

Larkspur Sentinel

December 2020

Serving Perry Park, Larkspur, and the surrounding community

It's December!

2020 - A year we are not likely to forget for many reasons. I find it amazing what hope comes with the approach of a new year. 2021 promises to be interesting, full of change, and hopefully it will bring better health economic well-being for our country, our community, our neighborhood, and our families.

It has been my privilege to spearhead this publication effort since May. It is the goal of the Larkspur Sentinel to pour all excess revenue (over operating costs) 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 is able to be a sponsor of the Bobcat Kids, Inc. program at Larkspur Elementary School. This program supports needy families of the school and community, providing school supplies, daily snacks, winter clothing, holiday meals and gifts, and grocery assistance. So hats off to each of you for helping to make this good work possible. Also, 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In recognition of this busy time of year, we do not publish the Sentinel in January.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 on February. Until then, enjoy this unique holiday season, and. . .

Please, be kind.

Margot Patterson

Editor





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



5257 LEMON GULCH ROAD | 35 ACRES IN CASTLE PARK RANCH | OFFERED AT \$2,835,000 | JUST LISTED!



6964 FOX CIRCLE | PERRY PARK | OFFERED AT \$850,000 | UNDER CONTRACT!



571 TWIN OAKS ROAD | 10 ACRES IN TWIN OAKS | OFFERED AT \$975,000 | JUST LISTED!



4863 DELAWARE DRIVE | PERRY PARK | OFFERED AT \$850,000 | UNDER CONTRACT!



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



4473 ECHO DRIVE | PERRY PARK | OFFERED AT \$775,000

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



Larkspur Area Chamber of Commerce

EVENTS:

Conversations over Coffee,
Dec 10, 10-11am

Monthly Chamber Mixer

Chamber Members & Non Members Welcome!
December 14, 5:30 pm

For more information:

www.larkspurchamberofcommerce.com

FaceBook Page: @LarkspurChamber

&



Town of LARKSPUR Colorado

MEETINGS:

Town Council Meeting
December 3 - 6:00 am to 7:00 pm

Town Council Meeting
December 19, 2020 - 6:00 pm to 7:00 pm

website: www.townoflarkspur.org



Bobcat Kids Giving Tree

Bobcat Kids is a non-profit organization that assists local Larkspur Elementary families in need. This year since we are unable to have a Giving Tree in the lobby of our school, we are hosting a Virtual Giving Tree. Please consider fulfilling one or more of the wishes by going to the link listed below. All items need to be delivered, **UN**wrapped, to the school by December 14th. Staff members will be at the school on December 11th and 14th 8:30-5. If you are unable to drop off items on those days, please contact Erin at 303-387-5375 or at lesbobcatkids@gmail.com. Thank you!!!!

[Bobcat Kids Virtual Giving Tree:](https://www.signupgenius.com/go/10C0D45ABAD22A1F-8CF8-bobcat)

<https://www.signupgenius.com/go/10C0D45ABAD22A1F-8CF8-bobcat>



Douglas County Schools move to Remote Learning

On November 20, due to the continuing increase in COVID-19 cases in Douglas County, the interim superintendent, Corey Wise, announced that the school district would move to Level Red: Severe Risk. Due to the high number of quarantines of students and staff members, many DCSD schools had already had to move to remote learning. A [remote learning page](#) has been added to the school district's website to provide information regarding what to expect during this remote learning period. It will be updated frequently as information changes.

A variety of possible plans for returning students to school following winter break are being considered, and more information will be available during December.



Perry Park Metropolitan District

The Special District For Perry Park Ranch

by Sean King

Wildfire Hazard Removal Project Moving Forward

The Douglas Fir Tussock Moth epidemic of 2015-16 killed many of the trees in the undeveloped areas adjoining Upper Cheyenne Drive within Perry Park. These standing dead trees have created an extreme wildfire hazard to our community.

During the November meeting, the board approved funding for a cost-share partnership with the Colorado State Forest Service to mitigate the wildfire hazard in the area starting at the end of December/beginning of January.

Look for more details from the Metro District over the next few weeks as this project will temporarily restrict access to the Upper Cheyenne area during mitigation and removal.

Information will also be posted at <http://perrypark.org/perry-park-wildfire-hazard-fuels-and-standing-dead-tree-removal-project/>.

Concerning Behavior on Upper Cheyenne

The board has received multiple reports of questionable behavior in the Upper Cheyenne area, including people discharging firearms. The board urges residents to please report any public safety concerns directly to the Douglas County Sheriff's Office either by phone (303-660-7500) or submitting through the [online reporting system](#).

Next Board Meeting: Thursday, December 10th

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 PPMD Board of Directors includes:

- Randy Johnson – President
- Craig Van Doorn – Vice President
- Linda Black – Assistant Vice President
- Joe Brickweg – Treasurer
- Sean King – Secretary

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

INSURANCE

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Insurance Agency

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PROGRESSIVE



Nationwide
is on your side



Sandstone Ranch. . .the gem of Douglas County

Some facts and Figures about Sandstone Ranch...



By now, everyone in Larkspur is likely aware of the opening of [Sandstone Ranch](#) to the public. Described as the “gem of Douglas County,” Sandstone Ranch presents spectacular views, expansive hay meadows, red rock formations, wildlife habitat, as well as historic ranching operations. Here are some facts and figures about this beautiful ranch:

- Historically, this ranch was scheduled for development. The 2008 map shows more than 100 planned home sites. When the developer declared bankruptcy, the property became available.
- Purchased in January 2018, the price was \$18,750,000. Sources of funding included \$3.5 million from Great Outdoors Colorado, (GOCO lottery funding.) \$9.25 million came from Douglas County Open Space, which derives their funding from 1/6 of a cent sales tax. \$6 million came from the Chatfield Reservoir Mitigation Corporation (CRMC). When Chatfield Reservoir increased their storage capacity, some riparian areas were flooded. This required purchase of other riparian areas to make up for the loss. The Army Corp of Engineers orchestrated the mitigation easements on Sandstone for the \$6 million in funding.

- Owned and operated by Douglas County Open Space, including the cattle ranching operation.

- A total of 2038 acres, a mix of red rock formations, scrub oak, pines, and hay meadows

- There are currently 12 miles of trails for horseback riding, hiking, and biking. Electric bikes (Class I or Class II) are allowed. Motorized vehicles are not allowed. Dogs on leash are allowed. Benches and picnic tables are available along the trails.

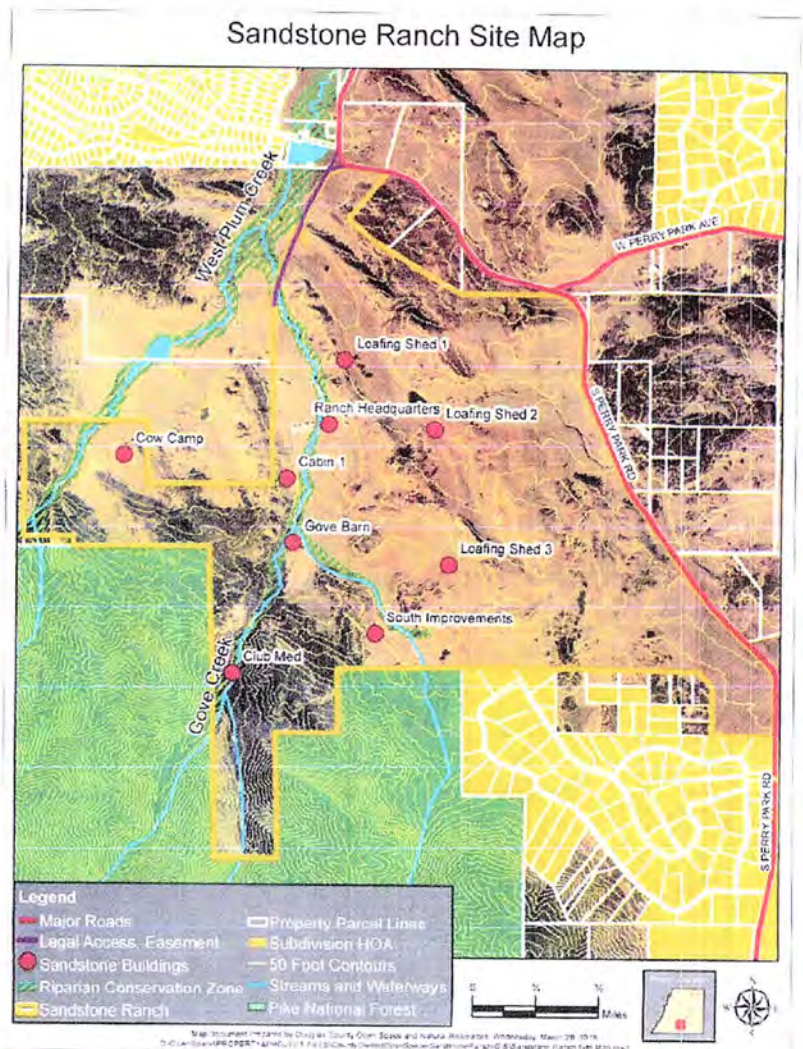
- The current trails represent phase 1 of the Ranch’s development. [The Master Plan](#) shows a second phase perhaps further south on Highway 105 with a separate parking lot and entrance.

- Elk, bears, and mountain lions all make Sandstone their home.

- There is a covered area at the trailhead with four large picnic tables. Groups of more than 20 people are required to get a permit.

- Opens one hour before sunup to one hour after sundown. No camping is allowed.

- Address is 9604 S. Perry Park Road.



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



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



Recently Sold!

**8457 Sugarloaf Rd
 Perry Park East
 Larkspur
 \$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!

**170 N Holcomb St
 Founders, Castle Rock
 \$365,000**

Consistent Winner Of

★★★★★

5280

For Outstanding Customer Service!

Just Sold!

**7100 Fox Circle
 Perry Park, Larkspur
 \$137,000**

CLIENT TESTIMONIALS

"Ben was instrumental in watching and understanding our housing market and ensuring we got the home ready to take advantage of that market. While Ben offered excellent quality, it was his "style" and approach to marketing our home we appreciated most and his in-depth knowledge of the Larkspur market. Bottom line, Ben got us a full market list price for our home in a timely and stress-free manner. We are repeat customers and would gladly use Ben again."

Feedback from Rick and Arina Biddle regarding the sale of 8457 Sugarloaf Road, Larkspur

Newly Built!

Under Contract!

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

Wolfe Realty Group, Inc.

Office 303-681-3553
 Cell 303-667-7995
Ben@DiscoverLarkspur.com
www.DiscoverLarkspur.com

Larkspur Area Restaurants and Country Clubs are eager to serve you NOW!

Here are the hours and phone numbers for easy ordering.



Charritos House – 303/681-2373
Open 7 days a week from 10a to 8p
Menu available at charritoshouse.com

Corner Market – 303/681-3909
M-Th 9a-6p, kitchen open 11a-5p
(last take out order taken at 5p)
Fri 9a-8p, kitchen open 11a-7p
(last pizza order taken at 7p)
Sat 10a-8p, kitchen open 11a-7p
(last pizza order taken at 7p)
Sun 10a-6p, kitchen open 11a-5p
(last pizza order taken at 5p)

Larkspur Pizzeria – 303/681-2090
Wed/Thur 4-8p
Fri 11-9
Sat/Sun 11-8p
Closed Monday/Tuesday
Larkspurpizza.com for take out menu
Delivery and patio seating available as well

The Little Peacock – Coffee Drive-through
Located in the Larkspur Pizzeria parking lot
Tuesday-Friday 6a-1p, Saturday 7a-2p
Closed Sunday and Monday
Available for private events

Spur of the Moment – 303/681-2990
Tuesday thru Sunday - 11a – 8p
Closed on Mondays
Spurofthemoment.biz
(prices may vary from menu posted on web)

Bear Dance Country Club
303/996-1563 (online ordering preferred)
Take out available Wed-Sat 4p-7p
Menu and online ordering at
beardancegolf.com/dining

Perry Park Country Club
303/681-3305 opt 2 or opt 7
Tues – Sat 3p – 7p
Take out menu at perryparkcc.com (click on the red banner at the top of the home page)





From the Larkspur Fire Protection District by Cindy Applegate, Secretary-Board of Directors

Yearly Call Review:

From January 1 - October 31, we ran a total of 773 calls compared to 1031 calls for the same timeframe in 2019. This is a decrease of 258 calls (-25%).

October 2020 Call Review:

In the month of October, we ran a total of 108 calls compared to 95 calls for the same timeframe in 2019.

This is an increase of 13 calls (12%).

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

- A. FIRES : Total of 7 calls
 - Structure fire: 1 (in district)
 - Passenger vehicle fire: 1 (in district)
 - Brush/grass fire: 1 (mutual aid)
 - Smoke investigation: 4 (in district)
- B. EMS: Total of 40 calls
 - Medicals: 31 (30 in district, 1 mutual aid)
 - MVA's with Injuries: 8 (7 in district, 1 mutual aid)
 - MVA's with no injuries: 1 (1 mutual aid)
- C. ALARMS: Total of 4 calls
 - Fire alarm system malfunction: 1 (in district)
 - Carbon monoxide detector malfunction: 3 (in district)
- D. OTHER: Total of 57 calls (53 in-district, 4 mutual aid)

**Thank you to our
firefighters and first
responders!**

Larkspur Fire Protection District Volunteer Firefighter Opportunities.

During 2020, Colorado experienced some of the largest wildland fires in its recorded history. Seeing the enormity and devastation of these fires created tremendous anxiety for many residents of this beautiful area and had many people wondering "What can I do to help?" These fires were fought by multiple specialized agencies along with local men and women volunteer firefighters working directly alongside these highly experienced crews. However, fighting fires is just one of the various emergent and community services that volunteer firefighters provide. Within our fire district, the combination of volunteer firefighters and paid career personnel is crucial in having the "boots on the ground" resources necessary to immediately respond and handle any type of call for help.

At its formation in 1964, the Larkspur Fire Department was a wholly volunteer fire agency which provided fire suppression services to the Town of Larkspur and surrounding rural areas. In the early 1970's the Larkspur Fire Department officially became the Larkspur Fire Protection District. Today the District serves a jurisdiction of 109 square miles and has 25 well-trained volunteers. The Larkspur Fire Protection needs more volunteers, particularly ones who live within the District, so please take a moment to consider applying for a position as a volunteer firefighter. Upon completion of fire academy training, a volunteer brings to the service a firefighter identical in capabilities and integrity to entry-level paid personnel. Most important is that "on scene" it is impossible to tell who is volunteer from paid due to their professionalism, teamwork, and everyone arriving in fire district apparatus. Ongoing excellent instruction and line of duty experience has given the opportunity for many who started as volunteers to advance their career by being hired at the Larkspur Fire Protection District and

Continued on next page

Fire Protection District...continued

other professional fire agencies. Becoming a volunteer firefighter provides a valuable service to our community while also giving a sense of immense personal accomplishment. For some, it is the start of their fire service career path. Our next fire academy is scheduled to start in late spring of 2021. Application information can be found at www.larkspurfire.org

Wayne Moore, Volunteer Firefighter



**Fire Protection District
Board Meeting**

Thursday Dec. 10

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

M.R. Hauling
303-919-1996



Affordable Pricing
Fire Mitigation
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Demolition
Ranch Land Cleanup

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

NOVEMBER NEWS FROM THE WATER DISTRICT

by *Brian Arthurs*

“Water helped ancient man learn those first lessons about the rights of others and responsibility to a larger society.... It became part of the moral and mental legacy parents passed on to their children.” - M. Meyer



Facts about water that you may not know:

- 68.7% of our fresh water is trapped in glaciers.
- 30% of fresh water is in the ground.
- Water expands by 9% when it freezes.

The regular monthly Board meeting for the Perry Park Water and Sanitation District was called to order at 4:30 pm on November 11th with all Directors available.

The first order of business was approval of the minutes from the October 21st regular meeting and the October 26th dedicated work session concerning the Waucondah Wastewater Treatment Plant capacity, power, odor, and noise issues. Both approvals were unanimous. Disbursements totaling \$173,639.81 were then also unanimously approved.

A future dedicated work session will be scheduled to discuss the different improvement options and scope of work that has been proposed by TST Engineering for the Waucondah Wastewater Treatment Plant. A second work session has been scheduled on December 1st to discuss the different financing options to make the necessary improvements. Following these work sessions, the District Board will come to a consensus on how to best move forward with this large project.

The Board was then presented with an updated draft of the 2021 budget prepared by District Manager Diana Miller. The Board requested and received clarification of specific line items. The final budget will be prepared for submission to the Board for approval in December.

Engagement letters from the accounting firms of Shilling & Company for preparation of the District's financial statements and Fiscal Focus Partners for the audit thereon were reviewed and accepted.

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

The resignation of Vice President and Director Andy Morris was next on the agenda. Andy is moving from the Perry Park Water District (PPWSD) where residency is mandatory for this position. In addition to the six years he dedicated to the PPWSD, Andy previously served eight years as officer and Director on the Metro District Board and four on the Perry Park CC Board. during his time as a Perry Park resident. His immeasurable contribution of knowledge, foresight, and time dedicated to the District is greatly appreciated.

Nominations to fill the remainder of Mr. Morris's vacated position were brought forth by Director Jim Maras and President Gary Peterson. Following review of all information presented by each nominee the Board members elected Tony Lucas to complete the remaining term. Mr. Lucas previously served as Director for eight years. His experience and operational knowledge will serve the District well.

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.

MEET YOUR CURRENT BOARD:

Gary Peterson - President
Tony Lucas - Director
Jim Maras - Secretary
Brian Arthurs - Treasurer
Judy LaCrosse - Director

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



LES PTO Presents Annual Scholarship Opportunities



The Larkspur Elementary School Parent Teacher Organization is very proud to offer three \$1,000.00 college scholarships. Two of these scholarships are in honor and memory of two very special young people. Stuart Mazanec and Liz Yost, both graduates of LES and long-time residents of the Larkspur community died in 2006, way too early in their lives. These scholarships were created to allow LES PTO to give back to our students, while remembering these two young people, whose families still remain active members of our community.

The third scholarship is in honor of all LES volunteers past, present and future! This scholarship was created to recognize the many volunteers who have dedicated their time and talents to the students and teachers of LES. We want to help a Larkspur graduate who has also dedicated their time to volunteerism continue their higher education.

Stuart Mazanec and Liz Yost Scholarship Requirements:

We invite High School Seniors, who will graduate in 2021, to submit a written application based on the following criteria:

1. The student must have graduated the sixth grade from Larkspur Elementary School.
2. The student must be graduating from any of the Douglas County High Schools.
3. The student must be going to college, university or vocational training, and submit an acceptance letter with the application. ****Please disclose if you are applying for an appointment to a military academy****

The LES Volunteer Scholarship Requirements:

We invite High School Seniors, who will graduate in 2021, to submit a written application based on the following criteria:

1. The student must have graduated the sixth grade from Larkspur Elementary School.
2. The student must be graduating from one of the Douglas County High Schools.
3. The student must be going to college, university or vocational training, and submit an acceptance letter with the application. ****Please disclose if you are applying for an appointment to a military academy****
4. Must have a minimum of **100 verifiable** high school volunteer hours.

Applications will be accepted until Wednesday, February 17th, 2021 and must be emailed to Sally Erickson, serickson@dcsdk12.org, Attn: LES Volunteer Scholarship-2021

IMPORTANT: Your application should include a cover page with your name, address, phone number and email address. Please do not include your name or contact info within the body of your application (answers to the questions). Applications will be reviewed by the committee "blind" meaning without your name.

The committee will be made up of LES PTO members, former LES Teachers and community members. All applicants will be notified of the winner by email no later than Friday, March 5th, 2021. If you should have any questions, please contact Sally Erickson at serickson@dcsdk12.org.

20385 True Vista Circle, Monument
\$485,000

Nancy is a great Realtor...
thorough, diligent,
and reasonable...I moved
out of state after the
listing and Nancy
facilitated EVERYTHING.
--Gary T.

Just Sold!

**So proud to be rated an A+BBB
for the 13th year!**



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nancy@linkgroup.com
www.nancyrealestateonline.com



720.849.0718 call or text
Your Neighborhood Realtor--
licensed in Colorado and Florida

However you
celebrate this
season, may there
be light and candles
involved.



*The Larkspur Sentinel
does not publish
in January.*

*The next issue will be
released on
February 1, 2021.*

*Deadline for copy is
January 20.
Happy New Year!*

Colorado Gives Day

Tuesday, December 8

**Please be as generous
as you can!**

www.coloradogives.org

Looking for unique Christmas Gifts ?

2021 Perry Park Calendars

8 & 1/2" X 11" - \$15

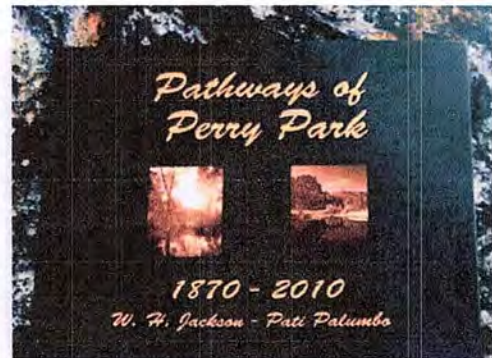


Pathways of Perry Park

Coffee Table Book,

2 sizes; 9" x 11" \$40.00, and

14" x 11" \$50.00.



A "Then and Now", historical pictorial book about Perry Park with pictures take in 1870 and 2010, includes legends & stories.

Call Pati Palumbo at 303-681-2861 for orders.

Money to Burn

by Karl Roscoe

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

So, up till now everything I've talked about has included the phrase "This is going to be expensive." (Or something like it.) The fact is, refitting an existing home to be a super insulated, low-energy-using building is doing things the hardest way possible. The best, cheapest, and most efficient way to build a thermal dynamo is to plan it from the get-go.

With that said, allow me to introduce you to the Passiv Haus (Passive House, for you non-German speakers). Passiv Haus is less of a building technique and more of a planning exercise. It began in Germany back in the late 80's/early 90's. The idea is pretty simple: The sun makes heat. Capture it. Human bodies make heat. Capture it. Toasters, computers, TV's and ovens make heat. You already know where this is going. Passiv Haus is also a certification—the more efficient the home, the more eligible you are to become one. It's a great addition to put in your home sale info.

Essentially, a Passiv Haus maintains every joule of heat that enters the house. And the way that is done is to follow the recommendations I've been offering in this series so far. Insulate. Then insulate some more. Choose your window glass carefully. Put low-e glass on the north facing windows and untreated multiple panes where the winter sun comes in. (Caveat: IF you have tile/stone/concrete flooring to absorb all that solar radiation.) Install a heat recovery ventilator (HRV)). It takes the warm air you're about to exhaust and rubs it against the cold air coming in—so you can keep the heat you've already paid for, on the inside. Look for and stop

leaks. Look for and stop thermal bridging. Believe it or not, the 2X construction lumber your house is made of provides a thermal bridge from warm to cold. That bridge contributes to making your house uncomfortable and your bills higher than they should be. Want to find out what the thermal bridging looks like in your house? Schedule an appointment with IREA for your FREE energy evaluation. More thermal bridging: The ground is cold. Concrete absorbs the heat you've paid for and transfers it from the warm to the cold (we're going to cover this in detail in my next article).

The ideal Passiv Haus is one that requires no energy input to heat. Cool, huh? Imagine walking into your home during a February cold-snap and discovering it to be a pleasant 72 degrees and 42% humidity. No fireplace ash to clean out. No wood stove pellet residue. No propane or natural gas bill or issues. And all it takes is study, planning, and commitment on your part.

One final word on windows: If you're building and you can afford them, BUY EUROPEAN WINDOWS. Seriously. They are amazing. Astounding. Having spent time in Germany, I can attest to their wonders—not least of which is the roll-up shades! Ask your former military neighbors if they remember them. (And they're perfect for Colorado's Chinook and other high winds, thunderstorm gusts, and, reducing the likelihood of fire damage.) Here's a link: <https://germanwindows.com>

Next time: basements.

German/European Windows



Open for egress and easy cleaning



Tilt for secure ventilation



Closed - Multi-Locking points

DAVE GARDNER'S Results Team

Office now located on the Main Street of Larkspur



SOLD
\$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
\$1,400,000

916 Crooked Tree Pl. --- Bear Dance

This Incredible Custom Ranch-Style Home is Almost NEW (2017) with 6,532 total square feet (6,400 finished) is located on the Golf Course in the exclusive gated community of "Hidden Oaks at Bear Dance"



PENDING
\$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.



PENDING
\$200,000

9525 Spruce Mountain Rd. --- Larkspur

1.43-Acre LOT on the main street of the Town of Larkspur is nice and FLAT---Very Usable. All utilities are at the paved road. Commercial uses available.



SOLD
\$78,000

6447 Thunderbird Rd. --- Perry Park

1-Acre LOT in the "Spring Canyon" area of Perry Park with SPECTACULAR VIEWS of Mountains and Red-Rock Formations. It is just like being in your very own "Garden Of The Gods".



PENDING
\$74,000

6154 St. Andrews Ct. --- Perry Park

1-Acre Lot in the "Spring Canyon" area of Perry Park with Fantastic Mountain Views and views of Soaring Red Rock Formations. This Lot backs to Open Space.

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



A Walk on the Wild Side...

by Susan Peters

No Turkey at Thanksgiving... What a Hoot... Gigantasaurus – REALLY?... Holiday Shopping... Wild Bird Seed... Short Takes



The Audubon Society hosts a monthly webinar, *I Saw a Bird*. Last month's episode featured owls for Owlween. Ahem. Odon, a Great Horned Owl (GHO), was busy hooting away, stimulated by his new environment in a Natural History Museum, where the webinar took place. Lots to know about owls. Odon looks heavy, but he only weighs three pounds, as birds have hollow bones.

Generally, owls, which are raptors, have the raptor characteristics of a hooked beak, large talons, and excellent eyesight, which is due to extra rods, binocular vision, and adjustable pupils. They bob their heads to get a better view. Owls look like they turn their heads 360 degrees, but it is actually only 270 degrees. They need to do this because their eyes are fixed - they have no peripheral vision.

The "horns" of the GHOs are actually feather tufts that cover their ear slits. One tuft is taller than the other, permitting them to perform triangulation to help them locate the source of a sound. They eat a large variety of prey including skunk, as their taste buds are obviously not well-developed. All owls will eat other birds including other raptors, and they can carry up to two pounds of weight.

Owls nest in other birds' nests. They can share the nest, as they have a very early mating season. They also nest in hollow cavities of dead trees, so it is helpful to leave up two dead trees per acre. Another option is to provide them with owl boxes.

GHOs make no sound when they fly. I can verify that as one flew right over my head once. There was just a whoosh of air. It was really a cool sensation. Female owls make a higher pitched sound than male owls.

GHOs do not migrate, as their diet is so varied and prey is abundant for them. They are also opportunists being both diurnal and nocturnal. Other types of owls migrate to where the food is. Snowy owls and the Burrowing owls are diurnal.

If you want to know where an owl is hanging out, check at the bottom of pine trees for pellets. These are compact structures shaped like bullets. Owls regurgitate

these pellets containing anything that they can't digest like bones, fur, and feathers. It is fun to dissect a pellet and makes an entertaining and educational project for children. Yeah, digging through regurgitated matter can be a lot of fun... really!

One other thing that you can do for the owls is to plant native flora species. Although they don't eat them, these plants attract animals (owl prey) that do.

To watch episodes of *I Saw a Bird*. Google "Audubon and I Saw a Bird" to see all 14 episodes so far. The Audubon Society started these webinars at the beginning of the virus pandemic.

And have you seen pictures of the Northern saw whet owl that was found in the Christmas tree going up in Rockefeller Center in NYC? He had been in the tree for three days, since it was harvested. He was in really good shape, and gained the appropriate name of Rockefeller! These little guys are the smallest owls in northeast America.



Move Over for a Giant Alligator

Much ado has been made over a 10-foot long alligator seen strolling on a Naples, FL golf course last month. But that one is actually on the smaller side. Alligators can get up to 15 feet. But I have to tell you that one-eyed Joncho, a crocodile, has him beat at 17 feet. Joncho hangs out at a high-class fishing lodge in Nicaragua. He



has devoured many dogs as they swam in the river and even a toddler playing on a sandy beach. When we took his picture from a dock where he likes to hang out, we were told that he has no problem jumping

up onto the dock. Yikes! In the five years since we have seen him, he surely has grown a foot.

Put a Little Joy Under the Tree

A couple of months ago I recommended buying a book by David Sibley entitled *What it's Like to be a Bird*. It is

Continued on next page

back in stock now. It is chock full of information and tips. Any bird lover would enjoy it immensely. And get one for yourself, your own holiday present.

Wild Birds Unlimited in Castle Rock is an awesome place to pick up bird paraphernalia. The owner, Joan, and the staff are very friendly and helpful, and will gladly do curbside delivery. They have binoculars – a birding must, birdseed, and something really special – a shelter with multiple holes and a couple of perches for birds to shelter from the elements. Check out Duncraft online for their selection of bird houses and heated bird baths – perfect for our harsh winters. Also, the Audubon Society carries a number of nice gifts.

Shopping for the Wild Birds

Did you know that Murdochs in Castle Rock also has quality mixed seed, but many different varieties: Woodpecker; Sizzle and Heat that has pepper to deter squirrels; mixtures of fruit, berry, and nuts; a chow mix for quail, doves, sparrow and more; corn on the cob; no waste; thistle; black oil sunflower; etc. I bought a number of the various mixes and put them all together – sort of a super mix. The birds LOVE it!

The people at the Castle Rock Murdochs are really friendly and anxious to help, willingly loading the bags into the car. You can order your seed online and pick it up at the curb.

I almost passed out when I saw the tab – over \$500!!! The only person I know of to spend more than that is Steve Matthew, who forks out over \$600 a month. Merry Christmas, little birdies!

Short Takes

Well, now we are up to catching FOUR very fat pack rats in the house. The last ones were in the basement where we found baby bull snakes last summer. So, they must be coming in through a well-hidden hole likely dug by a ground squirrel. Anyone have any good pack rat recipes?

A small flock of colorful Evening Grosbeaks has been hanging around the feeders. They must have heard about the new yummy mixed seed that I just purchased.

And very Happy Holidays to each of you as we continue to hunker down because of COVID.

Help is on the way! In the meantime, you can decorate with small Christmas ornaments of Santa or a Golden Retriever wearing masks. Don't forget to write the date on it.



That's all folks for this month. Gotta run – snow is predicted and I need to stage the whole peanuts for the jays, magpies, and the dang crows...

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

Coats for Colorado

Did you know that Coats for Colorado was the first coat drive in the country? In 1982, Dependable Cleaners and Shirt Laundry Company were inspired by a customer who was collecting coats for the underprivileged. Due to the company's ability to collect and clean clothes across the city, a coat drive seemed like the perfect way to make a difference. That same year, Coats for Colorado was founded. Denverites were invited to donate new or gently used winter jackets to any Dependable Cleaners location, where they would be cleaned and distributed to those in need. During their first year, Coats for Colorado collected 750 coats.

Decades later, Coats for Colorado has collected, cleaned, and distributed over 2 million coats in the Denver metro area. The organization partners with 120 non-profit health and human service agencies and has provided thousands of individuals and families with winter coats. The drive's popularity has inspired other initiatives across the U.S., and Dependable Cleaners continues to share their secret to running a successful coat drive. Now, there's a coat drive in almost every major city!

This year, a small neighborhood distribution of 60 fliers in mailboxes yielded more than 50 coats – perhaps we can make this a bigger community effort next year!



Where Have all the Turkeys Gone?

by Susan Peters

For the past four or five years, large turkey flocks have hung around our property. Then about a week before Thanksgiving, they disappear. It happened again this year, but this time I know what happened. In the middle of November at 1:15 am on a Saturday, I awoke to the sound of about 30 gunshots, sounding like 22 caliber rifles or hand guns, as well as male voices. The next morning, I posted to Nextdoor as to whether anyone else had heard or seen anything. One neighbor responded that she had observed men chasing turkeys. I did not see turkeys for five days when a small flock showed up in their usual spot, and acting very skittish. The chick in the picture shown was likely a victim. I was devastated. Other respondents said that gunmen had been wiping out turkeys in Perry Park. At the suggestion of those who responded on Nextdoor, I called CWF and recounted the events to the agent.



I asked him why someone would kill 30-40 turkeys. Was it because turkeys were pooping on their surrounding or for sport?! And what did they do with all the carcasses? Working with the agent, we came up with a game plan to stop these perps. The CWF agent identified a number of violations of Douglas County and the CWF, including:

- Trespassing
- Firing guns at night
- Firing guns in a residential area
- Poaching
- License violation

These charges could result in some serious jail time and hefty fines. If you live in the vicinity of Quartz Mountain Drive in Perry Park East, and you witness some of this activity, please call the Douglas County Sheriff, who will notify CWF. We are also putting up a number of game cameras. If you have questions, or information, please contact susan@larkspurconsulting.com.

We have a group of people coming out this weekend to walk our property, where surely this incident happened, as I clearly heard voices and could almost make out their words.

If interested, please contact me at susan@larkspurconsulting.com.



*A contented potted fox on Inca Road in Perry Park.
Thank you to J Ruth.*





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The Larkspur Area Real Estate Market --- NOV 2020

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

Homes Currently For-Sale (11/18/2020) --- 12 (\$685,000 to \$2,500,000) --- Median \$775,000
Average Days on Market --- 96

Homes Currently "Under Contract" --- 19 (\$399,900 to \$2,500,000) --- Median \$775,000
Average Days on Market --- 16

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 *
10/31/2020	79	\$4,115,000 \$316,500	50	\$710,000	\$425 \$143
10/31/2019	82	\$3,440,000 \$290,000	56	\$688,250	\$327 \$107
10/31/2018	68	\$6,750,000 \$298,000	55	\$652,500	\$399 \$119
10/31/2017	94	\$2,719,200 \$220,000	49	\$585,475	\$310 \$112
10/31/2016	71	\$3,200,000 \$220,000	73	\$567,452	\$491 \$111

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
10/31/2020	\$782,065	+ 15.18%	\$201	+16.86%	\$218	+14.74%
10/31/2019	\$678,972	+4.35%	\$172	+ 1.78%	\$190	+2.70%
10/31/2018	\$650,645	+ 6.53%	\$169	+ 10.46%	\$185	-1.62%
10/31/2017	\$610,777	+5.87%	\$153	+ 0.07%	\$188	+6.82%
10/31/2016	\$576,894	-----	\$152	-----	\$176	-----

*---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 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.

WALTSWORDS

By Walt Korinke



Santa told me you'd been very good this year. I told him it was just lack of opportunity. Merry Christmas!



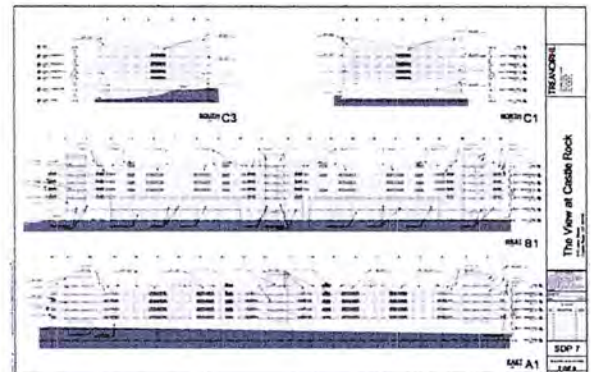
CASTLE ROCK – The Coronavirus impact on the retail industry is reflected in the current amendment proposed to the Development Plan for the **15-acre parcel 3A** located in the center of the 179-acre **Castle Rock Promenade**. Currently zoned business/ commercial, the plan calls for adding a 300-unit multi-building apartment project encompassing about 2/3 of the site and reducing the business/ commercial to about 60,000 square feet of retail, restaurants, and commercial space in multiple

buildings over the remaining 5 acres. The building will be connected by common outdoor patio areas and outdoor seating areas. A central commons area will connect the commercial with the multi-family area. In addition, the 43 acres that the developers acquired on the east side of I-25 will be rezoned from Planned Development to Open Space and dedicated to the Town of Castle Rock.



The north end of **downtown's Jerry Street** has been sort of a backstreet area of small storage units, the VCA Douglas County Animal Hospital, and two office buildings completed in the past 5 years. A site plan is now under Planning Department review to raze 2 acres on the east side of the 600 block to build **The View**, a 6-story structure with retail and office on floors 1 and 2, and 218 multi-family units on the upper 4 floors, along with a 400-space parking garage. This would double the amount of downtown living units created by

the RiverGate and Encore developments while upgrading the block from storage to mixed use and residential. The Urban Land Institute strongly recommends downtown living for the success of cities seeking a vibrant downtown community, often referred to as 24-hour communities. Public hearings will be required in this reshaping of the Castle Rock infrastructure.



Continued on next 5 pages



At the south end of town, (the vacant lot, **220 S. Wilcox**, behind the Circle K gas station, between Wells Fargo and Dairy Queen), development plans propose construction of a 5,380 sq. ft. building to be leased to the **United States Parcel Service (USPS)**.



Lots of residential community development running both east and south of the apex of Crystal Valley Parkway and Plum Creek Blvd. At the northwest quadrant of this intersection, **Watermark Properties** is planning 26 two-story townhouse buildings for a total of 102 rental units and a clubhouse. Attached garages will provide 180 spaces along with 68 surface spaces.



Small commercial/industrial development continues along the **south I-25 frontage road**, just south of Plum Creek Community Church with the rezone of a 11.9-acre parcel to commercial/light industrial. The first tenant, GT Sanders, the largest independent distributor of heating and plumbing equipment in Colorado, plans a 20,000 sq. ft. building on about 2.4 acres of the parcel.



Buffalo Wild Wings and In-n-Out Burgers, are **Promenade** prospects and have each received their initial reviews from the Planning Department. Both are required to resubmit their proposals. With all the restaurant closures it would be great to get both of these fast food providers underway.

Continued on next 4 pages



Across from the Promenade Whole Foods store, anchoring the north end of the long run of shops, the new **LensCrafters** has opened. I already ordered my first pair of glasses and experienced their new approach to taking all the face measurements digitally. Hope that makes the fittings more accurate. They are currently offering 50% off on a complete pair (lens and frame). Open 7 days a week!



MONUMENT – A piece of Monument’s downtown history is for sale. The Elliott’s General Merchandise store dating back to 1879 has seen some updating over the years, but still maintains much of its original character. For only \$2 million, you could be the owner of this 7,659 sq. ft. building along with a barn and a couple of outbuildings to the rear. Located in the



center of downtown Monument, 231 N. Front St., the front and rear lots total 1.2 acres. “The Elliotts were a prominent family, from New York. They were an industrious couple with many business interests. Their children, married with local homestead families and descendants, still reside in the area.” (Palmer Divide History website)



Larkspur - Looking for a good cup of coffee in Larkspur? **The Little Peacock’s** owners converted a horse trailer into a cute little coffee drive through that is parked in the lot that houses the Larkspur Pizzeria. Hours are in the testing stage, but currently opens at 5:30 a.m. and goes to mid-afternoon – 6 days a week. The menu includes a variety of coffee drinks, teas, and baked goods. Great service for the area.

Appearing on *The Voice*, Larkspur resident, 22-year-old **Lain Roy** knocks the socks off the judges and turns the chairs of Gwen Stefani and John Legend moving him on to future performances. His rendition of “Someone You Loved” was emotionally powerful.



Continued on next 3 pages



COLORADO SPRINGS – The **Old Depot** downtown (10 S. Sierra Madre St.) is progressing with its repositioning in the restaurant business including **Brakeman’s Burgers**, an upscale burger operation with some appealing craft dishes and including upgraded wagyu beef patties (to die for). Meals are priced in the \$14 range. Other offerings



include sliders, pizzas, salads, and shakes. The hours are Sun-Thurs 11 am to 10 pm with Friday and Saturday 11 pm closings. **Track 10 Urban Kitchen**, a farm to table style restaurant serving up a variety of starters, salads, steaks, fish, and other meat, is now open for dinner on Wed-Sun 4 pm to 9 pm. The three eateries total about 14,000 sq. ft.

PALMER LAKE – The Town is walking a thin line on its **water supply** and has placed a temporary delay on water taps while an update is quickly completed on the Town’s Water Study, at which time a temporary moratorium will be analyzed. The Town is cognizant of certain projects underway or in the planning stage and needs to proceed cautiously on current and future issuances. There appear to be only 35 sewer taps available with plans for most of their use. Looks like future expansion planning of water/sewer provision is well overdue in this small town with limited capital. It took the Town several years to solve their shrinking namesake, Palmer Lake, which is filled by water acquisition from Monument.



COLORADO BANKS – **Wells Fargo** has the state’s largest share of customers and under its new chairman, is undergoing major changes as it continues to struggle from its past misdeeds and we can expect branch closures as it moves to more digital service at less operating cost. Minneapolis based **U.S. Bancorp (USBank)** is the 4th largest banking provider in the state with a 10.78% customer share. USBank has announced they will be closing 26 (Denver-16) of its 136 Colorado branch offices which have been operating primarily in grocery store locations, shifting emphasis to ATMs, acknowledging that 80% of its transactions occur digitally. This effort will be carried across its US operations with about 700 of its 3,000 national branches.



Continued on next 2 pages

SEDALIA/LOUVIERS – Traffic continues to grow on our favorite southwestern bypass to ski country: the US 85–Santa Fe strip from Castle Rock to the hook-up with C-470. The road expansion has been on-again/off again with the eventual plan for



the completion of this strip as a **4-lane boulevard**. The current widening is taking place on a 2.5-mile section between Sedalia and Louviers planned for a spring 2022 completion. It includes improved drainage, left turn-lanes, wildlife fencing, a new bridge and of course the expanded two to four lanes of paving. This route reduces some of the traffic pressure on I-25 and is very popular with area residents.



Traffic congestion everywhere

Be careful Santa

LITTLETON - Trailhead Community, a unique 84-unit multi-family project, planned by a non-profit group also named Trailhead Community, will provide “affordable” units specifically geared to adults with disabilities and seniors with a mix of rental and sale units. Donations and various fundraising efforts are underway to fund the \$18 million project. The plan calls for an intermixing community, sort of a village within a building where the residents can provide support and enjoy the company of one another. Concierge service will be available 24/7, and the tenants will share in the management decisions of the property. Various forms of entertainment and sporting facilities, a community kitchen, and a common dining room for daily meals will be included. A much-needed, and highly appreciated facility that Littleton can be proud of.



DENVER - The former “Golden Triangle” **Evans School** and adjoining parcel acquired by Denver-based investment group in partnership with Lennar Corp, plans to develop 1,600 residential units that will dramatically reshape the area’s future as the 5-year development takes place.

Continued on next page

The international Houston based Gerald Hines group has broken ground on an 11-story, 397-unit luxury apartment project, **Residences @ RiNo**, on a 2.4-acre site at the southeast corner of Brighton Blvd. and 43rd St. in the River North Art District. The studio, 1 and 2-bedroom units will range in size from 542 to 1,715 sq. ft. This project serves as the residential component of a 1.25 million sq. ft. multi-purpose development.



With no end in-site for “inner-city” residential development, another project reaches the Planning Dept. A Virginia-based developer, AvalonBay Communities, wants to build on the former Racine’s Restaurant site and adjoining parcels at the 600 block of Sherman St. **Avalon Governor’s Park** plans are for 305 units in a 13-story complex with a fitness center, coworking space, swimming pool, rooftop deck. The challenges include small businesses that would like the increased customer base and area residents that are questioning the size of the complex. With no rezoning required, the Planning Dept. leans in favor of the project in general.



A Few New Year’s Traditions from around the World

Spain and Greece: Eat 12 grapes - one for each month in the new year.

England and Germany: Smooch a loved one - it’s the first person with whom a person came in contact that dictates the year’s destiny.

Denmark: Stand on a chair and “leap” into the new year.

Southern United States: Make Hoppin’ John for New Year’s Day dinner - black-eyed peas, pork, and rice to experience good luck and peace for the rest of the year.

Colombia: Pack Light - or pack nothing at all. Take an empty suitcase and go for a stroll around the block - it’s supposed to guarantee a year filled with travel.

Upstate New York: Break a peppermint candy pig with a special candy-size hammer and eat a piece for good fortune in the coming year.

Phillipines: Keep the windows and doors open - allow the negative energy to leave and the good energy to enter.

Brazil: Wear white - for good luck and peace - also, head to the beach and increase your luck by jumping over seven waves - you get one wish for each wave.

Puerto Rico: Throw water out the window to drive away the evil spirits. Also sprinkle sugar outside your home to invite the good luck in.

Russia: Write a wish, burn the paper you wrote it on, dump the ashes in a glass of champagne, and then drink it before midnight.



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TEENS FOR HIRE!!

Taylor: 16 years old, Sage Port area, I do yard work, babysit, and pet sit. The best way to reach me is to text 720-480-5663.

AJ: high school junior at Castle View. I specialize in yard work. I rake pine needles, mow lawns and weed wack! Call or text me at 720-483-5442!

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

Drew: I am offering soccer training sessions for kids of all ages looking to grow in any aspect of their game. I can provide fun, hard-working sessions for defensive, offensive, positioning, shooting, technical ability, etc. I have played for ECNL, varsity high school, and now I play on a women's college team. I'm flexible with times, locations, and pricing. You can contact me at soccerdrew9@gmail.com. Thanks!

Maggi: 16 years old. I live in Perry Park, and would love to pet sit / house sit for you. I am great at keeping plants alive, good with all animals, I am timely and responsible, and I can drive! Please contact me at 303-731-7751!

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