful information below on cooking safety from NFPA that fire departments should share with their communities.

For most, the kitchen is the heart of the home, especially during the holidays. From testing family recipes to decorating cakes and cookies, everyone enjoys being part of the preparations.

So keeping fire safety top of mind in the kitchen during this joyous but hectic time is important, especially when there's a lot of activity and people at home. As you start preparing your holiday schedule and organizing that large family feast, remember, by following a few simple safety tips you can enjoy time with your loved ones and keep yourself and your family safer from fire.

Thanksgiving by the numbers:

- Thanksgiving is the peak day for home cooking fires, followed by Christmas Day, Christmas Eve, and the day before Thanksgiving.
- In 2016, U.S. fire departments responded to an estimated 1,570 home cooking fires on Thanksgiving, the peak day for such fires.
- Unattended cooking was by far the leading contributing factor in cooking fires and fire deaths.
- Cooking equipment was involved in almost half of all reported home fires and home fire injuries, and it is the second leading cause of home fire deaths.

Safety tips:

- Stay in the kitchen when you are cooking on the stovetop so you can keep an eye on the food.
- Stay in the home when cooking your turkey and check on it frequently.
- Keep children away from the stove. The stove will be hot and kids should stay 3 feet away.
- Make sure kids stay away from hot food and liquids. The steam or splash from vegetables, gravy or coffee could cause serious burns.
- Keep the floor clear so you don't trip over kids, toys, pocketbooks or bags.
- Keep knives out of the reach of children.
- Be sure electric cords from an electric knife, coffee maker, plate warmer or mixer are not dangling off the counter within easy reach of a child.
- Keep matches and utility lighters out of the reach of children — up high in a locked cabinet.
- Never leave children alone in room with a lit candle.
- Make sure your smoke alarms are working. Test them by pushing the test button.

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# INSURANCE

*As we head into the busy Holiday Season, don't forget to contact me to review your insurance needs for next year!*



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Insurance Agency**

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# A WALK ON THE WILD SIDE...

by Susan Peters

**Fall Prep for Wildlife...Unbearable...Bird Feeder Mistakes...  
Some Wildlife Lover Gift Suggestions ...Short Takes**



## Fall In, then Fall Back

As the temperatures drop, here are a few things that could help the birds over winter whether or not you feed them. One is to build a brush pile in a discrete part of your property to offer songbirds shelter in extreme weather. And they LOVE LOVE LOVE these, joyously flitting in and out of them during the sunny days. The Audubon Society also suggests setting aside downed branches and tree trunks. Then use large logs as a foundation while heaping fallen and cut branches in successive layers.

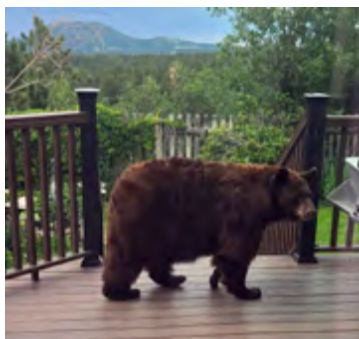
Putting decals or other deterrents on windows that are subject to bird collisions is a worthwhile endeavor, both for your windows and the birds. My sole decal of a chow chow is not quite doing it, so off to get a large hawk decal. The website [flap.org/residential.php](http://flap.org/residential.php) offers many clever suggestions and illustrations of ways to manage the situation. They include decals, film, grills, and exterior shades or solar screens.

And again, don't forget that a heated bird bath will attract a plethora of birds for your entertainment and the birds' benefit. It is so much fun to see birds take exhilarating baths even when it is arctic temperatures outside.

## Unbearable Antics

OK, moi is the first to call out people who don't bring in their birdfeeders before dark. But, yup, I'm guilty. We had just returned from a train trip to Glenwood Springs, and were saying that we needed to bring the birdfeeders in, when out on our deck there arose such a clatter. And, yup, mama bear and her waiting cub were back with their voracious Fall appetites. Not only did she nail the main deck, but also one higher that is seldom breeched. Two large birdfeeders died and one was on life support. Once repaired, it was hung back up. Two nights later, she was baaaaaaack. This time, the third birdfeeder succumbed.

Lesson reinforced and we became very diligent. But tonight, she and "munchkin" were back.



Hubby Dave had forgotten to burn off the grill from lunch burgers. But our sometimes-vigilant guard dog Golden Retrievers (really pussy cats) had their EWSs (Early Warning Systems) kicked in gear and the moment was saved. The birdfeeders were already inside.

I, for one, savor whatever warm days we have in October. But, now, cold weather needs to happen, along with a blanket of snow, to encourage the bruins to head for their winter quarters and tuck themselves in.

November 1<sup>st</sup> in more easterly Larkspur, usually marks the end of the bear foraging, as the bruins don their winter jams and now discuss rental terms for a cozy den to sleep off their newly acquired layer of fat – I wish it was that easy for homo sapiens. Folks living more up in the foothills will probably see them still awake, wandering around, as that is where the prime bear winter real estate is at.

Once the fresh bear poop plops have ceased, bird feeders can be left out overnight and additional morsels introduced like suet cakes and seed blocks. You might want to try a suet cake first in a spot that will leave your deck intact should a bear still be waiting for manna from heaven. The ability of the suet cake to survive will prove that it is safe to leave out feeders.

## Birdfeeders – Mistakes you may be Making and Things to Consider

Well, of all places, who knew that Better Homes and Gardens would be the source of great advice on birdfeeders. There is NO bird in their name. Some of their info I will save for next Spring's articles. They address common mistakes in feeding birds. Here are a few that apply especially now:

1. Not using a variety of feeders. Every avian species has its preference. Tube feeders, platform feeders, suet feeders, fruit feeders, Niger thistle feeders, and nectar feeders are some of the most-common types and will satisfy a wide variety of avian visitors. A feeder attached to the outside of a window for small songbirds is particularly fun; you can watch visitors up close without disturbing them. But save the nectar feeders until spring through fall.

*continued on next page*

*Wild Side continued from previous page*

You can also purchase feeders that keep the squirrels away or that are for small birds only.

2. Using poor quality seed or not putting out a variety. As with feeders, the birds have a preference of the type of food. Black oil sunflower seed is the favorite. Do not buy mixed seed with millet, milo, wheat, or cracked corn in it. Almost no birds like it and it has virtually no nutrition. And the quality can be the difference in life and death if the birds are not getting enough nutrients and energy. Currently I am purchasing my bird seed from Murdochs, which offers great variety. Also, check out Chewy. Getting bags of peanuts from Costco or Sam's Club keeps the larger birds occupied while the smaller birds can feed. Buy and scatter cracked corn on the ground. It is cheap. Doves, jays, and turkeys love it.

3. Letting bird feeders sit empty. Birds seem to learn quickly where their next meal is coming from, and will return again and again to well-stocked feeders. But if feeders are left empty for long periods, birds will look elsewhere.

### **Holiday Suggestions**

Early shopping is being advised this year because of the sluggish supply chain movement. So, here's a few items you may want to consider:

- One of David Sibley's "Bird Basics" or one of his other guides, as well as his "newer" book: "What It's Like to Be a Bird" – a treasure
- Another specialty guide on wildlife like one on tracks and scat
- Birdfeeders – check out the variety of birdfeeders at Duncraft.com, fun to browse, whether you buy them or not.
- Support local businesses like Wild Birds Unlimited in Castle Rock. They offer quite a variety of gift suggestions.
- Buy a piece of art by local artists at the Denver Zoo. The zoo residents are quite talented. Inquire at the gift shop.
- "Adopt" a wild animal in a gift recipient's name that comes with a stuffed animal and a certificate. World Wildlife Fund, National Wildlife, the Audubon Society, and other organizations have a wide variety.
- A heated bird bath – standalone on a pedestal or deck-railing mounted. The birds prefer ground level, but that just sets them up as a birdie smorgasbord when cats are around.

Happy shopping! And you might find a few things for yourself.

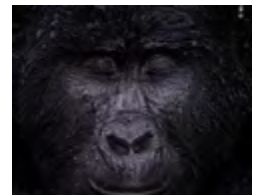
### **Short Takes**

I keep coming across wildlife photography contest winners, so I will continue to share some of those, too.

The first is like an explosion underwater. Several camouflage groupers rush to release their sperm as a female fish drops a burst of eggs by Laurent Ballesta Wildlife Photographer of the Year.



In the next photo, 40-year-old Kibande on a hot and humid day in the Congo closes his eyes during a sudden rainstorm and lets the rain drops roll down his face – caught by Majed Ali.



Then follows two male cichlids coming to blows over a female laying eggs, shot by Angel Fitor.



Photographer Stefano Unterthiner captured two reindeer in Norway during rutting season. He said that he felt immersed in "the smell, the noise, the fatigue, and the pain."



Photographer Jonny Armstrong followed this red fox, and when a storm began to roll in to Kodiak, Alaska, bringing a somber backdrop, the fox scanned the shallows for sockeye salmon that had died after spawning.



Social media members should be seeing lots of wildlife photos and videos taken by our neighbors. It has certainly been an active fall bear-wise. And some great takes on mountain lions, bobcats, foxes, and other critters have shown up.

That's all folks for this month. Gotta run – firewood needs stacking. Oh, joy!

And have a marvelous, fattening, COVID-free Thanksgiving...and remember to have the bird feeders filled and some peanuts out for the bigger birds!

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

# **2021 Christmas Bazaar and Luncheon**

## **“Open to the Public”**

### **December 5, 2021**

#### **at Perry Park Country Club**

**Gift/Craft show Opens 10 am-4 pm**  
**Public Encouraged to come and shop!**  
**Unique Christmas Gifts by local artists**  
**Luncheon begins at 11:30 am**  
**Must have reservations for lunch, CALL: 303-681-3305**





# WALTSWORDS By Walt Korinke

*November 2021*

**CASTLE ROCK** – The year was 1977 and Safeway was celebrating the opening of its bright new 43,000 sq. ft. store at 100 S. Wilcox where it served the community until 2,000. With completion of the new and larger Safeway just down the street at 880 S. Perry, the old store was quickly grabbed up by the Douglas Co. Public Library District for its prime location for a Public Library that would both serve the reading public and function as a draw for the surrounding shops. The existing public library was only 15,000 sq. ft. and this was an opportunity to triple the size of the library at a purchase and renovation cost that was half of new



construction. The Castle Rock population in 2000 was 20,302 and this new library was expected to serve the community for quite some time.



The explosive growth of the south Denver community has grown to 4x the 2000 population with an expected 80,000 residents by year end. Definitely time to update and enlarge the library's capacity. Loving the current location, plans are now in process to construct a **new Douglas Co. Public Library** on the Wilcox frontage of the existing 3.5-acre parcel and once complete, to raze the old building and convert the space to parking. The new library would be a 2-story structure of 62,000 sq. feet. The existing entertainment gazebo will be relocated somewhere else in town. New construction will hopefully commence in the first or second quarter of next year and be complete in late 2023. In addition to its vast collection of books, the new library will house the Douglas County History and Archive center, as well as the central offices for all the Douglas County Libraries.

**Shake Shack**, after a year delay, has finally broken ground on their new 3,500 sq. ft. restaurant at the top of the hill entrance to the Promenade. Angus beef patties, crinkle cut fries, and frozen custard should be available in the spring. They just opened in the B-concourse at Denver International Airport with the added benefit of a liquor license for draft beer, and a whiskey-spiked shake



(that's different!). The Park Meadows Mall will also be getting a Shake Shack (with liquor license for beer and wine) located in the food court – a quality choice to challenge In -N-Out, the other fast-growing chain in the area. You can also find Shake Shacks already operating in Boulder, Edgewater, Highlands Ranch, Cherry Creek North and the RiNo.

**MONUMENT/PALMER LAKE** – To the neighbors' chagrin, a new residential development is set to proceed at the entrance to Red Rock Ranch located on #105 midway between the Palmer Lake and Monument. A 20-acre irregular shaped parcel has been rezoned, bringing the total permits to **40 new homes** to be built on the 55-acre parcel. Neighbors were desirous of preserving the natural park-like setting to the frontage of the set-back ranch development



but were even more concerned with the density of ½ acre lot sizes. The County recognized the existing development rights and slightly increased the number of units by 6. Three homes would be built on 2 ½ acre lots with the remainder being ½ acre lots. The partial rezoning has been approved; the next phase requires approval for individual site plans which will include neighbor participation in the process. It will be a different look for this widely open corridor as the area continues to grow.

**LARKSPUR** – As the 18-mile I-25 GAP nears completion, CDOT is preparing to protect the wildlife that traverses the highway as they migrate. CDOT placed 12 trail cameras along the GAP to help determine the diversity of wildlife present and to capture travel patterns. The deer, elk, and bears will continue to migrate and if blocked will find ways to continue their progress. Twenty-six miles of 8-foot-high deer fencing has already been put in place to direct the animals to prepared crossings. **Four full-span bridges** are underway to permit wildlife to continue their migration under I-25 without disturbing the highway. One of the underpasses which was an existing 150 ft. span just south of Larkspur's Spruce Mtn. Road has been expanded to 300 feet. CDOT's goal is to reduce animal vehicle collisions by 90%. Three of the bridges have been completed and wildlife traffic has already been observed making use of the underpasses. Great for the wildlife and much safer for the fast-moving traffic above.



Addressing another Larkspur safety issue, the potential for adding **sidewalks** along a portion of the downtown and park frontage, is undergoing study by the Town Council. Grant funds are available to cover a majority of the cost. On the drawing board for several years, the Council is hopeful the project can be completed in the first half of 2022.



**COLORADO SPRINGS** – Colorado's 3<sup>rd</sup> **TopGolf** driving range and pro shop has been completed and is now in operation near the Bass Pro at Polaris Pointe. Practice your golf year-round on the elevated and heated 74 bay driving range. For the really serious golfer, TopGolf's tracer technology provides the ability to view their practice swing and adjust accordingly. When you finish golfing, you can eat at the facility and enjoy the two patios, and even play electronic games.



Other entertainment operations at Polaris Pointe include **Magnum Shooting Center**, **Overdrive Raceway**, **AirCity360** (slides, trampolines, Zipway), **iFly** indoor skydiving (next year) and in the process of site purchase – **Dart Wars** Family Entertainment Center (indoor nerf battle). **Bourbon Brothers** and the adjoining Boot Barn provide good food and live entertainment.

Medical, dental, and mental health will be provided for downtown southside's homeless and low-income residents with the new **Peak Vista medical clinic** which just broke ground this month. The 5,000 sq. ft., \$4.5 million building is forecast to open Feb. 14, 2002. The location is a short walk from the Springs's Rescue Mission at the southeast corner of South Tejon and East Vegas Street. Once in operation they expect to provide service to about 500 clients monthly, thereby reducing the demand for emergency calls and the strain on city services.





**Sprouts**, purveyor of natural and organic foods, will be joining the south Nevada redevelopment with their 4<sup>th</sup> Colorado Springs store to be built at 123 E. Ramona Ave in the new **Creekwalk shopping center**. Creekwalk is a 50,000 sq. ft., 5 building property and Sprouts adds 23,646 sq. ft. to the complex. Phoenix headquartered Sprouts is a 19-year-old chain promoting



“healthy living” with its 360 stores in 23 states. Earlier this year, they opened their Colorado distribution center in Aurora to support their growing involvement in the state.



**CASTLE PINES** – The new CITY currently has a 12,500 population and anticipates reaching 35,000 at full buildout. The city government has been very active in its efforts to retain the integrity of the community as it experiences rapid growth and to meet community needs. There is a lot of interest in town for pickleball, which is a cross of tennis, badminton, and ping pong where a player uses a paddle and plastic ball with holes. As a part of the 2021 Coyote Ridge Park Master Plan, four lighted **pickleball courts** are now under construction at a cost of \$250,000. A second phase will include



two tennis courts and a shelter. A new **skate park** will be built to the south of the courts replacing the existing skate park as a third phase effort. Another effort is underway with site selection for the construction of an additional 8 pickle ball courts. Could this become another Olympic event?



**DENVER** – In 2009, nine years after Apple opened its first retail store (510 worldwide), Microsoft launched Microsoft 7 and on the same day opened their first retail store in the Scottsdale Mall (AZ). After growing to eighty-three stores across the nation and around the world, they have decided to close all their stores. Customers/users will now rely completely on the internet for the ability to interface with Microsoft on both their new software and hardware. Their marketing never achieved the same excitement as the Apple stores (now in fifty

different countries), which provide a larger variety of electronic products and with more theatrics in their presentation.



August 2020 was the death knell for **Stein Mart**! With 239 stores in thirty states, (Colorado had 5) - all closed. Not all bad news, just opened in the former 40,000 sq. ft. Stein Mart in **University Hills Plaza**, is **Target’s small new format store**. With 1,909 stores nationwide, 140 are the small format and this is the second for Denver including the 16<sup>th</sup> St. Mall downtown that opened in 2018.



Century Communities owns a 5.23-acre parcel on the “apartment lined” Park Meadows Drive near the Lincoln Station and is now starting the process to develop the **Lincoln Station Apartments**. The plan provides for 425 luxury units in a five-story complex including a gate accessed parking garage. Units include studio, one, two, and three-bedrooms with an average size of 811 sq. ft., and 3,000 sq. ft. of ground floor retail space. Amenities will include a roof top deck, unimpeded mountain views to the west, pool, spa, and multiple courtyards. Special attention is given to pet care with a pet grooming center, and a dog park with a dog flushing system to flush the dog turf before it enters the drain system.







The year was 1971 and home grown **Gart Sports** opened their renowned 45,000 sq. ft. sporting goods store at 1000 Broadway in the unique **Denver Sports Castle**. They operated until 1993 when Sports Authority purchased their business and continued the operation until 2016 when their bankruptcy left the building mostly vacant. Originally built in 1926, the three-story beaux arts style building served as a Chrysler grand automobile showroom. A partnership of Denver based Hyder Construction and Cypress Real Estate Advisors recently acquired the Castle along with the parking lot across the street. They plan to renovate the Castle and have it placed on the National Register of Historic Places. The ground floor will be prepared for retail use with

office space on the upper levels and an added penthouse for use by building tenants. Construction to start in 2023 with the development of the parking lot into 15-story multi-family units. About 2/3 of the units will be 1-bedroom and the building will include a 354 space above-ground parking garage. During the interim, the Castle will serve as an urban event space. This is a wonderful preservation effort of a very unique building, as the Broadway corridor undergoes rebirth with booming commercial and residential development.



Denver downtown south's Capitol Hill to see another block of small restaurants and shops demolished to be replaced with 304 apartments on the 0.8 site. **Avalon Governor's Park** will include 2-below grade parking levels with 284 spaces. The \$75 million development will include a fitness center, coworking space, swimming pool, rooftop deck, and will display art from local artists.



It's not what we say about our blessings, but how we use them. . . That is the true measure of our thanksgiving.

--W.T. Purkiser



# The Larkspur Area Real Estate Market—As of 10/20/21 (Seller’s Market---Low Inventory and Homes Selling Fast)

Homes Currently For-Sale (10/20/2021)---17 (\$649,900 to \$4,495,000)--- Median \$1,149,900

- Average Days on Market --- 42

Homes Currently “Under Contract” --- 18 (\$550,000 to \$1,187,500) --- Median \$897,000

- Average Days on Market --- 20

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 *
9/30/2021	71	\$4,350,000 \$ 324,900	22	\$850,000	\$751 \$148
9/30/2020	77	\$4,115,000 \$ 316,500	45	\$705,000	\$425 \$143
9/30/2019	70	\$3,440,000 \$ 161,000	52	\$668,250	\$327 \$107
9/30/2018	71	\$6,750,000 \$ 298,000	47	\$650,000	\$399 \$119
9/30/2017	93	\$2,719,200 \$ 215,000	54	\$585,000	\$310 \$122

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
9/30/2021	\$882,219	+ 18.64%	\$245	+23.74%	\$271	+ 25.46%
9/30/2020	\$743,584	+ 11.05%	\$198	+ 11.86%	\$216	+ 11.92%
9/30/2019	\$669,565	+ 3.07%	\$177	+ 6.63%	\$193	+ 4.89%
9/30/2018	\$649,608	+ 6.35%	\$166	+ 7.79%	\$184	- 1.63%
9/30/2017	\$610,843	-----	\$154	-----	\$187	-----

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

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

# CLASSIFIED ADS

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

**Colorado Mastication:** fire mitigation, scrub oak removal, lot and brush clearing.  
**719-400-9104**

**SprayTech:** preventive beetle spraying, noxious weed control, tree spraying for insects & diseases, tree deep root watering & fertilizing.  
**720-248-0000**

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

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

## ADVERTISING RATES

Pricing is for Camera Ready Art

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

Submit ad art to

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

## DEADLINES

**Articles/Letters/Ad Artwork/Classified Ads**  
20th of each month

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

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

# TEENS FOR HIRE!!

**AJ:** My name is AJ and I am 17 years old. I live in the Sage Port area and I specialize in yard work. I rake pine needles, mow lawns and weed wack! Call or text me at 720-483-5442.

**Antonino "T":** Very responsible, honest, hard-working 15 year old. Willing to help with walking dogs, raking lawns, shoveling snow, outdoor work, help around the house, etc. Restrictions: school schedule and sports practices.  
480-209-9003

**Mya:** I'm 13 years old. I live in Perry Park. I am available to take care of your kids, house, plants or pets. References available upon request. Very reliable. 720-244-1111

**Sydney:** Responsible teen, age 15, available to watch your plants, house, garden, or kids. I have completed my babysitting class and have references. 720-244-1111

**Taylor:** I am 17 years old. I live in the Sage Port area, I do yard work, babysit, and pet sit. The best place to reach me is to text 720-480-5441.

**TEENS FOR HIRE WAS UPDATED 5/24/21**

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

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

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

Letters should be limited to 300 words. Because of space limitation and legal ramifications, we reserve the right to edit any submitted material and cannot assure that submissions will be printed verbatim or unedited. The Larkspur Sentinel will correct all errors that occur. If you find a problem with a story – an error of fact, or a point requiring clarification, please email [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com).

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