



Larkspur Sentinel

Serving Perry Park, Larkspur, and the surrounding community

December 2021

Happy Holidays, are you ready for 2022?!!

It's hard to believe it's December, when, as I'm writing this, it's 70° and sunny outside - we've had one snowfall, and nothing to shovel yet! I'll be eating those words, soon, I'm sure (fingers crossed!)

It has been my privilege to spearhead this publication effort since May. It continues to be the goal of the Larkspur Sentinel to pour all excess revenue (over operating costs which are minimal) into local needs. I extend my sincere thanks to our loyal columnists (all volunteer), and our generous advertisers, as well as all of you community members who read the Sentinel. Due to this wonderful effort, the Sentinel has been able to be a sponsor of the guided hiking program at the Douglas Land Conservancy, and the Bobcat Kids, Inc. program at Larkspur Elementary School. Bobcat Kids supports needy families of the school and community, providing school supplies, winter clothing, holiday meals, and gifts. So hats off to each of you for helping to make this good work possible. Please see the article on page 3 for information on the Bobcat Kids Virtual Giving Tree.

In recognition of this busy time of year, we do not publish the Sentinel in January. We'll be back in February. Until then, enjoy this holiday season, lift with your knees when shoveling, and. . .

Please, remember to be kind,

Margot Patterson

Editor

larkspursentinel@gmail.com



Front page photo credit with appreciation. . . Mike Montgomery



ELIZABETH OWENS



THE RE/MAX COLLECTION®

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



6641 APACHE PLACE | PERRY PARK | UNDER CONTRACT! | OFFERED AT \$945,000



950 COTTONWOOD LANE | SAGE PORT | JUST SOLD! | \$870,000!



6188 APACHE DRIVE | PERRY PARK | JUST SOLD! | \$675,000



1916 S. PERRY PARK ROAD | SEDALIA | JUST SOLD! | \$1,889,000



9630 PERRY PARK ROAD | ABBE HILLS | JUST SOLD! | \$1,250,000



8100 BANNOCK DRIVE | PERRY PARK | JUST SOLD! | \$837,000

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



Monthly Networking Mixers

December 13 (Monday) @5:30p Monthly Mixer TBD
January 10 (Monday) @ 5:30p Monthly Mixer

larkspurchamberofcommerce.com



Your help is needed!

Bobcat Kids Giving Tree

Bobcat Kids is a non-profit organization that assists local Larkspur Elementary families in need by providing gifts, clothing, and holiday meals.

This year, there are a two ways that you can get involved:

- There is a giving tree in the front entryway of the school. 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 where 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. Thank you!!!!

[Bobcat Kids Virtual Giving Tree Sign Up Genius](https://www.signupgenius.com/go/10c0d45abad22a1f-8cf8-bobcat)

<https://www.signupgenius.com/go/10c0d45abad22a1f-8cf8-bobcat>

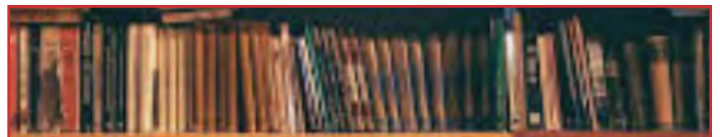
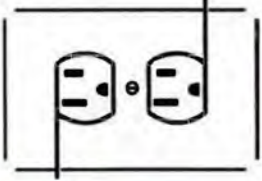


Larkspur Free Library

The Larkspur FREE Library has been lovingly created by the town of Larkspur as a haven for book lovers in our frantic world. The library is open every Saturday from 10-2, at 9524 Spruce Mountain Rd.



If you need a gift for a book lover or want something for yourself, the Library has all kinds of gift options. There are first editions and signed copies, collectibles, classics, and artwork (including numbered and signed prints by P. Buckley Moss) that are for sale, and the revenue from those items will help support the library. IN ADDITION, there are over 30,000 books, CDs, DVDs, VHS tapes that are available to you for FREE!! If you have questions you can call Cindy at 303-681-3046. Cindy Cramer and Kat White (dedicated volunteers) are shown here, hard at work sorting and organizing holiday items.

electric

Pete Dunbar

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



Perry Park Metropolitan District

The Special District For Perry Park Ranch

by Sean King, Secretary, PPMD

Budget updates for 2022

It's that time of year where the metro district needs to submit a budget to the state. The district is expected to receive around \$231,000 from taxes and other incomes in 2022, and we anticipate spending \$217,000 in expenses (outside of capital projects and cost sharing). Changes to the budget this year include:

- Additional funds for the expected water lease for Gateway Pond
- Election costs for the 3 board positions opening in 2022
- Funds for expected weed and pest control in metro district open spaces

Capital projects anticipated in 2022 include:

- Continuation of the fire mitigation on Upper Cheyenne and surrounding areas
- Improvements to the entryway at the front of Perry Park
- Maintenance at the Gateway Pond to support water monitoring
- Potential updates to Wauconda Park to support events

For more details on the proposed budget, open the full budget file on perrypark.org. Please direct questions and feedback to info@perrypark.org or attend the December meeting (details below).

Firewise Committee

One of Metro District's most important responsibilities is the safety of our neighborhood, especially wildfire prevention. There is a lot happening in Perry Park these days, from the fire mitigation on the Upper Cheyenne to the bi-annual slash removal program that needs members of our community to oversee. These types of fire prevention efforts are usually managed through the Firewise Committee which is staffed with a board member (currently Randy Johnson), our resident forester (Keith Worley), and volunteers from within the district. The board would like to encourage residents that are interested in helping manage and lead this committee to reach out to us at info@perrypark.org.

Openings on the Board

In 2022, three of the positions on the board will be open to elections. If you are interested in running for one of these positions, please reach out to us at info@perrypark.org to start the submission process.

And Thank You!

Finally, to the kind resident that fixed the gate to the fence in front of Gateway pond, thank you so much!

Next Board Meeting, Thursday, December 9 Perry Park Country Club

The board will approve the budget for 2022 during this meeting. Again, we will also be hosting the meeting on Zoom for those who wish to attend virtually. As usual, details for the meeting will be posted before the meeting through our mail list and on social media. All Perry Park residents are welcome to attend and participate. Please go here to sign up for our mail list:

[PPMD Mail List Sign Up](#)

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)



NEWS FROM THE WATER DISTRICT

by Brian Arthurs

“One could argue that a fractured, ad hoc, haphazard mish-mash of random, inconsistent, and stove-piped projects, administered by a hodge-podge of 36 congressional committees and more than 20 agencies in accordance with outdated and inadequate laws constitutes a national water policy. A de facto one. But with so many ignored aha moments followed by ever-more-frequent and disastrous uh-oh moments, it seems we could use a policy that’s not quite so dependent upon sandbags and firehoses.”

Elizabeth de la Vega



The Board met to address topics from October as well as November at the regular meeting on November 10, 2021.

Minutes of the September Regular Board Meeting were reviewed and approved

The disbursements of \$279,547.28 were reviewed, discussed, and approved by the Board.

The Board reviewed the District’s Monthly Staff Report which included the following update:

Douglas County is moving forward for January bid openings for the Small Bannock and Poncho Local Improvement Districts. If the bids fit within the maximum assessments, construction would start in the spring.

Two bids were received for the Dakota Well Redrill Project. The bids and contractors’ references are currently being reviewed.

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

The District Manager presented the revised 2022 proposed Budget. The Board reviewed, discussed, and submitted additional revisions to be included in the Final Budget scheduled for consideration at the December 8th Regular Meeting.

An update, prepared by Mark Morton of the GMS Engineering firm concerning the Fan press to compact sludge was presented. After review, the Board agreed the machine may not be economically feasible at this time due to previously unforeseen cost increases of chemicals and other items that may result after implementation of the current Fab Press technology. This may be considered again in the future.

The Board continues to focus resources on both the Waucondah and Sageport Wastewater Treatment Plant (WWTP)s. To help mitigate current noise problems, the installation of expansion joints and vibration pads to the Waucondah WWTP is planned.

A proposal to have the 2022 regular monthly Board meetings begin at 2:00PM was approved.

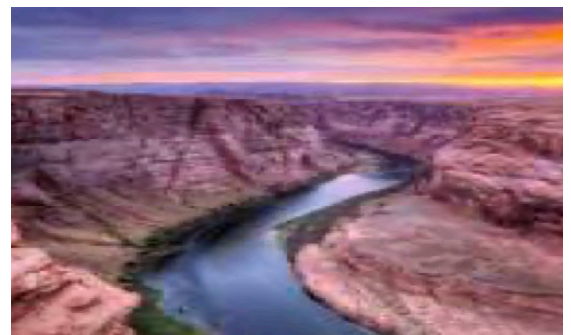
The Board voted unanimously to have the law firm of Collins, Cole, Flynn, Winn & Ulmer, PLLC. represent the District in matters effective January 1, 2022.

The completed Risk Assessment Summary Report for the District was distributed to the Board for review prior to the December regular meeting.

Further information is available on the District website, www.ppwsd.org.

Facts about the Colorado River

The entire length of the Colorado River is 1,450 miles. The Colorado River is the 5th longest river in the United States and the 47th longest river in the world. The average depth of the Colorado River is around 20 feet. Lake Mead hit its lowest level on record this year as did Lake Powell, the second-largest reservoir in the US.



Home • Auto • Farm • Equine • Commercial • Workers Comp

INSURANCE

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



Kathy Lobato
Insurance Agency

720-496-1679

kathy.lobato@gmail.com





FROM THE LARKSPUR FIRE PROTECTION DISTRICT

by Cindy Applegate

Yearly Call Review: January 1-October 31, 2021, we ran a total of 900 calls compared to 773 calls for the same timeframe in 2020: an increase of 127 calls.

Monthly Call Review: October 1-31, 2021, we ran a total of 78 calls compared to 108 calls for the same time frame in 2020: a decrease of 30 calls.

- Fires: Total of 4 in-district calls
- EMS: Total of 51 calls
 - Medicals: 34 (32 in-district, 2 mutual-aid)
 - MVA's with Injuries: 15 (12 in-district, 3 mutual-aid)
 - Medical incident (not otherwise classified) 1 in-district
 - Motor vehicle vs. pedestrian: 1 in-district
- Alarms: Total of 1 call
 - Fire alarm system malfunction: 1 in-district
- Other: Total of 22 in-district calls

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.

Fire Protection District Board Meeting

Thursday, December 9th

6:00 PM at Station 161

The meetings are open
to the public.

This may be a virtual meeting.

Check the website for details.

larkspurfire.org

M.R. HAULING 303-919-1996



Affordable Pricing
Fire Mitigation
Remodel and Construction Debris Demolition
Ranch Land Cleanup

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

Winter Holiday Safety

Winter holidays are a time for families and friends to get together. But that also means a greater risk for fire. Following a few simple tips will ensure a happy and fire-safe holiday season.

HOLIDAY DECORATING

- Be careful with holiday decorations. Choose decorations that are flame resistant or flame retardant.
- Keep lit candles away from decorations and other things that can burn.
- Some lights are only for indoor or outdoor use, but not both.
- Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Use clips, not nails, to hang lights so the cords do not get damaged.
- Keep decorations away from windows and doors.

HOLIDAY ENTERTAINING

- Test your smoke alarms and tell guests about your home fire escape plan.
- Keep children and pets away from lit candles.
- Keep matches and lighters up high in a locked cabinet.
- Stay in the kitchen when cooking on the stovetop.
- Ask smokers to smoke outside. Remind smokers to keep their smoking materials with them so young children do not touch them.
- Provide large, deep ashtrays for smokers. Wet cigarette butts with water before discarding.



Before Heading Out or to Bed

Blow out lit candles when you leave the room or go to bed. **Turn off** all light strings and decorations before leaving home or going to bed.

FACTS

- ! More than **one-third** of home decoration fires are started by candles.
- ! More than **two of every five** decoration fires happen because decorations are placed too close to a heat source.



**NATIONAL FIRE
PROTECTION ASSOCIATION**
The leading information and knowledge resource
on fire, electrical and related hazards



Dining Tidbits.....by Mary Ann Fonken



We recently visited one of our old favorites, Union American Bistro in Castle Rock to celebrate a family birthday. Although it was a Wednesday night, the entire restaurant was full, so reservations are recommended. I wanted to try something new and different, so I chose their Mushroom Risotto off the main entrée section and was blown away by how wonderful it was! This dish consisted of the usual risotto base with gourmet mushrooms, fresh herbs, truffle oil, and several types of cheese all perfectly blended together. Shrimp or chicken may be added. They continue to serve their huge signature pork chop and offer several varieties of Thai flatbread that are all delicious.

On the other end of the food spectrum, we feel lucky to have three good barbecue places in the area (mainly take-out, but you can dine-in). And, who doesn't like smokin' good barbecue?!

1. Try Broken Bones BBQ in Monument or N. Colorado Springs. (*I understand that the Monument location is temporarily closed due to a staff shortage.*) But the Springs location, off of the I-25 Northgate Plaza/Voyager Pkwy, is currently open and serves some of the best barbecue along the front range. All their selections are mouthwatering, especially the brisket and pulled pork sandwiches. They have a huge selection of all types of smoked meats, and their coleslaw is one of the best we've ever had. [brokenbonesbbq](http://brokenbonesbbq.com)
2. [Old West Bar B Que](http://theoldwestbarbque.com) in Castle Rock on Wolfensberger Rd. is adjacent to Jack-in-the-Box. Every item we've had there is delicious. theoldwestbarbque.com
3. In Sedalia, tucked back at 5500 N. Plum Ave is [B-Man's BBQ](http://bmansbbq.com). The ribs & brisket sandwiches are outstanding. And, all their side dishes are great. However, be aware that for now they are only open Thurs, Fri. & Sat. bmansbbq.com.

The great thing about all these barbecue places is that they are happy to cater weddings and special events.

Please note that if you are planning to meet friends for a special occasion, it would be wise to call ahead to make sure the establishment is open. Recently, we were meeting 3 others for lunch at [Opa](http://opa.com), the Greek restaurant in Parker. Although they were supposed to open at 11:00 AM, the doors were still locked at 12:30. Finally, a lady inside the restaurant came to the door to tell us they are now closed on the weekend as they are unable to hire any wait staff!! So we ventured to the other end of the strip mall to a Thai restaurant – same problem & they were closed. So then we went over to an old favorite, The Hickory House, on Parker Rd. and had a great lunch even though they were somewhat short on wait staff. What a crazy world we are living in right now!



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

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

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

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

Find more information about us at knotheadtree.com

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



What are your neighbors saying about Wolfe Realty Group?

Feedback received from Curt and Marsha Prokuski Regarding the sale of their Sterling Pointe, Larkspur home

“Ben and Debbie thanks again for your assistance in selling our home. Your professionalism and market knowledge are top notch.”

Feedback received from Derek and Denise Meredith Regarding the sale of their Perry Park, Larkspur home

“Ben is honest, professional, communicative and informed. He knows the local market, its trends and reasonable values. There is no better agent for the local Larkspur market (whether buying or selling) than Ben Wolfe.”

Feedback received from Cherron Schotzie Hoppes-Davis Regarding the sale of their Jackson Creek, Monument home

“Ben has been a part of three real estate transactions for us. He is whip smart and always has his clients interests at heart. More than anything he is a kind person and a joy to work with.”

Feedback received from John and Cathy Sweeney Regarding the sale of their Hidden Forest, Larkspur home

“When we decided to sell our home in Larkspur, the only realtor we considered using was Ben [Wolfe]. He is results oriented and absolutely fantastic to work with! Honestly, Ben exceeded our expectations! We knew he was going to represent the sale of our home extremely well and we could not have been more impressed with his success! We highly recommend Ben Wolfe to anyone planning to buy or sell their home. He is incredibly knowledgeable, professional, pro-active and engaging! He sold our home and our experience was flawless from beginning to end.”



Ben Wolfe
Managing Broker & Owner
Larkspur Resident

Wolfe Realty Group, Inc.

Office: 303-681-3553 • Cell: 303-667-7995

Fax: 303-681-0678 • Home: 303-681-0679

Ben@DiscoverLarkspur.com

*If you have any real estate needs call Ben Wolfe,
Your Larkspur Real Estate Expert!*

www.DiscoverLarkspur.com

Food Insecurity in our Community

The holidays are coming, and many of us are dreaming about good food, special treats, and extra calories! It's also a time to take stock of our blessings and to reach out in the spirit of giving to our neighbors. We are fortunate to live in a place where neighbors still take care of neighbors.

But some of our neighbors may be facing food insecurity this season; food insecurity is defined as a lack of consistent access to enough food to support a healthy, active life. It can result from a tight financial budget, mobility issues, or even lack of transportation. According to AARP and Meals on Wheels America, nearly 10 million older adults face the threat of hunger nationwide, and those living in rural communities are at a slightly increased risk.



Did you know that older adults lacking access to healthy food are 60 percent more likely to suffer from depression, 40 percent more likely to experience congestive heart failure, and are 65 percent more likely to be diabetic? They may also find their mobility and sleep patterns affected.

This past year, Aging Resources partnered with SECOR Cares (a nonprofit free food market) to help our older neighbors struggling with access to weekly groceries. We've delivered 1965 boxes of food county-wide, including 114, to our Larkspur friends. These boxes provide a week's worth of nutritious groceries at no cost. They include shelf-stable products, frozen meats, and fresh in-season produce.

Another way we help combat food insecurity is by providing rides to the grocery store through our transportation program. And if a rider needs a little help in the store, our volunteers will be happy to assist with the shopping!

If you or someone you know is struggling, please refer them to Aging Resources for assistance. Or, if you'd like to volunteer to help, give us a call - you'll provide a much-needed service to an older neighbor and make a friend in the process!

303-814-4300 www.agingresourcesdougco.org



Blanket Brigade Warms Hearts

The Larkspur Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. Our group was formed in 2015 with 4 ladies and we have grown to 15 dedicated souls. We have been able to create and give away 300 quilts each year. This year we have completed over 200 quilts.

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





Lincoln Mountain Open Space

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



Are you looking for unfettered views of Colorado's Front Range and the rural beauty of Douglas County?

Lincoln Mountain Open Space in the southeastern part of Douglas County is known for its wide-open spaces and its breathtaking views of Pikes Peak, the Rampart Range, and the eastern plains of Douglas County.

Just to the west of US Highway 83, about 18 miles south of Franktown, the open space trailhead is at 7333 Jones Road. The 876 acres of Lincoln Mountain are divided into a lower section with fields, pastures, and Cherry Creek, and an upper section with some forest and a rocky pass up to a flat-topped mesa, giving hikers a wide variety of terrain and views all the way from Pikes Peak to Longs Peak at Rocky Mountain National Park. The vegetation includes gamble oak, ponderosa pine and, near the creek, tall mature willow trees.

Starting from the trailhead, a walk of about .4 mile will take hikers to a junction. Going right will take hikers through the lower section, going left leads to the upper section of the open space.

Natural surface trails take hikers through the lower Palmer Divide Ranch loop with some flat caprock to cross over and a ridge that provides good views of the farm and ranch country of the upper Cherry Creek. The trail then cuts back along part of Cherry Creek giving great examples of this riparian habitat.

The Lincoln Mountain loop goes by some sharper rhyolite rock and emerges at the top of the flat mesa at an elevation of 7,394 feet. It is a moderately difficult climb



of about 400 feet. At the top the trail divides and forms a loop of about 1.2 miles. Near the far west end of the loop trail is stone bench with an engraving reading: REST, ENJOY, APPRECIATE -- YOU MADE IT TO THIS SPOT -- NEVER FORGET THOSE WHO CANNOT.

The Lincoln Mountain Trail is 4.2 miles round trip, and the Palmer Divide Ranch trail is 4.5 miles round trip. The open space is open from one hour before sunrise to one hour after sunset. Pets must be kept on a leash.

Douglas County reminds users that there is a private area in the middle of the property where homes and barns are located. These areas are off limits to open space visitors. The off-limits area also includes the fields east of Cherry Creek.

Amenities include an informational kiosk at the trailhead, a restroom, an unpaved parking lot for cars and 25 horse



trailers, but there are no hitch rails. There are benches under a large willow tree and there is access to the creek for water for horses and dogs.

Douglas Land Conservancy, a non-profit land trust based in Castle Rock, placed a conservation easement on the Lincoln Mountain Open Space in 2010.

For more information on Lincoln Mountain Open Space, visit the Douglas County website at www.douglas.co.us/dc/outdoors/openspace.

For more information about Douglas Land Conservancy, visit www.douglaslandconservancy.org.



DAVE GARDNER'S *Results* Team

Office now located on the Main Street of Larkspur



FOR SALE
\$749,900

14227 Furrow Road --- True Mountain Estates

SPECTACULAR CUSTOM 2-Story with Breathtaking Views on 5.5-Acres with Walkout Basement. Zoned for horses and livestock! Small Barn and a well that is approved for livestock. Views of True Mountain and Best Butte.



FOR SALE
\$625,000

8977 Spruce Mountain Road --- Larkspur

Totally Renovated Ranch-Style Home is located on the main street of the Town of Larkspur only 1-mile from I-25. Mixed-Use Allowed Live here, Work here or BOTH. Right across the street from the Larkspur Community Park.



FOR SALE
\$1,100,000

2824 Valley Park Drive --- Valley Park

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



PENDING
\$474,900

6301 Perry Park Blvd. #20 --- Perry Park

Super Rare 3-Bdrm 3-Bath Ranch-Style TownHouse (end unit) with Finished Walkout Level overlooks the Perry Park Golf Course and Lake Wauconda! Located in Echo Hills only 15 minutes from I-25 with an easy drive to Castle Rock.



SOLD
\$99,900

6154 St. Andrews Ct. --- Perry Park

1-Acre lot in the scenic "Spring Canyon" area of Perry Park BACKS TO OPEN SPACE and the "Sleeping Camel" Rock Formation!



SOLD
\$77,500

7170 Independence Ct. --- Sage Port

1-Acre Lot in a Majestic Pine Forest within walking distance of the Bear Dance Golf Course. Located less than 1-block away from existing utilities and County-maintained paved roads.



**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



Christmas Tree Safety



As you deck the halls this holiday season, be fire smart. A small fire that spreads to a Christmas tree can grow large very quickly.



PICKING THE TREE

- Choose a tree with fresh, green needles that do not fall off when touched.



PLACING THE TREE

- Before placing the tree in the stand, cut 2" from the base of the trunk.
- Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.
- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.



LIGHTING THE TREE

- Use lights that are listed by a qualified testing laboratory. Some lights are only for indoor or outdoor use.
- Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.



After Christmas

Get rid of the tree after Christmas or when it is dry. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home.

Check with your local community to find a recycling program.

Bring outdoor electrical lights inside after the holidays to prevent hazards and make them last longer.

FACTS

- ! **Almost one third** of home Christmas tree fires are caused by electrical problems.
- ! Although Christmas tree fires are not common, when they do occur, they are more likely to be serious.
- ! A heat source too close to the tree causes more than **one in every five** of the fires.



Your Source for SAFETY Information

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



www.nfpa.org/education ©NFPA 2020

Link has had

**Executive home--
listed and
under
contract**

a busy fall!

6131 Torrey Pines Dr, Larkspur, CO

**NO HOME TOO LARGE OR TOO SMALL--
WHERE WOULD YOU LIKE TO LIVE
IN 2022?**

**Listed
and
U/C!!**



25 Aspen Drive
Woodland Park CO

**Listed
and
U/C!!**



1310 Quebec St
Denver CO

**Listed
and
U/C!!**



6132 Blackfoot Circle
Sedalia CO



NANCY PAGE COOPER
303-681-3392 | nancy@linkregroup.com
www.nancyrealestateonline.com
LICENSED IN COLORADO AND FLORIDA



A WALK ON THE WILD SIDE...

by Susan Peters

Annual Bird Counts. . .Fun Photos. . .Short Takes

First. Holiday Greetings

Very happy holidays to all of you. Hopefully you can now socialize with friends and loved ones – it sure makes a difference. And be sure to share the comradery of the season by putting out a bag of peanuts for the jays and magpies. We did that as a special treat on a 15-degree morning the other day and then kicked back to enjoy the spectacle. They followed the feast by bathing in the heated bird bath. Even the robins got into the frenzy. Joy to all!

I never forget the appreciation I have for you, my readers. My warmest wishes for good health, happiness, and promises for a wonderful New Year, filled with the brightest future for you and your family. And these wishes extend to the wondrous wildlife we co-habit with.

And take some time for yourself, maybe doing a relaxing bird count?

Annual Bird Counts

Each year Audubon organizations sponsor their annual bird counts, which are truly enjoyable events in addition to providing valuable information for avian researchers. The Aiken organization in Colorado Springs invites one and all for their bird count:

December 18 (Saturday) - Christmas Bird Count
“Please join us for this year’s Colorado Springs Christmas Bird Count on Saturday, December 18, 2021. Everyone is welcome to participate. Plan to spend at least the entire morning finding birds, though times will vary. Come prepared for cold temperatures, and possibly snow and ice. Feeder watchers are also encouraged to sign up and participate. We hope to gather for a potluck dinner, species compilation, and sharing of the day’s adventures, provided the local Covid situation allows—more details to follow. For more information or to sign up for the count, please contact Tyler Stuart (colospringscbc@gmail.com).”

And from February 18-21 2022, the Audubon of the Rockies has teamed up with the Cornell Ornithology Laboratory to sponsor the backyard bird count that you can easily do from your house and property or anywhere you find birds. You can do it alone or with a group. Go to birdcount.org/ to get more information for participation.

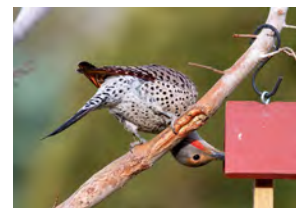
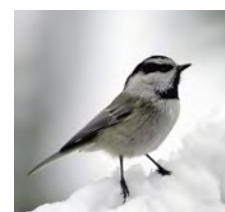


Step 1 – Decide where you will watch birds.

Step 2 – Watch birds for 15 minutes or more, at least once over the four days, February 18-21, 2022.

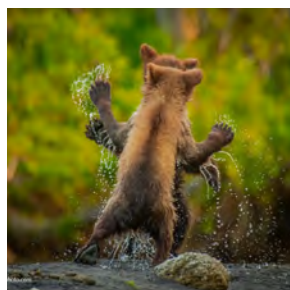
Step 3 – Count all the birds you see or hear within your planned time/location and use the best tool for sharing your bird sightings. The free app Merlin is strongly suggested to help you with identification. And, if you are already using eBird to track your birding activity, the FREE eBird Mobile app is a fast way to enter your bird lists right from the palm of your hand.

You are sure to spot some Mountain Chickadees, like this one. But the snow is not guaranteed. Or how about this one of a Northern Flicker? We have one that hangs around munching on the suet.

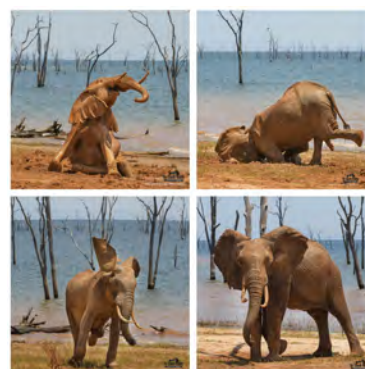


Fun Wildlife Photos

The winners of the 2021 The Comedy Wildlife Photographic awards have been announced.



And for your enjoyment, Two Kamchatka bear cubs square up for celebratory play fighting having successfully navigated a raging torrent (small stream!)
By Andy Parkinson.



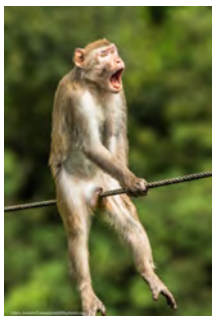
And how about this elephant obviously in great mirth with his mud bath in Zimbabwe, Vicki Jauron won for this portfolio collection.

continued on next page

Wild Side continued from previous page



A pigeon gets its face covered with a dead leaf in Summer's Over by John Speirs.



Or the golden silk monkey in China who seems to be hollering "Ouch!!!" by Ken Jensen. It took the overall prize.

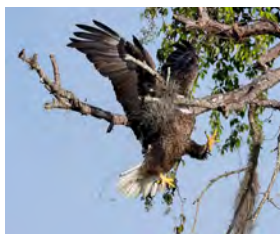


Ninja prairie dog puts on his best moves enough to startle a bald eagle looking for a meal, just long enough for the prairie dog to scamper into a burrow. By Arthur Trevino.

And how about this one by Chu han lin entitled Jumps so High?



Majestic and Graceful Bald Eagle by David Eppley who says, "Bald Eagles will use the same nest for years, even decades, adding new material to it at the beginning and throughout the nesting season. Normally, they are highly skilled at snapping branches off of trees while in flight. Possibly tired from working nonstop all morning on a new nest, this particular Bald Eagle wasn't showing its best form. Yes, sometimes they miss. Although this looks painful, and it might very well be, the eagle recovers with just a few sweeping wing strokes, and chooses to rest a bit before making another lumber run."



I will share more in the February issue.

Short Takes

Since shortly after the pandemic hit, we have heard reports of felines in zoos getting COVID. The Denver Zoo lions are being treated for it. Now, comes a news report that three rare snow leopards at the Lincoln (Nebraska) Children's Zoo have died from this hideous disease.

The San Diego Zoo reported that the lowland guerrillas and orangutans had COVID earlier this year, caught from their handlers, who are now doing COVID safety protocols. Now, the apes are being vaccinated, along with service dogs in a separate program.

A happy story: Myrtle, the 500-pound green turtle, just celebrated 50 years at the New England Aquarium. She was acquired from a Rhode Island aquarium that was closing at the same time the New England one was opening. She is the grand dam of the large central tank, home to a wide range of sea animals – sharks, rays, exotic fish, and an occasional Steven Tyler and other rock stars. She is estimated to now be in her 90s.



That's all folks for this month. Gotta run – yeah, as I predicted the raccoons replaced the bears, and I have to get out the broom..."scoot" is NOT in their vocabulary, for sure!

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

Doors In Motion LLC
Keeping Your Garage Door Moving!

Certified LiftMaster Installer
Residential and Commercial
Garage Door Service
and Installation

Michael Higgins
(720) 606-1573
www.doorsinmotioncolorado.com

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



Local Artists and Crafters Needed!
Call 303-681-2861, to reserve a booth!



WALTSWORDS By Walt Korinke

December 2021

VAIL – Here comes ski season and Vail Resort Properties owns and operates 37 ski areas and mountain resorts. The company just posted quarterly (ended July 31) earnings of \$204 million, a 3X increase from the same Covid infected quarter last year. With the return of the skiers, comes an announcement that Vail Resorts will be commencing a **\$320 MILLION** program to improve the skiing experience. More chairlifts, reduced waiting time, more ski areas, and an expanded restaurant lineup. Keystone will get a new high-speed, 6-person chairlift and



access to 555 more acres of runs. Vail gets a new high-speed, 4-person chairlift in the Sundown Bowl fixing the long wait, and Breckenridge will see improvements as well. Overall, Vail Resort properties will get more downhill runs and less waiting as the total plan calls for 19 new chairlifts and a high-speed gondola along with expanded restaurant service for their Colorado and Utah resorts. Over the past 15 years, they have spent \$2.2 billion on their facilities and this \$320 million improvement plan will be in place for the 2022/23 season. Forget “back to normal” – this is better!

DENVER – I read a list of 52 restaurant chains that are in financial difficulty and could bite the dust in the very near future. Covid has vastly reshaped our going out and eating habits as well as the effect it has had on the food service personnel, many who never to return to this very difficult line of work. The good news is many chains have actually improved during this time warp, have changed methods of operation, and are actively expanding. In-



N-Out is a prime example of an employee conscious business, expanding rapidly in Colorado and each new opening will hopefully distribute the crowds more evenly and shorten the lines. One new franchise coming to town with a product different than the hamburger and chicken restaurants is the 29-year-old, New Jersey based **PrimoHoagies**. They have opened 54 new stores this year and plan 5 more in the Denver area. Known (in the east) for their Philadelphia styled hoagies, with their most popular sandwich, the “Italian” with prosciutto, provolone cheese, hot capicola and natural casing Genoa salami. They bake their own hoagie rolls. From Ohio, we have another chain heading west. In July, **Romeo’s Pizza** opened their first Colorado store in Wheat Ridge where you



can build-your-own-pizza or try one of their specialty options like cheesesteak pizza, ranch-and-potato pie, calzones, strombolis and even wings.

Three more hotels for the Denver area. Early in the year, the new **Rally Hotel** opened its 176 rooms in McGregor Square next to Coors Field. It ties in with all the food and beverage facilities of McGregor Square; is a truly classy boutique facility, and to top

continued on next page

it off, it is “pet friendly.” In Oct., the new 15-story, 264 room **Hyatt Centric** opened, featuring its Apple Blossom restaurant created by local Chefs Paul and Aileen Reilly. Local art enhances the lobby, and a rooftop terrace with plush seating and outdoor fireplaces offers a panoramic view of the city. Another nice feature is that all the rooms have walk-in showers (hate hotel bath tubs). A third hotel, the **Benson Hotel and Faculty Club**, has begun construction on the



University of Colorado Anschutz Medical Campus in Aurora. Along with its 106 rooms, the property will house the **Faculty Club**, a private facility for the medical, educational, and research staff at the CU Anschutz Medical Campus. Amenities will include a ballroom and event space, a rose garden with outdoor seating, a lawn for tented events, a full-service bar and restaurant, and of course multiple meeting rooms. Opening scheduled for 2023.

CASTLE ROCK – The construction of the \$38 million senior independent and assisted living development, Solterra @ Castle Rock, is creating an impressive gateway to the northside of Castle Rock. With a commanding view of the Rockies, the project sits on the east side of I-25 overlooking The Promenade on the west side.



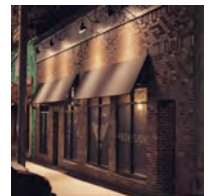
The 6.63-acre hilltop site is physically located in unincorporated Douglas County abutting the Town. The older structures will be demolished when the new building is completed. Defined by the Solterra Companies as a “health and wellness” campus, it is unique in its inclusion of registered nurses and other health professions on site. It will include a full-service dining room, a variety of activity spaces and programs, scenic walking trails, a dog park (pet friendly) and sunken gardens. Occupancy is planned for the summer of 2022.



The Founders Marketplace is a small, new development located on the northeast corner of Founder’s Pkwy (#86) and Fifth St. (top of the hill on the route to Franktown). Within the Marketplace, the new Medical Center is completed and has received a temporary certificate of occupancy as the first of five tenants prepares for occupancy of the 13,500 sq. ft. building. Proposed tenants include a veterinarian, optometrist, a general dentist, and a pediatric dentist. The formal address is 1176 Aloha St.



The former Castle Rock Bar and Grill (left) is about to become the Provision Bar (right). Located at 302 N. Wilcox, across the street from the old Court House, you are in for a treat. Gone with the old (1938), decrepit space to a complete rehab which should open sometime in December! A nice change for the historically protected block. The pictures highlight the space upgrading for the 3,096 sq. ft. restaurant and bar along with the planned improved menu.



MONUMENT – Abutting the west side of the 213-acre Falcon Commerce Center is a 10.69-acre parcel owned by **Native Sun Construction**. Planned for their own occupancy, is a small 2-story, 7,000 sq. ft. office building, a construction yard, and a 6,120 sq. ft. shop on 7.36 acres and reserving 3.3 acres for a future 10-12,000 sq. ft. office building. Native Sun specializes in civil contracting and concrete construction in seven



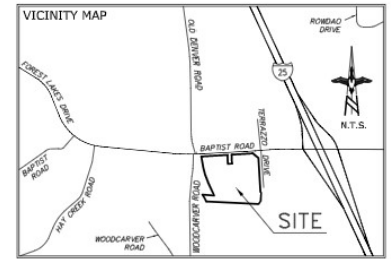
continued on next page



Rocky Mountain states.

A little north at the s/w corner of Old Denver and Baptist Road an 8,292 sq. ft. **QuikTrip** convenience and fuel store is planned for 7.5 acres of the 12 acre site with the balance reserved for future commercial development. They will have

11 standard vehicle fueling stations and 6 high speed dispensers. The site will park 107 vehicles and 14 tractor trailers. While filling up, customers can choose between a variety of made to order fresh food items.



COLORADO SPRINGS – Early this year, Polaris Pointe amended their concept plan and received approval from the city to change the zoning on the 15.42 acre parcel (A-3) located between Kneaders Bakery and Bass Pro. The initial zoning provided for a water park and hotel. Current economics make the rezoning to **multi-family** more appropriate. No building permits for



the new development have been issued but major grading of the site is underway. There has been lots of activity at Polaris Pointe this past year ranging from apartment development (u/c), numerous recreational venues including Top Golf, IFly, Air City 360, joining with the existing Magnum Shoot Center, Over Drive Raceway and others. Twenty-nine restaurants including Bourbon Brothers, Kneaders, Dog House, and the new Mexican restaurant, Vaqueros, which opened in the former C B Potts space provide a variety of food choices. The major anchor, the 117,000 sq. ft. Bass Pro, has all your hunting, fishing, and boating needs covered. Access continues to improve with the new I-25 highway access nearing completion along with the extension of Powers Blvd through the center of the property and tying into I-25. Still outstanding is the center of the project designated for retail/commercial development.



Plans call for the “tallest” downtown building for the Springs. In its first steps of the political and governmental process, the O’Neil Group is presenting its proposal for a \$270 million community “eye piece” to be built just south of Centennial Hall and the Pikes Peak Center for the Performing Arts. A mixed-use project, the 25-story building would house 346 luxury apartments, 11 stories of office space, a 5-story parking garage and ground floor retail space. It will add to the downtown living movement while also curing a blighted block. A somewhat wishful timeframe calls for 2024 completion



(and the fun begins).

Keeping pace with Denver’s hotel growth, the Springs has opened three new hotels in the past 2-years, the most recent, the Nov. opening of the Hyatt Place across from the City Hall. The seven-story structure offers 120 luxury smoke free rooms, a swimming pool and free breakfast. Dogs, cats and humans welcome, all others go to the Holiday Inn. Don’t confuse this Hyatt Place with the other at Garden of the Gods, 4 miles away.

An old Denver favorite, Tattered Cover is still going strong and in the process of opening its first, out of Denver bookstore, in Downtown Colorado Springs. The 8,000 sq. ft. store will open in the first quarter of next year at 112 N. Tejon. The historical building was built in the 1880’s and with the help of renovations, continues to operate and serve the neighborhood. Tattered Cover replaces Zeezo’s Costume and Magic Shop, and if you get hungry while reading, the Dog

continued on next page



Haus Biergarten will also be coming to the building.

Originally opening in Cherry Creek in 1971, the local chain remains independent, though under a new group of Denver-based owners since 2020. Since the change, 2 new stores have opened, with the latest in the new McGregor complex bringing the total to seven plus the Springs store. While the giant bookstore chains struggle, Colorado readers continue to enjoy and support Tattered Cover and its vast collection and variety of reading materials, and it is a

pleasure to read a book in print vs digitally.



LARKSPUR - The stagnant Larkspur Travel Center is seeing a little life as Tim Dumler attempts to bring Kum & Go to the site. It would be a nice addition to the community if achieved.

CASTLE PINES – Local residents will need to keep in shape with all the new



Pickle Ball courts being built. **Life Time Fitness** comes to the rescue with their plans to build a 115,000 sq. ft. health and wellness center on 13.8 acres at the southeast corner of Castle Pines Parkway and Canyonside Blvd on the east side of I-25 at the Canyons entrance. With 525 parking spaces, it is expected to be a very busy place. A 50,000 sq. ft. outdoor pool deck provides your sun along with an outdoor leisure pool, lap pool ,and for insiders, there will be a lap pool, lesson pool and 2 hot tubs. The 2-story structure will also provide a salon and spa, private massage rooms, a café and lounge, a basketball court, physical therapy and for those that over did it, chiropractic services. Lots more as well. The 32-year-old company has 158 facilities in 36



major U.S. and Canadian markets. Opening planned for the 1st quarter – 2024.



You did it!

We asked for your help and generosity, and you came through beautifully! Over 60 coats were collected for Dependable Cleaners’ coat drive. The company will clean and distribute the coats to those in the Denver area who need them.

Thank you for your generosity!

The Larkspur Area Real Estate Market—As of 11/15/21 (Seller's Market---Low Inventory and Homes Selling Fast)

Homes Currently For-Sale (11/15/2021)---18 (\$474,900 to \$4,495,000)--- Median \$1,098,000

- Average Days on Market --- 46

Homes Currently "Under Contract" --- 14 (\$550,000 to \$1,699,900) --- Median \$982,000

- Average Days on Market --- 22

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 *
10/31/2021	74	\$3,408,000 \$ 324,900	21	\$849,450	\$1,213 \$ 141
10/31/2020	80	\$4,115,000 \$ 316,500	51	\$707,500	\$425 \$143
10/31/2019	82	\$3,440,000 \$ 290,000	56	\$668,250	\$327 \$107
10/31/2018	68	\$6,750,000 \$ 298,000	55	\$652,500	\$399 \$119
10/31/2017	92	\$2,719,200 \$ 220,000	50	\$585,475	\$310 \$112

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
10/31/2021	\$882,012	+ 13.08%	\$245	+21.29%	\$268	+ 20.18%
10/31/2020	\$779,956	+ 14.87%	\$202	+ 17.44%	\$223	+ 17.37%
10/31/2019	\$678,972	+ 4.35%	\$172	+ 1.78%	\$190	+ 2.70%
10/31/2018	\$650,645	+ 6.50%	\$169	+ 10.46%	\$185	- 1.62%
10/31/2017	\$610,909	-----	\$153	-----	\$188	-----

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

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

CLASSIFIED ADS

Rampart: Tree removals, tree pruning, mistletoe management, oak removal, fire mitigation, lot clearings. Susan Rule, Rampart **303-351-2207**

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

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

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

larkspursentinel@gmail.com

ADVERTISING RATES

Pricing is for Camera Ready Art

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

Submit ad art to

larkspursentinel@gmail.com

DEADLINES

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

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

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

TEENS FOR HIRE!!

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

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

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

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

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

TEENS FOR HIRE WAS UPDATED 5/24/21

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

larkspursentinel@gmail.com

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

Letters should be limited to 300 words. Because of space limitation and legal ramifications, we reserve the right to edit any submitted material and cannot assure that submissions will be printed verbatim or unedited.

The Larkspur Sentinel will correct all errors that occur. If you find a problem with a story – an error of fact, or a point requiring clarification, please email

larkspursentinel@gmail.com.

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