



Happy November, everyone!

I've always like the phrase "**attitude of gratitude**" - is that a challenge for you at this point in 2020 - the weirdest year in a long time? I know sometimes it's difficult to feel thankful, and yet, when I seek out those things for which I'm grateful, there are many: family, friends, our beautiful community, and the fact that the election is almost over (yes, I really did say that!), and I'm hopeful that some of the divisiveness we have been experiencing will fade away.

I'm also grateful for each and every one of our columnists who graciously meet deadlines with interesting, well-researched, and well-thought out articles. I'm grateful for each and every one of our advertisers who support our community and this endeavor. I'm grateful to Kathy Lobato for printing copies every month for the box at the front of Perry Park, to Sean King for uploading the issues to the PPMD website, and I'm grateful to the members of my editorial board for their wise counsel at a moment's notice, keeping me on track.

Please feel free to email me with your ideas for articles, suggestions for other content, I'd love to hear your ideas.

I wish you all a Happy Thanksgiving, and please, be kind.

Margot Patterson  
Editor







# ELIZABETH OWENS



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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 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](http://ElizabethOwens.net)





**EVENTS:**

**2nd Monday of each Month @ 5:30 pm**  
Monthly Chamber Mixer  
Chamber Members & Non Members Welcome!  
November 9  
December 14

For more information, head to our website: [www.larkspurchamberofcommerce.com](http://www.larkspurchamberofcommerce.com) or check us out on our FB Page! @



**MEETINGS:**

Town Council Meeting  
November 5 - 6:00 am to 7:00 pm  
Town Coucil Budget Workshop  
November 12 - 6:00 pm  
Public Hearing  
November 19 - 5:30 pm  
Town Council Meeting  
November 19, 2020 - 6:00 pm to 7:00 pm



**Perry Park Metropolitan District**  
The Special District For Perry Park Ranch

*by Sean King, Secretary*

**Increased Vandalism in Perry Park**

The PPMD Board has observed an increased level of vandalism and other questionable activity in Perry Park over the past few months and is asking for your help with the following:

1. Report any illegal acts directly to the Douglas County Sherrif’s Office either by phone (303.660.7500) or submitting through their [online reporting system](#)
2. Please consider starting a [Neighborhood Watch program](#). Douglas County provides resources and support through their Community Resources Unit for any neighborhood wishing to start a Watch program.

We are fortunate to live here during these unprecedented times. Let’s work together to keep our community safe and beautiful.

**Next Board Meeting: Thursday, November 12th**

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.

The Board of Directors includes:	Randy Johnson – President
	Craig Van Doorn – Vice President
	Linda Black – Assistant Vice President
	Joe Brickweg – Treasurer
	Sean King – Secretary



*Pre-COVID Photo*

## BLANKET BRIGADE WARMS HEARTS

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

The Blanket Brigade is a 501 (c)3 and we operate mainly with donations of fabric. If you have any extra fabric, batting or yarn, please consider donating to our group. We will be meeting on the first and third Thursday of each month from 10 to 2 pm at the **New Covenant Church in Larkspur, 77 Perry Park Ave.** 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 to thread a needle, but if you like to sew we can accommodate those skills as well. Come join us!

## LARKSPUR COMMUNITY PARK HOLIDAY TREES

Each year, local businesses and families have the opportunity to sponsor a tree or bush to decorate at the Larkspur Community Park. The event involves joint effort between the Chamber of Commerce, and the Town of Larkspur. The sponsorship price ranges from \$40-140, and sponsors are required to use only LED lights and provide their own decorations. It is encouraged that the trees be decorated the week before Thanksgiving or at least before Nov 30. We hope to have a man-lift available to help decorate the taller trees during that week before Thanksgiving. The trees will be lit from Dec 1 - January 15. All trees decorations must be dismantled by Sunday, January 17. The Chamber will provide a sign to be placed in front of each tree identifying the sponsor. Payments to sponsor the trees are to be made on the [LarkspurChamberofCommerce.com](http://LarkspurChamberofCommerce.com) website. People wishing to sponsor a tree should call or text Peggy Whalen, 720-217-3478.

## LARKSPUR TREE LIGHTING

Unfortunately, due to COVID restrictions, the annual tree lighting will not be held this year. The trees will be decorated, lighted, and available to be viewed and enjoyed from Dec. 1 - Jan 15.



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It seems like just yesterday that we bear were waking up from last year’s winter nap to enjoy another fun-filled summer season in our beautiful neck-of-the-woods. As autumn days turn colder, we will soon retire to our winter sleeping quarters. You have undoubtedly noticed that we bear have packed on our winter weight by our body jiggle when we walk.

### Trick or Treat (Black bear is hoping for a treat.)

Colorado Parks and Wildlife recently posted a video capturing a young black bear peering in the patio door window of a Colorado Springs home in the middle of the day. This aggressive behavior might have something to do with the homeowner leaving a bird feeder in easy reach on the deck outside the front door. This dude has been tricked into believing that house equals treat. Unless this bear becomes re-educated (hazed), he most likely will end up crossing the line between safe and sorry. I can tell you from personal experience; it’s tough to unlearn old behaviors, especially when they involve a reward like food. I still drool every time I spot a garbage can.

### During warm winters, we bearily barely sleep.

We Colorado black bear are not true hibernators but instead slip into what’s called a “torpor” sleep during the cold winter months. Even so, we often refer to ourselves as hibernators.



### Proof that bears are terrible at hide -and-go-see!



Like true hibernators, while in our altered torpor-nator state, our metabolism slows to a crawl (heart rate and breathing are nearly undetectable), but we can be awakened if outside conditions are right. Unusually warm winter weather is the primary bio-alarm clock encouraging us to wake up and smell the bacon – so to speak.

If the weather remains warm or an extended warming trend develops during winter, it’s not uncommon for us bears to leave our cozy dens for a mid-winter snack. We usually don’t wander far from our winter den beds – possibly up to a few hundred yards or so. Beware: The national weather forecast center predicts a warmer than usual winter for the state of Colorado this year. If this is true, it may not be odd to see us up and out looking for food in January. Therefore, continue to practice the same good bear safety rules as you do during summer months: Garbage cans secured until the morning of trash pick-up, bird feeders in at dusk – you know the drill. Until next time, have a fun, safe winter season, and stay well!

See you in the Spring.  
Beary Bear





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



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



**Just Sold!**

**8457 Sugarloaf Rd  
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 \$1,196,000**

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.



**Under Contract!**  
 7435 Cameron Dr  
 Sage Port, Larkspur  
 \$744,500



**Just Sold!**  
 3694 Dinosaur St  
 Meadows, Castle Rock  
 \$425,000



## CLIENT TESTIMONIALS



"Ben and Debbie sold our home quickly and made sure all of our needs were met. They were very involved in the entire process, made it very easy

[and] were really fun to work with. I liked your energy and I could tell you truly cared about my well being. You were very attentive. Thank you so much for making it so easy." **Janell Bishop regarding the sale of 4057 Red Rock Drive, Larkspur and the purchase of 2800 Summer Day Avenue, Castle Rock**

**Just Listed!**  
 9585 Boone Lane  
 Sterling Ranch, Littleton  
 \$725,000



**Wolfe Realty Group, Inc.**  
 Office 303-681-3553  
 Cell 303-667-7995  
 Ben@DiscoverLarkspur.com  
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## From the Larkspur Fire Protection District

*By Cindy Applegate, Secretary-Board of Directors*

### September 2020 Call Review:

Sept 1-30, 2020 we ran a total of 81 calls compared to 133 calls for the same timeframe in 2019. This is a decrease of 52 calls (-39%).

Sept 1-30, 2020 our medic units transported 44 patients compared to 58 patients for the same timeframe in 2019: a decrease of 14 transports (-24% decrease).

- A. 4 FIRE CALLS :
  - Smoke Investigation, nothing found - 2
  - Brush/grass fire - 1
  - Structure fire - 1
- B. 44 EMS CALLS:
  - Medicals - 29 in district, 3 mutual aid
  - MVA's with Injuries - 9 in district, 2 mutual aid
- C. 5 ALARM CALLS: Total of 5 call, all fire alarm system malfunction, no fire
- D. OTHER: Total of 28 calls, 25 in district, 2 mutual aid  
13 of these were vehicle accident, non-injury; 7 were cancelled en route

### Thanksgiving Safety Tips:

Frying a turkey can be a fun and delicious way to enjoy a holiday favorite. It is also fraught with potential for a really bad day. Safety is paramount when utilizing a large pot full of grease over an open flame and lowering a turkey into the boiling grease. Here are a few safety tips if you decide to deep fry a turkey:

- Place the burner and pot outdoors on a level, stable and non-combustible surface at least ten feet from any vegetation, vehicle or structure, including the overhang of a roof.
- Never leave the pot unattended and keep pets and children away from it at all times.
- Always have a capable partner with you while inserting or removing the turkey from the pot.
- Keep the propane tank ten feet from the burner. Use at least a ten foot length of gas hose from your propane tank to the burner.

- Do not fry a turkey if it's raining or snowing out as the moisture landing in the boiling grease is dangerous.

- Wear long pants, long sleeves and heavy leather gloves when placing the turkey into and removing it from the pot. Heavy canvas work clothing or aramid fiber clothing is preferred.

- Use the right amount of oil to avoid a spill over. Place the turkey into a dry pot and add water to completely cover the turkey while keeping the water level 4" to 6" below the rim of the pot.

Drain the pot and measure how much water you used. The volume of water used will be the volume of oil to use.

- Make sure your bird is completely thawed and dry and the pot has been wiped completely dry. Extra water will cause the oil to bubble and spill over, which will cause a fire.

- Slowly lower the turkey into the pot to prevent oil from splashing. There are a variety of skewers, hooks, baskets and other mechanical methods available to secure the bird and allow you to safely lower and raise it from the pot. Do not try to do this without such a device.

- Use caution when touching the fryer as the lid and handle can become very hot. Also, keep track of the oil's temperature. Make sure the oil you use is rated for the temperature you need.

- Have a multipurpose, ABC rated dry-chem fire extinguisher ready in case the oil ignites. Never use water to cool down oil or extinguish a grease fire as it will cause the fire to instantly expand exponentially and you could receive life threatening burns. Keep the fire extinguisher handy but ten feet from the fryer pot so it can

*Continued on next page*



### Fire Protection District...continued

be reached without risk of injury. Shut off the propane before extinguishing the fire.

**Enjoy your delicious fried turkey and may you have the best of holidays!**

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!

## Fire Protection District Board Meeting

Thursday Nov. 12

6:00 PM at Station 161

The meetings are open to the public. It is possible this may be a virtual meeting.

Please check the website for details.

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



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# OCTOBER NEWS FROM THE WATER DISTRICT

By Brian Arthurs

*"If we could ever competitively, at a cheap rate, get fresh water from saltwater, (this) would be in the long-range interests of humanity an achievement which could really dwarf any other scientific accomplishment." John F. Kennedy*



The regular monthly board meeting for the Perry Park Water and Sanitation District was called to order at 4:30 p.m. on October 21st with all Directors available.

The first order of business was approval of the minutes from the September 16th regular meeting. Approval was unanimous. Disbursements totaling \$235,216.81 were then also unanimously approved.

The Gove Ditch Water Court Case was next on the agenda. Gove Ditch is in the Sandstone Ranch area recently purchased by Douglas County. The allocation of water rights to PPWSD was the primary issue. There were more than seven challenges to our position which emphasizes the importance of this case. In summary, the 28-page Water Court decree issued 10/12/20 was a victory for the District. Attorneys from the District's law firm of Hill and Pollock, LLC were in attendance to supply details and answer questions relevant to the case.

The Board was then presented with the Water and Sewer Service Feasibility Study, prepared by the engineering firm of TST Infrastructure summarizing the impact of providing services to 41 currently undeveloped single-family lots on portions of Bannock Drive, Quivas Road, and Delaware Drive. After review and extensive discussion of all issues addressed in the report, the Board unanimously accepted the

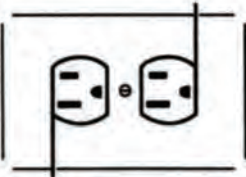
study provided all future area improvements meet the District's infrastructure requirements. It is also important to note the study and approval are a very preliminary step in the development process, and that many other situations/agreements must occur before any development would take place.

## Other matters before the Board:

The Agreement for Services to provide system operations of the District's facilities with contractor Semcor, Inc. for calendar year 2021 was unanimously approved. Annual Conflict of Interest statements for Board members were reviewed, signed, and secured. Director Peterson reiterated the importance of the October 26<sup>th</sup> dedicated work session concerning the Waucondah Wastewater Treatment Plant capacity, power, odor, and noise issues.

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

There being no further board member discussions nor audience participation the meeting was adjourned. Further information is available on the district website, [www.ppwsd.org](http://www.ppwsd.org).



**electric**

**Pete Dunbar**

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

**Did you know that if you google how to roast a turkey, you will get over 260,000,000 hits?!!**





## eLearning Teachers Find Joy Amid Challenges

by **DCSD Communications**

[communications@dcsdk12.org](mailto:communications@dcsdk12.org)

Every school day morning, Patrick Allen greets his second-grade students one by one and, once everyone is present and settled, introduces the first topic of the day. Enter any second-grade classroom, and you will likely see something similar, except that as an eLearning teacher, Allen's classroom exists virtually. "The hard part is not having the tangible aspect of all of this. You know, putting books in kids' hands and sitting down next to them to confer, having kids sitting on the carpet at my feet," says Allen.



Even without a physical classroom, Allen has deliberately set up rituals, routines, and structures for his students that facilitate relationship building. "What I'm trying to do is to make sure I'm incorporating the best of what I know is good pedagogy with this idea of meeting needs virtually," he explains.

Laura Brown, an eighth-grade language arts teacher, is another eLearning teacher hard at work at structuring her virtual classroom. To help organize her new classroom, Brown sought her students' input. She began with an extensive survey to learn more about them, their goals, what support they might need, and their at-home learning environment.



"I discovered that some kids chose eLearning for their health, but that is not the case for every student. We have a lot more kids doing eLearning for many different reasons than I think any of us realize," says Brown.

Next, Brown asked students to complete various prompts that began with "The greatest eLearning teacher is..." "The greatest eLearning student is..." and so on. After compiling her students' responses into a set of classroom norms, Brown says she saw a couple of trends.

"I really got this sense that kids saw this as an unknown environment, and they're counting on their peers to show up and be kind, be understanding, and be thoughtful to one another."

Allen makes it a point to end every day building social-emotional learning skills, like teaching kids how to interact with one another in a new way. It's a challenge, but he maintains a positive mindset.

"I think about author Debbie Miller's advice by asking myself, what's the best that could happen to these kids?" quips Allen. "When we turn negative, we start to give up, and I can't give up on these 28 kids no matter what."



Continuing to navigate learning online may become a long-term endeavor. Some teachers, such as Sue Palacios, a long-term substitute teaching fifth-grade, doesn't see eLearning disappearing any time soon.

"I think eLearning is here to stay," the seasoned educator says. "I think every district will have an eLearning school or another setup. It's something everyone will have to start embracing."

Palacios certainly had to embrace eLearning quickly. After retiring from 27 years in the classroom, Palacios left retirement to help with DCSD eLearning.

"I was surprised at how much technology I had to learn," she comments. In a few short weeks, Palacios learned Google Meet, Google Classroom, Canvas, and the other online tools she needed to teach. "Other substitutes gave me a crash course on the technology aspect, and I'm getting myself up to speed as quickly as possible."

Despite the occasional technology challenge, Palacios says, "the kids are very sweet and patient."

*Continued on next page*

## Douglas County School District Teachers Find Joy...continued



“I thought interaction would be hard to do through Google Meets,” remarks middle school music teacher Alison Mayes. “But I’ve been very surprised by how quickly their character can shine through.”

“All the teachers I’ve worked with are working extremely hard,” says Palacios. “They’re doing their absolute best to provide the best education and to keep things as normal as possible for kids.”

Teachers even had a rare opportunity to see students in person during eLearning school supply pickups during the week of September 21 where families could get grade-specific supplies free of charge.

“It was so heartwarming to see the excitement of the students when they had the opportunity to meet their teacher face-to-face,” says Diane Smith, Director of eLearning. “I hear so many comments from teachers about how much they love their students and what a joy it is to be working with them.”

The eLearning journey for teachers, students, and families is just beginning. For Allen, it’s another step in the process of learning.

“If you truly think that learning is a lifelong process, that’s where we are. This is just another step in that process,” says Allen. “We just have to do the best we can for kids. We have to keep this full and rich and meaningful for them if we’re going to find success.”



## How do you create positivity in your class?

### Jeanie Lieberenz, Kindergarten

I start each day just like I would if I was in the classroom. I encourage students to have conversations with one another, which has brought me so much joy every morning as I feel connected to each of them personally.

### Rebecca Odle, 4th grade

I encourage students to support each other when someone shares out in lessons by showing what I call “sparkle fingers” to their cameras—wiggling your fingers down like a sparkler going off. It’s just a fun way to show that person that we’re listening and appreciate them sharing with us without each kiddo shouting out and talking over each other on camera!

### Kelly Jensen, Kindergarten

We wrap up our day by saying goodbye with a virtual hug, fist bump, high five, or wave to each kindergarten friend. It makes all of us smile and feel connected over the screen.

### Timothy Hanson, 2nd grade

If a student comes up with an amazing idea or answer or shows great work or takes a learning risk, we all open our microphones and chant their name.

### Kayla Thiemann, K-5 Music

We sing and dance, and I let students volunteer to share their singing and dancing if they would like to. It is awesome seeing the students’ participation, creativity, and progress!

### Kimberly D’Arthenay, K-5 Art

I leave the stream on in Google Classroom so kids can share their work, and we can all comment on what we notice and love about it. It helps keep energy and engagement up and has made the class a special time together.





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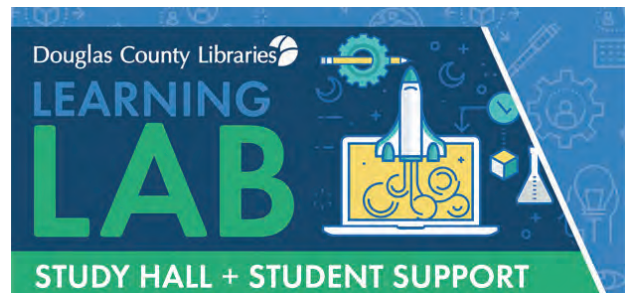


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## Douglas County Libraries Presents:

### Learning Lab: Study Hall + Student Support

Online learning is different for all students. It can be challenging for some and might even feel isolating. DCL Study Halls are here to help students in grades 6-12 who may be missing the classroom experience or simply want a change of scenery while learning. Our dedicated in-library Study Halls offer a distraction-free environment for studying among peers, as well as on-site tutoring assistance for those who need extra help.



Study Halls are available Monday-Thursday at DCL's Castle Rock, Highlands Ranch, and Parker locations in the morning and afternoon. Specialized tutors at each site are available to help with specific subjects:

- Math and Science at Castle Rock
- Language Arts and Spanish at Highlands Ranch
- Science and Math at Parker

DCL Study Halls provide the space and support to help students learn and connect outside the home.

DCL adheres to all health guidelines regarding social distancing and mask mandates. All tables in the Study Halls are sanitized daily during the break between sessions.

Reserve your seat today at [DCL.org/learning-lab](https://www.dcl.org/learning-lab).

## Money to Burn

By Karl Roscoe

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

Many years ago, back when Jimmy Carter was president, the world was introduced to the concept of limited resources. A wondrous new realm of imagination and creation was born. Solar panels, both thermal and photovoltaic, super-insulated housing, amazing ancient techniques for keeping cool in the desert heat—ideas were exploding everywhere. And I was an impressionable teen soaking them all up.

You may not believe this, but Colorado was a hotbed of experimentation and discovery back in the '70's. Out towards Calhan there are multiple underground homes. Not old missile tubes, but purpose-built homes that used the earth for insulation on three sides. I took a lot of heat for wanting to build one back then—they called me the guy who wants to live in a cave. Now they call them 'Green Roof Homes' and 'Earth Sheltered.' And yes, they're still being built. Look here <http://www.formworksbuilding.com> for more info.

Next came the 'Earthship' builders. They took old tires, stacked them into wall and packed dirt into them with a sledgehammer. Cover the whole thing with more dirt and smear adobe on the outside—viola! You're living in a modern Mesa Verde. Here's a link for that: <https://www.youtube.com/watch?v=BNekutd-6qM>.

The person, who built the Earthship in the photo, went Full-Monty on their place: completely off-grid, recycling grey water, interior greenhouse and earth tube cooling. It's probably more than any Sentinel reader wants to do,



but it shows what can be done and in a fairly attractive manner.

Hay bales came next, followed by Insulated Concrete Forms (ICF), followed by insulated pre-fab panels (SIP's—Structurally Integrated Panels). Palmer Lake has an Earthship that was built 25 or so years back. I believe you can also find a hay bale home there. My neighbors have a SIP home, and I've built two ICF homes in the Spruce Mountain area, so I think it's safe to say that the trend of building to preserve your paid-for conditioned air is alive and well.

Speaking of which, I'm very much a money-where-your-mouth is kind of guy. Our current home was built using all the tricks and techniques I talk about in this series. ICF walls, insulated floor, conditioned-space/open-cell foam insulated attic, deeply overhung eaves (to shade windows in the heat of the summer), concrete floors for heat/cool mass, and an ancient system to provide summer cooling called an 'Earth Tube'. And it just looks like a regular house!

That's it for now. Next time: PassivHaus





# Take me out to the Ball Game!

## Front Range Baseball Opens Facility in Larkspur

by Scott Allen

Perhaps you have noticed the ballfield at the community park hosting youth baseball games throughout the summer and into the fall. There have been 126 games this year so far.

You might have seen a young ball player and his family at the Spur, the Pizzeria, or Charito's catching a bite to eat after competing for the day.

Maybe you heard the Star Spangled Banner drift across town center in the early morning of game days. Each day of competition starts off with the national anthem.

Front Range Baseball has established a youth baseball academy here in Larkspur. They are located at 201 Perry Park Avenue and their doors will swing open very soon.

Front Range Baseball will offer a variety of baseball services out of its new facility. These will include:

- League and Tournament offerings.
- Team training programs.
- Organized club teams for ages 9-13.
- Small group and individual lessons.
- Camps and clinics.
- A full-time year-round pitching academy.
- Sports performance training.



The facility is finished to provide an indoor athletic space of nearly 5,000 sq. ft. Adjoining the athletic space is a lobby with a viewing window into the athletic space, a locker room, and administrative office space. The athletic space is provisioned with astroturf and sports netting to support training on a year-round basis. While finished specifically with baseball in mind, the athletic space is versatile enough to support other activities. Front Range Baseball and the Larkspur Parks and Recreation Department will explore the possibility of offering additional community programs at the facility.

Front Range Baseball is already making a positive impact in the community and is committed to contributing to what makes Larkspur such a special community.

For more information, please send an email to [frbinfo@gmail.com](mailto:frbinfo@gmail.com).





# DAVE GARDNER'S

## Results Team

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**\$1,350,000**



### 4491 Shoshone Drive --- Perry Park

No expense spared with this Custom Post & Beam Ranch 5,383 sq.ft. including a finished walkout bsmt. 5 Car 2,342 sq.ft. heated Garages. Includes two extra 1-Acre Lots 3.165 Total Acres.

**FOR SALE**  
**\$144,900**



### 5422 Country Club Drive --- Perry Park

Ready-To-Build 1-Acre Lot in Perry Park is has PRE-PAID Water and Sewer Tap Fees!! -- Backs to open space with soaring red rock formations.

**FOR SALE**  
**\$129,900**



### 8029 Inca Road --- Perry Park.

Ready-to-build 1-Acre lot in Perry Park is ready for your new home! Mountain Views and plenty of trees --- All property pins are staked and flagged. LID paid in full.

**SOLD**  
**\$345,000**



### 1837 Quartz Mountain Drive --- Perry Park East

Super Rare Find!! Very Private Ready-To-Build 5-Acre Lot with Fantastic Mountain View! Soaring Ponderosa Pines & Douglas Firs. Awaiting the addition of YOUR Dream Home.

**SOLD**  
**\$665,000**



### 14116 True Mountain Drive --- Larkspur

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 Unfin Bsmt. plus 2,184 SF Morton Building.

**SOLD**  
**\$395,000**



### 6301 Perry Park Blvd. #6 --- Echo Hills Townhome

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

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# A Walk on the Wild Side...

By Susan Peters

**Settling into the  
Colorado Winter...Water  
Monsters...Short Takes  
Still Time**



Winter reality is setting in - week by week rapidly dropping temperatures along with the few shouts of snowfall so far. By now you've cleaned your bird houses and bird feeders, along with putting away the hummingbird feeders, right?

There are a few more things that could help the birds during winter regardless of 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 suggests, too, 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. I have used glass hanging hummingbird decorations but they are not quite doing it, so I'm 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. We even had a turkey slam into a bedroom window – that sure got our attention!

And again, don't forget that a heated bird bath will attract a plethora of birds for your entertainment and the birds' benefit.

Usually this time of year, things are very quiet with the hummingbirds enjoying time at the southern spa and most other birds having migrated. Not this year! We have 15 bird feeders of various types. We are having to refill them every two days. Wow! We are really going through the seed. The jays, including the newly-returning blue jays, as well as crows, and turkeys are the most voracious. The squirrels help them out. The squirrels are also helping themselves to suet, too. But, aha! I just ordered suet infused with cayenne and got it from

Amazon in one day. The pepper does not bother the birds, but squirrels run the other way.

This is going to be a very expensive birdseed winter. But I also think that I need to invest in a better mousetrap – feeders that for sure will service only small birds. At least the jays won't go after thistle – way too much work for the return, like digging crab meat from little legs. One could starve to death.

The turkeys are now digging shallow holes for denning in my gardens. The big darlings always disappear the week before Thanksgiving for quite some time.

The cute little chipmunks disappeared years ago, so they are not a problem.

## **Water Monsters**

Okay. This article is being written right before Halloween, and the topic would be more appropriate for that holiday and not Thanksgiving. Since the virus is curtailing activities and we are safe in our homes, let's have some fun.

Megalodon had the warm oceans as its domain. Its name means "big tooth," and did it have BIG teeth. . . like 7 inches long. See its tooth compared to a couple of great white shark teeth. It most closely resembles great white sharks, but in mega proportion. It had an average size of 35-39 feet long. Weight – who cares? They were enormous.

So, how do you feed a megalodon? Start with an appetizer of a seal or sea

turtle. Main course? Whale, of course. When the megalodon disappeared, other animals such as the baleen whales, increased in size.

And how about a prehistoric giant crocodile? Fortunately, it lived about 83-72 million years ago. *Deinosuchus* or giant crocodile – how original – grew to be 35 feet long and weighed over six tons.



*Continued on next page*

## Wild Side...continued

It has been argued that even the largest and strongest theropod dinosaurs, such as Tyrannosaurus, probably had bite forces inferior to that of *Deinosuchus*. In fact, the giant croc's diet included dinosaurs. And T-Rex had to have been a choice morsel. These crocs had grinding teeth, not piercing teeth like today's pussycat crocs.

Their fossils have been found in places like New Jersey, North Carolina, Wyoming, New Mexico, and Mexico. It is just a matter of time before one is found in Colorado. You could spend your



Thanksgiving weekend on an archaeological dig!

Well, these dudes are not prehistoric, but sure look like it: consider the two-headed shark. One was caught off the coast of India by fishermen. Talk about Jaws in duplex and twice the bites. How does it decide which mouth gets the prey or do they just divide it up? Should be good fodder for Shark Week. By the way, the fishermen released the shark, which



should serve only to stoke your nightmares.

## Short Takes

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 farther up in the foothills will probably see them stay awake later, as that is where the prime bear real estate is.

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, or wake up in a warmer stretch of weather and seek a snack. The ability of the suet cake to survive will prove that it is safe to leave out feeders. But then the opportunist raccoons will show up.

It appears that the pandemic has affected songbirds around San Jose, California. The sparrows have been found to sing much louder than sparrows in other locations. It is speculated that they had to sing louder to drown out the traffic noise so they could still hear one another for purposes of mating. I wonder if that has changed now that more folks are working from home and traffic noise has decreased.



And with the decrease in people out and about, animals everywhere, including the Galapagos, are more visibly seen - like a sea lion basking on a park bench or goats wandering through towns in England!

That's all folks for this month. Gotta run – dang! All the bird feeders are empty AGAIN! Have an awesome Turkey Day no matter what form it takes!

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





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# The Larkspur Area Real Estate Market --- OCT 2020

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

Homes Currently For-Sale (10/15/2020) --- 15 (\$420,000 to \$1,700,000) --- Median \$799,000  
Average Days on Market --- 92

Homes Currently "Under Contract" --- 16 (\$399,900 to \$2,250,000) --- Median \$779,450  
Average Days on Market --- 57

6 month period Ending in...	Number Sold	High Sale Low Sale	Average Days* on Market	Median Sold Price	High and Low Price Per FINISHED Sq. Foot *
<b>9/30/2020</b>	76	\$4,115,000 \$316,500	44	\$705,000	\$425 \$145
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	94	\$2,719,200 \$215,000	54	\$585,000	\$310 \$122
9/30/2016	70	\$3,200,000 \$240,000	71	\$563,750	\$491 \$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
<b>9/30/2020</b>	\$746,064	+ 11.43%	\$198	+11.86%	\$214	+10.88%
9/30/2019	\$669,565	+3.07%	\$177	+ 6.63%	\$193	+4.89%
9/30/2018	\$649,608	+ 6.37%	\$166	+ 7.10%	\$184	-1.60%
9/30/2017	\$610,713	+10.69%	\$155	+ 3.33%	\$187	+10.0%
9/30/2016	\$551,744	-----	\$150	-----	\$170	-----

\*---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 HomeSmart Realty based in 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. *Larkspur Sentinel, November 2020, Page 20*



# WALTSWORDS

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By Walt Korinke

**November 2020**

*The economy depends about as much  
on economists as the weather does on weather forecasters.*  
- Jean-Paul Kauffmann



**CASTLE ROCK** - At the southeast corner of Wilcox and Third St. (240 Wilcox), caddy-corner from the old County Court House, stands the recently remodeled, and currently renamed **"THE STATION."** The 0.103-acre site has a recorded history running back to 1892 showing Lydia Taylor as the owner. It changed hands four times over the next 19 years. During that period, it grew from a one-story general store adding the 2<sup>nd</sup> floor which was used as a community hall for dances and events. A fire in 1908 burned the upper floor, and the next year the building was totally destroyed by another fire.



In 1910, the site was acquired by the Big Rock Tribe #73 of "Improved Order of the Red Men" (an unusual group whose history can be found on Wikipedia) with plans to build their lodge – it never happened.

In 1916, Dorothy Black purchased the site and the Douglas County Garage was constructed with room for 40 cars. In 1930, Standard Oil purchased the property which operated as an automobile garage and gas station until 1984. Mark Williams, (Castle Rock mayor 1993-1996) became the owner and over time

converted the property into office use. The property was sold again in 1989, 2012, and last year in Nov.



when Jones Brothers Holdings LLC became the new owners. They have just completed remodeling the interior and a portion of the façade and renaming the project **"The Station."** The 3,289 sq. ft.



50-year-old building now rents as co-working and private offices from \$350 to \$1,050 per month.

In the industrial park on the north side of Wolfensberger, adjacent to I-25, the 5,797 sq. ft. **childhood education center** located at 1354 Park St. just sold to buyers who plan to continue its operation as a childhood education center, and bring Brook Academy to the space. The well-maintained property actually sold for \$25,000 over its asking price recognizing both the quality of the structure and the continued need for its services. Contracted at the beginning of the virus, the closing was more complicated, but was recently completed at a price of \$1.13 million.



*Continued on next 5 pages*

**CASTLE PINES** – The undeveloped 10-acre **Lagae Family Tract** located at the southwest quadrant of Castle Pines Parkway and Lagae Road just west of the King Sooper’s Center. This will extend the City’s commercial boundaries to the west and is the first major commercial development on the west side of I-25 in over 10 years. The first phase includes grading of the hilly site, utilities, roadway and sidewalks while the owners actively manage sales and leasing efforts for the actual development. Office, retail, and maybe even a future City Hall are considerations for site uses.



**GENERAL** –COVID-19 is bringing many changes to the housing and commercial real estate industries, some of which are quite surprising. The residential industry, is actually thriving and in metro Denver, breaking new records for both volume of sales as well as pricing. Availability of new homes is becoming as rare as the availability of water. This year has 20% less homes on the market than last year and the typical home price has jumped 8.5%.

Many retail tenants have gone forever, while some are actually thriving under the virus changes. The sit-down restaurants and bars are suffering the most, while many fast food operations are actually exceeding expectations –



especially those with good drive-thru and pick-up facilities. A recent example of restaurant future planning are the new concepts just released by Burger King who aims to do well and expand. Another example of coping with the new challenges is the economic opportunities created by some of the undercapitalized bankruptcies.

Amazon is looking at a number of recently closed mall anchors as a potential for local distribution facilities. The founder of Authentic Brands Group has teamed up with the chief executive of Simon Properties, the US’s largest mall operator, and together they have acquired the bankrupt, 202-year-old Brooks Brothers as well as Lucky Brand Denim with plans to either operate or sell brand licensing or in some cases, gain control of some of their valuable leases.

**DENVER** – A year and a half ago, SouthGlenn owners started planning a well needed redevelopment in response to such matters as the closed Sears anchor and the future of the Macy’s anchor space as well as many other retail challenges within the complex. With a history going back to 1974 when the Sears anchored mall opened, **The Streets at SouthGlenn** have undergone many changes and expansions. A community itself; you can work, live, eat, shop, and go to a movie all within its bounds. As you would expect, there are proponents and adversaries to the new plans in discussion with no guarantee of the final outcome. The general plan is to reduce the amount of retail space, increase the number of residential units – and increase the height allowance for building.

*Continued on next 4 pages*





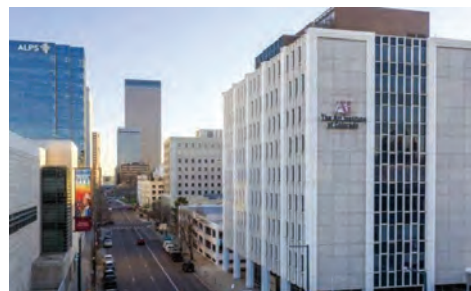
The latest plan would demolish the 132,584 vacant Sears building along with the adjacent 7,828 sq. ft. office building and replace with three 5-story residential buildings (800 units) and add 34,770 sq. ft. of retail in two small buildings. The number of actual apartments keeps reducing as the negotiations continue with the City. The 176,693 sq. ft. Macy's would also be demolished with plans for 5 new buildings. The core would be three 5-story mixed use buildings with commercial first floors and residential above for two of the buildings and office for the third building.

The other two buildings would be free standing 6,000 sq. ft. pads for standalone retail. The overall result would be a reduction from 900,000 to +/- 645,000 sq. ft. of retail. There appears a demand for condominiums, but it is not clear about the residential plans – rent or sell? Not an easy change, but neither was the original development.



A modern six-story, 76,000 sq. ft. office/retail building is under construction in **Cherry Creek at 240 St. Paul St.** with completion next summer. Equinox Fitness has pre-leased 33,000 sq. ft. with only about 5,000 sq. ft. of office and 6,000 sq. ft. of retail left to lease.

Another Denver example of adjusting to today's times is the Nichols Partnership which plans to convert a 10-story office building, the previous home of the Art Institute of Colorado, into a 194-unit micro-apartment community. Located on the eastern edge of the downtown's Golden Triangle Creative District, at 12<sup>th</sup> Ave and Lincoln St, the new **ART STUDIOS** will consist of 194 studio units with a fitness center and a new retail tenant on the ground floor. The 10<sup>th</sup> floor will have six penthouse studios with private outdoor balconies or private rooftop space. Additional rooftop deck will be available to all the tenants. The building's exterior will remain the same but will receive a power washing. An early 2021 start with a spring 2022 completion is planned.



Another unique use of a tight space is a **Car Vending Machine**. As car buying and selling moves to the web during these trying times, a Tempe, AZ based company is in early discussions with Denver Planning to build a small single-story building topped with a six-story, 75 ft. high vending machine that disperses automobiles. Customers are provided a coin to insert, that brings the web-purchased car down to them. The prospective 1.54-acre site is located at 4700 E. Evans Ave. Though new to Denver, Carvana has operations in Tempe, Oklahoma City, and areas in the south and east. Wonder if Amazon will try this next?



**COLORADO SPRINGS** – Activity continues in InterQuest corridor and especially at the Victory Ridge development where the new In-N-Out restaurant is reaching the final stage with opening this month or next, and the long-standing office building steel frame is now starting to look like a real office building. Two more hotels are coming to the corridor. A four-story 119-room **Hyatt Place** which has been in the talking stage for nearly two years, is about to get underway on

nearly 13 acres in Victory Ridge by Mission Hill Capital, a local equity firm and Hyatt franchisee. The Hyatt will offer larger rooms than its competitors, dedicated work spaces, a fitness center and pool. It will be located along Voyager Parkway south of the new In-N-Out and other retail development. Another hotel has been announced by Kansas City firm, Genesis Cos. For the InterQuest Commons development across Voyager to the west. Plans call for a four-story, 122-room **Woodspring Suites** with completion and opening in February of 2021. Woodsprings is a collection of 250+ extended stay hotels which include kitchens. They have nightly, weekly, and monthly rates.



With construction and opening delayed by the Coronavirus, the “urban chic with comfy sofas” **Uva Wine Bar** has opened its doors and the customer reception has been excellent. Located as the rear anchor of a new Interquest Pkwy. strip retail complex midway between I-25 and Voyager Pkwy, (the front anchor is the just opened, 5,000 sq. ft. Parry’s Pizza), Uva has over 40 wines served by the glass and another 200 bottles displayed on their wall to sample along with a light food menu (sharable plates of flatbreads, fondue, cheese and meat boards) that compliments the wine. Future plans include wine dinners and education classes. Uva is open 4-10 pm Wed-Fri, and noon-9 pm Sat and Sun.



*Continued on next 2 pages*



**PALMER LAKE** – Alicia Gatti, 22-year owner of **The Depot** semi-retired from operating The Depot a little over a year ago and leased the restaurant to **Dex's Hot Dogs** who had a very unsuccessful year in their attempt run their new **Dex's Depot**, finally losing their lease a couple of months ago. Alicia has reopened the Depot and will operate the Bar service as **The Ugly Mug**. Stanley Latham will operate the restaurant naming it **Wild Bills Buffalo Wings Too** showcasing chicken wings and catfish. It is a cute, family style facility and it is great having it back in operation. A safety cautious effort to restart the very popular Saturday Night Bingo is also underway.



A half mile to the south of the Depot, (88 Highway 105), **Kirkland Photography** has closed, and the new occupant will be **Nathan Morris, M.D.** who plans a “functional medicine practice” along with three other providers. Functional medicine “focuses on root causes and tries to help the body heal naturally.”

**LARKSPUR** – Alex Welch, a local developer, owns two business district parcels that he plans to develop. One parcel is located just north of the Town Hall, the other is directly south of the Spur. At the October Town Council Meeting, Welch presented plans for his development immediately south of The Spur, at **8955 Spruce Mtn. Road**. The plans call for a 4-tenant, 4360 sq. ft. commercial building fronting on Spruce Mountain Road, with a 2-story affordable housing apartment building behind, followed by, two buildings that are 2-stories of apt. over covered parking on the 1.26-acre site.



View from Spruce Mtn. Rd.



Looking North along Spruce Mtn. Rd.

The buildings are staggered upwards from the front of the site to the tracks at the rear with the height of the higher rear building at 38 ft. There will be 20 “affordable” two bedroom with two-bathroom apartment units with rents of about \$1,500/mo. Total parking for the project will be 62 spaces including 18 at ground level under the rear buildings. Forty spaces are dedicated to apartment tenant parking (2/unit) and 22 to the commercial use.

*Continued on next page*

The character is modern with a mixture of siding materials. This was an introduction to the Council of the overall concept and requires rezoning of the site and public hearing for final approval. The Council had many questions ranging from inclusion of apartments in this commercial area, the modern design and façade materials, adequacy of parking, added traffic to this busy corridor, and what positive economics would the rezoning and development bring to Larkspur. The Town remains split on “staying the same” and future development of the commercial corridor. Spur owner, Barb Sheldon, was a participant at the Council Meeting and expressed strong support for the development, its intended use and the economic benefits she felt the Town needed. Welch’s other site north of the Town Center is also preliminarily planned for limited commercial frontage with affordable residential to the rear. The presentation with more renderings, etc. will be on the Town website – townoflarkspur.org.

New stoplights added to the apex of Tomah Road and the Frontage Road should provide a safer access to this dangerous corner especially when the frontage road traffic is heavy with I-25 vehicles that are continuing south to the Tomah highway access at the campgrounds. The frontage road speed limit continues to be posted at the reduced 45 miles per hour work zone speed and with NO passing along its length.

## In our December Issue:

# Sandstone Ranch

# History of the Perry Park/Larkspur Sentinel

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