



The Perry Park

Sentinel

JANUARY 2018





NO TOLL INCREASE FOR E-470 EXPRESS TOLL USERS:

The E-470 Board of Directors announced a toll adjustment that will freeze toll rates for Express-Toll drivers on the 47-mile user-financed roadway through 2020,

pending annual board approval. This means ExpressToll users driving E-470 will be able to lock in the rates they are paying today in 2017 through 2020.

THE BOOK EXCHANGE, Larkspur’s free library, is open on Saturdays (except holidays) from 10 a.m. to 2 p.m. and Thursdays from 5 p.m. to 8 p.m. It is located in the heart of Larkspur at 9524 Spruce Mountain Road, in the Town Hall Annex. With over 7000 books as well as CDs and video tapes, there’s something for everyone. You don’t have to live in Larkspur to take advantage of this fabulous resource or to bring a book to donate. If you do have a donation, we don’t take textbooks, encyclopedias, or magazines, (though we’d like to look at the encyclopedias for other purposes). For more information, contact Krystine at 413-348-3579 or Cindy at 303-681-3046.

THE BLANKET BRIGADE has been very busy making our quilts and we are on target to make 300 quilts this year! We meet the 1st and 3rd Wednesdays of each month at the Perry Park Country Club at 10 a.m. We tie the quilts there, so you don’t need any special sewing skills! We are a 501(c)3, and we always welcome any fabric, yarn, batting or thread donations. If you have donations, please contact Gwen Underwood, gwenspur@icloud.com (phone 303-681-2125) or Cindy Hotaling, cjaspsjr@yahoo.com (303-681-0374) and we will make arrangements to pick them up.

COUNTY PURCHASES SANDSTONE RANCH FOR OPEN SPACE

On December 27, the Douglas County Commissioners formally approved the acquisition of the 2,038- acre Sandstone Ranch, with the formal closing to take place mid-January. This was a remarkable several-week transaction which followed the sales price drop from \$27.6 million to \$18,750,000. Approximately on-half of the funds will be provided by grants with the county responsible for just over \$9 million which comes from the sales tax funded preservation acquisition fund. The meeting was well attended with all parties in favor of the acquisition.

Some of the questions and responses include:

- Use – The property will remain an active working ranch with public access.
- Management – the current ranch manager will remain, now employed by the County
- Access – the rear access will be gated and will not be used as a major entrance. A study will follow to address the best public access location.
- Trails – trails will be added and will include the County’s 2nd, non-motorized access to Pike National Park.
- Water – the surface and subsurface water rights will remain with the property and will be used as they are currently for the agricultural use of the property.

Only a couple of weeks into this transaction, the County will be studying the best ways to preserve while offering public availability to the large ranch land. As their plans develop, public hearings are anticipated. Hats off to a quick response by the County to preserve and protect Larkspur’s natural environment. the sales tax-funded preservation acquisition fund. The meeting was well attended with all parties in favor of the acquisition.

~Walt Korinke

CHANGES IN REMUDA RANCH PLANS

Walt Korinke...

“Suburbia” coming to Larkspur’s #105 Corridor.



Back in 2009, when Douglas County still had its “urban plan” in effect, the Wiens family was successful in obtaining a rural site plan known as



REMUDA RANCH. The plan provided for the development of 86 residential lots ranging in size from two to nine acres in size and stretching across the western boundaries of the Wiens Ranch from the Perry

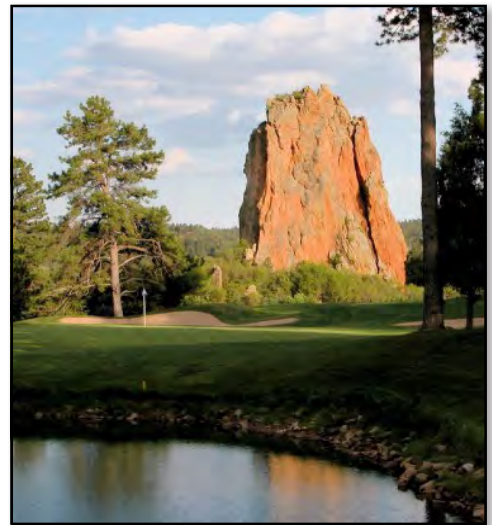
Park northern boundary to Dakon Road. In contrast to the current proposal, the existing plan would be mostly hidden from view from the #105 corridor and would provide for 529 acres of development with 1,090 acres of “open space” conserved. In order to make the development feasible, they would have to secure enough lot sales to support the required upgrade of the road system along with the development of the utilities with the start of the first property. This has apparently hampered their sales effort, prompting their need for a change.

Though the rural site plan program is no longer in effect, amendment of existing plans is permitted. In process with the county is a proposal for subdivision exemption that increases the number of lots from 86 to 94, decreases the lot sizes from the formerly ranches two to nine acre lots to a subdivision sized 1/2 to 3/4 acres. It takes out the stretched out ranch-like development and compresses it into a compact subdivision bunched at the Dakon Road end of the Wiens Ranch.



A major argument for their support of the new plan is the increase from 1,090 acres of open space to 1,428 acres while reducing the actual total development lot area from 305 to 110

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Only 4 Remaining! **2018 Preview Golf Memberships** **Perry Park Country Club**

Perry Park Honored

We're proud that this year, Perry Park has been chosen as one of Colorado's "Best Value" and "Most Underrated" Clubs by Colorado AvidGolfer magazine.

Too early to think about Golf? Then think again. We've designed our Preview Membership so it never will be easier and more affordable to be part of the golf and dining scene at one of the finest and most enjoyable venues in Douglas County.

It's where your neighbors gather for an enjoyable round of golf or spend a night out enjoying the finest casual dining fare in the area.

This offer won't last long so don't wait.. Call Amy Morrow at 303.681.3305 ext.4 or e-mail amorrow@perryparkcc.com. Better yet, stop by at 7047 Perry Park Blvd and say "Hello".

PLANS Continued from page 2

acres. One of the problems with this, besides the overall concept of a subdivision in this agricultural/ranch corridor, is the manner proposed for the conservation itself. Rather than place the open space in a formal long term or life conservation dedication monitored by the Conservation District, the open space would be controlled by Wiens entities that could alter the classification for further development at a later date.

Though the initial plan was approved and is still effective, surrounding ranch and homeowners are greatly concerned about the new proposal for a number of reasons and have formed the “West Plum Creek Alliance” with both legal and planner assistance in an effort to participate in the final result of this subdivision exemption request. The WPCA President is Christine Hashimoto – Chashimo2@gmail.com.

An amendment does not require a public forum! If you have an opinion to express, for or against, it should be addressed to Douglas County Commissioner Roger Partridge @ <mailto:bocc@douglas.co.us>.

GRATITUDES ARE HEALTHY Terry Brownfield...

This article began with “picks” in the manner of the former “Picks and Pans” *Sentinel* articles.

I’ve had great customer service from multiple businesses recently, and I wanted to share their names in case you might want to enjoy their “thumbs up” products and services or pass these recommendations on to friends.

Most significant to our family was the incredible talent by photographer **Cija of Three Wishes Photography**. We had not done professional family pictures for years. My hubby had the great insight and did his research – Cija is phenomenal in her ability to capture light, color, and expression in beautiful outdoor settings for the perfect photograph memories. A key to her philosophy is that she provides the rights to the digital picture files – so you don’t just have printed pictures – you have your digital images to be able to make as many different copies as you want. Our adult kids also did individual shoots with Cija – and she created sensational casual and professional photos for them. Visit Cija’s blog at <http://3wishesphotography.blogspot.com/> and you will see her innate eye for perfect portraits!

ThunderWorks is a company that started with their amazing ThunderShirt product to help calm dogs and cats (it really works!). This company gets top marks for customer service. Their “no pull” ThunderLeash dog leash works wonders on dogs that tend to pull when being walked. We had one of their leashes that had an unusual material failure on the outside surface. They gladly replaced the leash.

This summer we did a few family backpacking trips, which means enjoying lightweight dehydrated and pre-packaged meals. We have had good luck in the past with **Backpack-**

ers Pantry. They have many choices for easy-to-rehydrate meals, including several nonmeat recipes, which is our preference. One meal ended up having what we thought was an overcooked/burnt taste. The company apologized profusely and promptly offered any of their products as a replacement – even one that was more expensive. They have some amazing recipes – these are NOT your military rations. Rehydrating their meals makes you feel like you’ve enjoyed a gourmet recipe. We loved Pad Thai, Katmandu Curry, Louisiana Red Beans and Rice, and Three Sisters Stew. The Cuban Coconut Rice and Black Beans sounds amazing too! Give this Colorado company a try! You may just want to have a meal or two on your shelf for a last-minute dinner idea or for that college student who doesn’t have time to cook!

Garbanzo’s restaurant, Pita Pit, Vitamin Cottage, and King Soopers have all shown great customer service for us in the past few months. We also give five stars to local Palmer Lake restaurant La Rosa and Arlene’s Beans – a fun spot that makes you feel welcome while serving their homemade New Mexico style meals either to take-out or for enjoying in their small eatery.

Businesses with great customer service give you that satisfying sense of gratitude and pleasure.

And guess what? Science is showing “gratitude” can physically change your brain and increase your levels of optimism, lasting for many weeks. Give it a try – for a tricky relationship you’d love to improve or a job or health situation you wish was better...for each of 21 days, write down three things you are grateful for – preferably related to what you hope to improve. You’ll be pleasantly surprised!! Here are a few links to the science of gratitude:

<https://www.inc.com/jessica-stillman/the-amazing-way-gratitude-rewires-your-brain-for-happiness.html>

https://www.huffingtonpost.com/dr-marcia-hootman/gratitude-practice_b_4170267.html

PET TALK WITH PILAR Pilar Starman, DVM...

*Every Season ‘Tis the Season
for Appropriate Preventive Care*

Preventive Care is critical to keep our furry family members healthy. This care includes vaccinations. As many pets are boarded during the holidays, and there are certain vaccines that those boarding facilities require, I thought I would take this opportunity to provide information about what vaccines are important for your cats and dogs. The specific vaccine recommendations for your pet will depend on their lifestyle. If you will be boarding your pet, please make



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sure to check with the boarding facility what they require. Generally, all vaccines should be completed at least two weeks prior to the boarding event so we can expect a sufficient immune response has been induced.

Canine Vaccines

- Rabies - this virus causes a fatal infection affecting the central nervous system of nearly all mammals. It is spread through contact with infectious saliva. This is a core vaccine, is legally required, and is required by all boarding facilities.
- DAPP – this vaccine combination protects against Distemper, Adenovirus, Parainfluenza, and Parvo. This is a core vaccine and is required by all boarding facilities.
- Distemper Virus is an often fatal and is hard to treat. This highly contagious infection is spread by ocular/nasal discharge. Signs of illness include lethargy, fever, coughing, diarrhea, vomiting, seizures, and paralysis. Even if the dog recovers, there may be permanent neurologic deficits.
- Adenovirus is transmitted by saliva, urine, and feces. Its signs are similar to Distemper and may cause liver failure and eye damage. Illness may range from mild to fatal.
- Parainfluenza – this virus may cause coughing and is contagious through respiratory secretions.
- Parvo Virus is a very contagious disease spread through feces and may remain infectious in the environment for years. Signs

of illness are massive bloody diarrhea, vomiting, poor appetite, lethargy, and high fever. Illness is seen most often in young puppies and it is often fatal.

- Bordetella – this vaccine decreases signs of illness associated with Bordetella bronchiseptica. This bacteria is in the same family as that which causes whooping cough in people. This vaccine does not necessarily prevent infection, but is likely to reduce severity and duration of illness. This vaccine is required by all boarding facilities.
- Leptospirosis – this vaccine will provide protection against the 4 most common strains of this disease, but it does not eliminate the possibility of infection. Leptospirosis is a bacteria transmitted in contaminated urine and may lead to kidney and liver failure. This bacteria is also zoonotic, meaning people can be infected by this bacteria. As we have so much wildlife in this area, I consider this to be a very important vaccine. This is not typically required by boarding facilities, but some do require it.
- Influenza – there are two strains of this virus in the USA for which there is currently a vaccine. The H3N8 (older) and H3N2 (newer) are the strains that have been found to cause illness in dogs. Vaccinations are available for H3N8 alone, H3N2 alone, or for both strains in the same vaccine (called bivalent vaccine). We carry the bivalent. Some boarding facilities require this vaccine and some do not.

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Home ● Auto ● Farm ● Equine ● Commercial ● Workers Comp

INSURANCE

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Feline Vaccines

- Rabies - this virus causes a fatal infection affecting the central nervous system of nearly all mammals. It is spread through contact with infectious saliva. This is a core vaccine, is legally required, and is required by all boarding facilities.
- FVRCP – this vaccine protects against Feline Viral Rhinotracheitis, Calicivirus, and Panleukopenia. This vaccine is a core vaccine and is required by all boarding facilities.
- Feline Viral Rhinotracheitis is a virus that causes respiratory infections and is easily transmitted through respiratory secretions. Even if a cat recovers from this infection they may be a carrier for life.
- Calicivirus is highly contagious and is another major cause of upper respiratory tract infection. Signs of illness include ulceration on the tongue, conjunctivitis, nasal discharge, and pneumonia.
- Panleukopenia is a virus so resistant it can live for up to a year outside the cat's body. Signs of illness include lethargy, diarrhea, vomiting, severe dehydration, fever, and death. The vaccine is very effective in preventing illness and treatment is very difficult.
- Feline Leukemia is a virus that may lead to many illnesses secondary to destruction of the immune system. These illnesses include cancer. Feline Leukemia is a leading cause of death due to infection in American Cats. Cats should be tested before vaccination. The vaccine is highly effective. The vaccine may or may not be required by the boarding facility.

Parasite Protection

Typically in Colorado I recommend year round heartworm/intestinal parasite prevention for dogs and seasonal (typically April-October, depends on our weather) flea/tick prevention for dogs and cats (depending on their lifestyles).

- Dogs should be on year-round heartworm/intestinal parasite protection because heartworms are carried by mosquitoes (their presence is unpredictable as they may emerge on warm winter days) and because we have a higher load of intestinal parasites in our environment due to our wildlife. These intestinal parasites are zoonotic (mostly to young children) and can cause both our pets and our human family significant illness. Intestinal parasites are a year-round concern.
- Fleas/Ticks carry infectious disease and can be a considerable nuisance to our pets and ourselves. As we can never know exactly where pets in boarding facilities have come from, it is best for our cats and dogs to be protected against these parasites before they go into a high contact situation like a boarding facility. You probably don't want to bring home more pets than you dropped off.

If you have any questions in regards to your pets' preventive care needs or any other questions, please call your local Larkspur Pet Hospital at 303-681-3980 so we can provide assistance. We will be happy to tailor specific recommendations for your pet.

WALT'S WORDS

Walt Korinke



RIDGEGATE

As fall sets in, my thoughts change from new construction to "hibernation." With that comes the need to "belly-up" for the long winter. Fortunately, the RidgeGate corridor has provided us with three new eating facilities to help us achieve our goal.

On the front parcel of the Cabela's complex (Lincoln and I-25), the highly visible architectural steel beam structure has been completed, and it is



definitely not a church – it is the new **SIERRA GRILL**. The 8,445 square foot modern style building provides dining with a warm atmosphere and incredible views from both the interior and patio seating. The cuisine is homemade American with a touch of Mexican fare and features an oak wood-fired grill, fine wines and hand crafted cocktails. You might start with Louisiana Brisket Sliders, New Orleans Creole Gumbo and a Tuscan Kale Salad, follow with Baby Back Glazed Ribs, and finish with Colorado Palisade Peach Cobbler. If you are too full to drive, a pedestrian pathway will take you to the new adjacent Marriott.



Further down Lincoln near the Target, is the Lincoln Commons complex is the newly opened **NEWK'S CAFÉ** located just west of the Sprouts Farmers Market. The 13-year old chain has numerous franchises spread across the southeast, and the

Colorado locations being their furthest west restaurants. Their menu offers a large selection of grilled and toasted sandwiches, handcrafted pizzas, salads and soups and their centerpiece is "The Roundtable" where you may add your own choice of condiments including such items as roasted garlic in Italian olive oil, grated Parmesan cheese, capers, and imported pepperoncini. There is both indoor and outside patio seating and if you are in a hurry, a Grab-N-Go cooler filled with their most popular section of sandwiches, salads, soups, etc.

Coming to Lincoln Commons by next summer, is the fourth restaurant for the 2017-formed Denver chain, **SUSHI-RAMA**. Their stores are +/- 2,500 square feet with seating for about 100 in either table or bar seats. The unique fea-



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ture about their operation is their method of serving meals. A conveyor belt is set up beside the tables and bar, which provides a continuous flow of dining choices in small bowls. The restaurant is closed Mondays; lunch and dinner is available from 11 to 9 on weekdays and noon to 10 on weekends.

CASTLE ROCK



Progress update on **MILLER'S LANDING**, the 65-acre planned development of the former landfill, vacant since 1979. P3 Advisors, which will complete the horizontal development in conjunction with Crown Community Development and Avison Young Development, has acquired the large parcel fronting on I-25 to the east and the new Philip S. Miller Park and Recreation Center to the west. With about 100,000 cubic yards of ground brownfield remediation, they have targeted the fall of next year for the availability of pads ready for development. The site when fully developed will be home to a hotel and conference center as well as up to 1 million square feet of office and retail providing a needed south commercial/office anchor.

A couple of more tenants will join the Promenade Pot Belly-an-

chored strip shops between Lowes and King Sooper. With an opening planned for February, **BEAU THAI** is expanding from its first store in Evergreen. They opened the Evergreen restaurant in 2007. Lots of curry on the authentic Thai Menu with lunch in the \$8 range and dinner in the low \$teens. Kids' meals are in the \$4's. Their location is a few stores to the right of the Pot Belly.



In the adjacent building that the new **CHASE BANK** space is preparing to open, another space is being readied for **HAND & STONE MASSAGE AND FACIAL SPA**. With several Denver locations, they are pushing south to Castle Rock with an early 2018 opening.

It will be open seven days a week, operating from 9 a.m. to 10 p.m. You can enjoy soothing, massages (\$60), facials and spa treatments. A hot stone massage will run you \$80 and couples massages are \$100.

The Meadows was originally zoned for 14,000 dwelling units in 1984 and later in 2003 reduced to 10,644. Though changing daily, currently 6,007 (56 percent) residential units have received certificates of occupancy in this rapidly



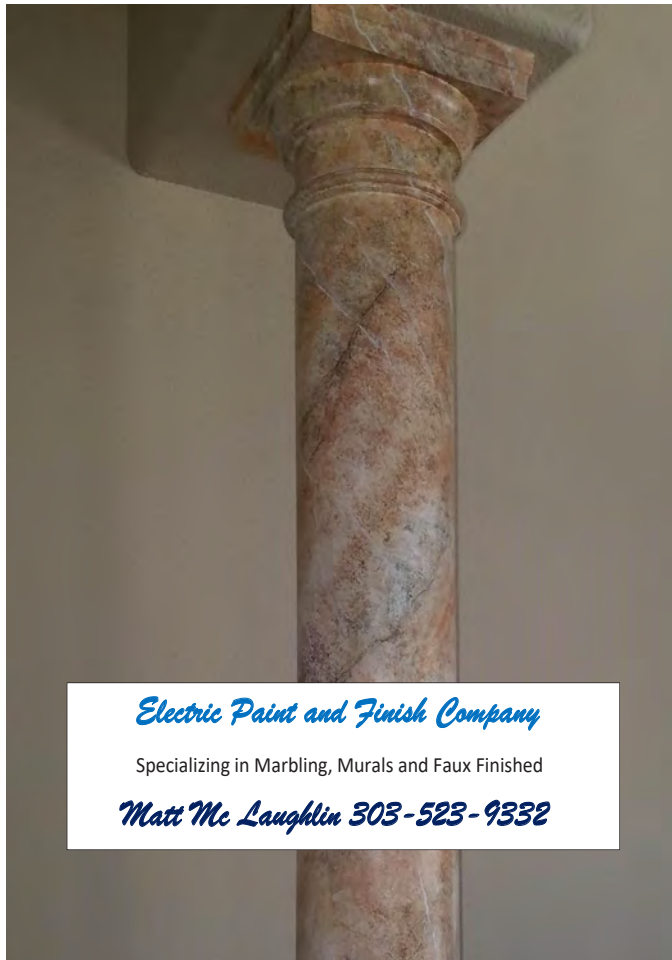
expanding planned urban development. A new upscale multi-family project planned for the Town Center area of The Meadows. **THE SPRINGS** apartments will consist of nine three-story buildings – 204 units – including 1, 2, and 3-bedroom units to be built on the 11.49 acre site. Amenities include a clubhouse, pet playground, storage lockers, picnic areas, at-tatchand and detached garages.



INTERSTATE 25 (THE GAP) – Funding efforts for the **widening of Interstate 25** got a boost recently when the Colorado Department of Trnsporation

identified \$250 million that, combined with local contributions and federal grant money, could pay for the proposed two-lane expansion (one in each direction) of the 17 mile "GAP" between Castle Rock and Monument. El Paso County will apply for a U.S. Department of Transportaiton grant for another \$65 million and many smaller avenues are also being pursued, along

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"I am a Larkspur resident and have been specializing in selling Larkspur real estate for the past 14 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 Larkspur and Perry Park 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



Under Contract!
 915 Quartz Mountain Road
 Hidden Forest, Larkspur
 \$975,000

Just Sold!
 35664 Elkrigde Run
 Saddle Wood, Elizabeth
 \$575,000



Under Contract!
 616 Forest View Lane
 Forest View Estates, Monument
 \$739,800

Just Listed!
 4755 Delaware Drive
 Perry Park, Larkspur
 \$665,000



Under Contract!
 7386 Poncho Circle
 Sage Port, Larkspur
 \$399,000

Featured Home!
 7872 Taylor Circle
 Hidden Forest, Larkspur
 \$899,000



CLIENT TESTIMONIALS



"Donna and I recommend the Wolfe Realty Group unconditionally. Ben is without question the best broker we've ever dealt with, in addition to being a fine human being. If I had to describe him in just a few words, those words would be honest, personable, smart, diligent and experienced. He really knows the market and always was impeccably prepared. Had we remained in

Colorado, it is inconceivable that we would ever use anyone other than Ben for real estate transactions."

Greg Cannon & Donna Harris.
 Regarding the sale of 1275 Fremont Drive, Sage Port, Larkspur, CO

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with consideration of making a toll lane in each direction. The total cost estimate is currently being pegged at \$350 million. A lot of effort is being put into the plan to kick start construction in 2019 with a 2021/22 completion objective. This is a “must succeed” effort!

MONUMENT



Carlos Miguel’s bites the dust at the Walmart/Home Depot Jackson Creek Shopping Center, BUT, is quickly replaced by **DON TEQUILA MEXICAN GRILL & CANTINA**. Located caddy-corner from the Kohl’s

Department Store, Don Tequila is already receiving rave internet reviews for its quality Mexican dinners. With pricing in the mid to high \$teens, the menu includes Carne Asad, Steak Monterrey, El Toro Steak and Puntas De Res. The over-all appearance remains the same, but the food – um um good!!!

Also joining the center near the entrance is **THE KILN ART STUDIO**. No matter if you are a beginner, or professional, adult or kid (have a kid’s party) you can create and paint your own pottery, canvas or glass fusion. The Kiln is a family owned and operated friendly place offering a casual place for your artistry.



LARKSPUR



Thanks to an overloaded electrical box, without the quick response of the Larkspur Fire Department, we could have lost the **LARKSPUR CORNER MARKET**. Fortunately, after a couple of

days downtime, electrical repair and inspection, they are back to business as usual. Sometimes we don’t know what we have until we nearly lose it. It’s not pretty, but it works - pizza anyone?

Following months of planning and review, the **MOLTZ CONSTRUCTION STORAGE YARD** has broken ground about a half mile north of the Larkspur Town Hall at 8440 Spruce Mountain Road. This 6.97 acre site will be used for both yard and building storage of construction equipment for Moltz when it is not in use at their project development sites. The 9,868 square foot, two story building is



designed to maintain the colloquial feel of the area and the yard will be gravel surface. The first floor will have 3 bays used to fix the equipment being stored and an administrative office. The second floor is proposed future office space.



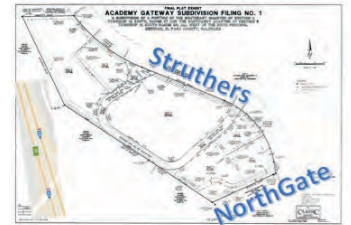
COLORADO SPRINGS

Across the street from the Western Mining Museum, is an 18-acre tract appropriately named **ACADEMY GATEWAY**, undergoing ground work for the development of four commercial/office structures and two future builds.



The Parcel’s primary frontage runs north along Struthers just past Glen

Eagle Drive, with about 1/4 of its frontage on Northgate, and is separated from I-25 by a strip owned by the Air Force. It will be accessed off of Stuthers with a private circular drive servicing the property. A round-about is planned at thee Strutheer’s Road/ Gleneagel Drive intersection which is currently served by four-way stop signage. This truly caps the entrance to the rapidly growing commercial NorthGate Corridor.



POLARIS POINT - In the strip shops behind the Loaf and Jug,



nestled between the selection of brewery and eateries, is coming one of the hot, new, exercise trends – **RUSH CYCLE**. Their program is group, high intensity aerobics performed on stationary cycles, performed to music, subdued

lighting, and orchestrated by an instructor. Lots of push ups and butt back/butt forward moves while pumping away on the cycle to tunes that enervate your efforts. The formal terminology is Spin Class and Indoor Cycling. The online reviews rave about classes. Just watching the videos on the Internet wear me out.



The Bourbon Brothers Smokehouse at Polaris Pointe plans to build a small concert venue on the adjacent parcel. The 15,000 square foot facility will seat 750 people inside, and an additional 200 more in a 9,000 square foot outdoor patio (seasonal). The

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plan is to capture traveling country music and Southern rock acts between major performances for short week day plays at their new **BOURBON BROTHERS PRESENTS** and follow with local bands and/or stand-up comedy on the weekends. They expect to charge in the \$75-\$150 range for the "A" artist hoping to break-even on the entertainment cost, making money on the food and beverages. If successful, it should provide convenient, and comfortably sized major entertainment in our local setting. Go for it BB. Look for the opening next summer.

The DeGraff Building – 118 N. Tejon Street –

is one of a handful of remaining commercial buildings dating back to the Cripple Creek Gold rush. Built in 1897 by a successful gold rush miner, David Degraff, the building started out with office and commercial space, converted to apartments after WWII, and back to office/retail in 1967. After nearly 30 years in occupancy, the Old Chicago Pizza & Taproom moved out last year. Just opened in 15,000 square feet on two levels is a new Colorado based restaurant/brewery outlet, **OSKAR BLUES**, which plans to maintain the old-time Colorado flavor of the property, featuring local beers as well as its own Oskar Blues beers brewed in Longmont. Locally sourced beef continues the home town flavor. The lower level "entertainment grotto," has bocce courts, a stage and private party lounge. The Outdoor back patio has a new fire pit and game area.



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- Use – The property will remain an active working ranch with public access.
- Management – the current ranch manager will remain, now employed by the County
- Access – the rear access will be gated and will not be used as a major entrance. A study will follow to address the best public access location.

- Trails – trails will be added and will include the County's 2nd, non-motorized access to Pike National Park.
 - Water – the surface and subsurface water rights will remain with the property and will be used as they are currently for the agricultural use of the property.
- Only a couple of weeks into this transaction, the County will be studying the best ways to preserve while offering public availability to the large ranch land. As their plans develop, public hearings are anticipated. Hats off to a quick response by the County to preserve and protect Larkspur's natural environment. The sales tax-funded preservation acquisition fund. The meeting was well attended with all parties in favor of the acquisition.

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PERRY PARK METRO DISTRICT (PPMD) UPDATE

On December 14, 2017, the PPMD Board met at the Perry Park Country Club for the monthly meeting. The meeting was called to order at 6:06 p.m. There was a quorum with the following board members in attendance:



President	Randy Johnson
Vice President	Derek Meredith
Assistance Vice President	Craig Van Doorn
Treasurer	Vanessa Dao
Secretary	Linda Black

In addition, Kurt Schlegel, from Special District Solutions, LLC was present.

Three community members were present:

- Wayne Moore
- Steven Rea
- Keith Worley

Agenda & Minutes

The agenda was reviewed and unanimously approved. Minutes from the November 9, 2017, meeting were reviewed and unanimously approved without amendment.

Correspondence

New correspondence was reviewed. This included Cheyenne Key Requests, the need to update the PPMD website, and the new properties to be constructed.

Public Comment

Mr. Wayne Moore informed the Board of an all-terrain vehicles (ATV's) using private and PPMD property to access the Pike National Forest. This is causing noise and Mr. Moore is concerned about the potential of damage to PPMD and private property. Mr. Moore stated that this problem as happening on Bannock Drive, Elati Road and Quivas Road. The PPMD discussed this issue and decided to install boundary markers and to encourage residents to contact the sheriff's office when they witness or hear ATVs in the area. This information will be posted on the PPMD website and social media sites.

Resolution

The PPMD Board reviewed and unanimously approved two resolutions. The first was to a certified copy of the Annual Administrative resolution. The second was the Call for an Election in May 2018.

The PPMD board reviewed and unanimously approved the current payables. This totals \$34,107.79 on check numbers 6000 to 6022. The board also reviewed and unanimously approved a resolution to adopt the 2018 budget, certified the 2018 MILL

Continued on page 12



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PPMD Continued from page 11

Levy, and appropriated sums of money for the 2018 budget. The 2018 MILL Levy was set at 4.733 percent.

The PPMD board voted unanimously to engage Barnes Griggs & Associates P.C., to complete the mandatory independent 2017 Financial Audit. The date for this audit is yet to be determined.

Copies of the agenda, meeting minutes, resolutions and financial documents are available on the Perry Park Metro District website.

Meeting Schedule

There will not be a PPMD Board meeting in January 2018. The regular meeting place, the Perry Park Country Club, is going to be remodeled and the meeting room unavailable during the first quarter of 2018. The February, March and April 2018 PPMD board meetings will be held at the Larkspur Town Hall, 8720 Spruce Mountain Road. The meetings will be start at the regular time, 6:00 p.m.. The PPMD board greatly appreciates the support and assistance from our partners at the Town of Larkspur. A big shout out to Matt Krimmer, Town Manager, for his flexibility and willingness to work with the PPMD Board.

The 2018 meeting schedule is below:

Date	Meeting Type	Location	Start Time
February 8, 2018	Regular Meeting	Larkspur Town Hall (8720 Spruce Mountain Road, Larkspur, CO 80118	6:00 PM
March 8, 2018	Regular Meeting	Larkspur Town Hall (8720 Spruce Mountain Road, Larkspur, CO 80118	6:00 PM
April 12, 2018	Regular Meeting	Larkspur Town Hall (8720 Spruce Mountain Road, Larkspur, CO 80118	6:00 PM
May 10, 2018	Regular Meeting	Perry Park Country Club, 7047 Perry Park Blvd Larkspur, CO 80118	6:00 PM
June 14, 2018	Regular Meeting	Perry Park Country Club, 7047 Perry Park Blvd Larkspur, CO 80118	6:00 PM
July 12, 2018	Regular Meeting	Perry Park Country Club, 7047 Perry Park Blvd Larkspur, CO 80118	6:00 PM
August 9, 2018	Regular Meeting	Perry Park Country Club, 7047 Perry Park Blvd Larkspur, CO 80118	6:00 PM
Sep. 13, 2018	Regular Meeting	Perry Park Country Club, 7047 Perry Park Blvd Larkspur, CO 80118	6:00 PM
Oct. 11, 2018	Regular Meeting	Perry Park Country Club, 7047 Perry Park Blvd Larkspur, CO 80118	6:00 PM
Nov. 15, 2018	Regular Meeting	Perry Park Country Club, 7047 Perry Park Blvd Larkspur, CO 80118	6:00 PM
Dec. 13, 2018	Regular Meeting	Perry Park Country Club, 7047 Perry Park Blvd Larkspur, CO 80118	6:00 PM

- Thanks to the three people who have agreed to be on this committee.
- We will have our first meeting in the next four weeks.
- If you are interested in participating please contact Linda Black at 720-394-2686 or secretary@perrypark.org.

New Business

The board was made aware of people who appear to be living in a tepee off Fox Circle. We will determine if they are on PPMD property, private property or in the Pike National Forest. If they are on PPMD property the sheriff's office will be contacted to have them removed and if appropriate charged with trespassing. If on private property, the property owner will be notified. If they are in the Pike National Forest, the Forest Service will be notified.

The meeting was adjourned at 8:35 P. M.

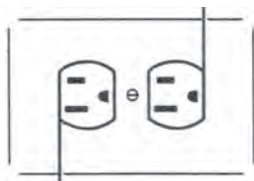
Linda Black, Secretary, Perry Park Metro District



Committee Reports

The following committees gave report:

- **FireWise/Safety**
 - Wildfire mitigation of the Haystack Ranch and Perry Park have been completed for 2017.
 - The improvements to Wauconda Park are complete.
 - The playground equipment is fixed and the area is open for use.
 - The area around the playground has been mowed and the brush cleared and removed.
- **Parks & Open Space**



electric

Pete Dunbar

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NOVEMBER NEWS FROM THE WATER DISTRICT

Craig Johnston...

The November meeting of the Perry Park Water & Sanitation District was called to order at 6:30 p.m. on the 15th with four directors present. The first order of business was the approval of the minutes of the October 18th regular meeting. The approval was unanimous. Disbursements were then unanimously approved. The board then approved and signed letters of engagement for a certified public account and auditor for audit preparation, year-end financial statement preparation and the year-end 2017 audit.

During the district's scheduled Budget Hearing, the board discussed and approved the budget for 2018; it was signed for submission to the Colorado Department of Local Affairs. Scott Monroe of Semocor, Inc. then introduced his partner, Will Parker. Parker has been acquainted with the district for many, many years and has an extensive water and sewer operations background.

The board discussed several engineering situations in the district and found agreement with consulting engineers. The District Systems Report for September submitted by Semocor was then reviewed, and operations were noted as normal. The Monthly Staff Report submitted by the district manager, Diana Miller, was also reviewed. New construction permits now stand at 27 for the year, and there is a very good possibility last year's total of 28 will be equaled or exceeded. The district's financials look good. The meeting was adjourned at 7:30 p.m. As always, further information is available on the District website, www.PPWSd.org.



DECEMBER NEWS FROM THE WATER & SANITATION DISTRICT

Jim Matchett...

The December regular board meeting of the Perry Park Water & Sanitation District was called to order at 4:30 p.m. on the 20th with four directors present, as Director Peterson had an excused absence. The first item on the agenda was audience participation, and a resident in attendance advised the board that he had been approached by a developer inquiring of his interest in selling two lots he owned. Further, he felt that other lot owners were being similarly approached. He also raised a question regarding the district's interest in providing some financial support to prospective development. He was advised the District had not provided financial support for such piecemeal development in the past, and that given the district's plans for the immediate future and its present capital improvements program, it would not be interested in doing so.

Next, was the approval of the minutes of the November 15th regular board meeting. That approval was unanimous with Director Matchett abstaining as he was absent from that meeting. Disbursements totaling \$193,841.20 were then unanimously approved. The District Systems Report for November submitted by Semocor was reviewed, and normal operations across the District were noted. The monthly staff report submitted by District Manager Diana Miller was next reviewed. Permit applications continued to trend positive with a total of 29 to date with the possibility of one more before year end. Over the last five-year period, permit applications have increased each year from 2013's 17 permits to this year's 29.

There were no board member discussion items, and the meeting was adjourned 4:59 p.m.. As always, further information is available on the District website, www.ppwsd.org.

A WALK ON THE WILD SIDE

Susan Peters...

'Tis the Season...Radical Kiwi Measures...Short Takes The Season Spirit



Every year it seems to be tougher and tougher to get my head into the "magic" of the holiday season. It is going to take more than the four-inch dusting of white fluffy snow last night and a warming fire in the woodstove. But happy, happy birds can do the trick.

After the latest snow overnight, large flocks of birds waited for me to put out the grub. The jays obnoxiously let me know to put out a bag of peanuts for them. After a fresh snow is a great time to do your own backyard bird count. For us we were amazed at the huge jay populations of all three species that inhabit our

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Computer Support

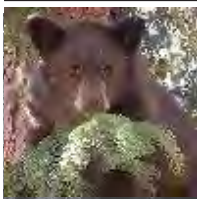
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WILD SIDE Continued from page 14

property: Stellar's, Blue jay, and Scrub jay. And the redwing blackbirds! There are so many that they blacken the sky when they are on the move. A robin flock elected to overwinter here while taking advantage of the heated bird bath and gobbling up the berries on some of the bushes. And the doves and some towhees have also decided to tough it out here.

A fun activity, particularly for children, is to examine the fresh snow for tracks to know what critters occupy the countryside. We were able to spot deer tracks, of course, and then coyote, foxes, bunnies, along with skunk and raccoon. Harder to find are bobcat and mountain lion tracks. But we know they are here. Their prints are subtle. They are cats that can seem invisible.

It appears that our resident turkey flock survived Thanksgiving. Our dog Ollie, a consummate hunter, decided that he wanted one on his plate and went to battle with one slow member of the flock. The turkey took that round with hardly a feather mussed up. So, Ollie had to be content with a rabbit and a mouse. But a large red-tailed hawk that has been hanging around decided that he wanted the then-headless rabbit. After a while, they both lost interest in the decimated corpse. And we could have had rabbit stew for dinner!

The hawk has obviously benefited from all the mice bodies hub-by Dave tosses out the door. A number of years ago Henrietta, a

Cooper's hawk, would come to our bedroom windows and call to wake us up to throw out more mice to feed her brood. She would also hide herself in a large pine tree from unsuspecting chipmunks crawling up the stucco around the front pillars.

And such it is...

A Down Under not so Jolly Happening

I have reported to you that feral cats are killing off wildlife, such as native birds and the Hawaiian endangered monk seal, at an astonishing rate. Places like Hawaii are struggling with ways to contain the population from out-and-out exterminating the cats to catching and neutering/spaying them – very expensive. The issue is in the Hawaiian courts.

In doing some research for an upcoming return trip to New Zealand, I came across an article that wholeheartedly had my attention. Count New Zealand in, too, which wants to save what is left of its native species from the introduced predators. But it is not just the feral cats, rats, and mice that were brought there by ships starting in the 1700s, with the ship of Captain James Cook being the first source.

In the 1800s possums from Australia were brought to Kiwi-land to boost the fur trade. The possums there are not scrawny and gray as ours, but boast a luxurious sable-colored coat. And then the short-tailed weasel, called a stoat, was introduced to manage

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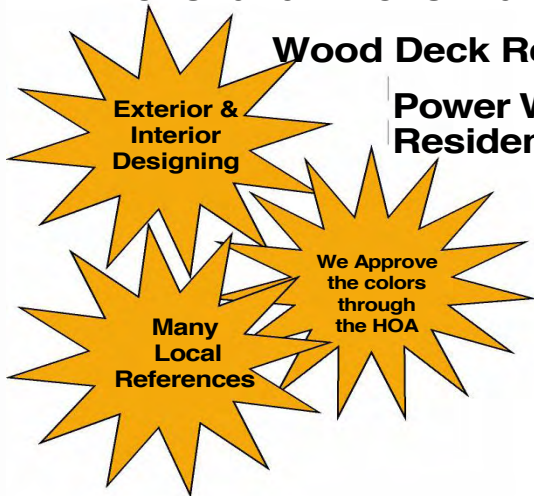
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Bonnie Schwam—Broker Associate
Community minded Perry Park resident with over 12 years real estate experience. Member of Larkspur Chamber, Parks & Rec Board Member, Tri-Lakes Chamber Member



Will Schneider—Broker Associate
With family in Colorado for 5 generations and two grandfathers serving as governors here, Will is truly connected to the lifestyle and culture of the area. He loves the lifestyle and sharing the Larkspur community with our clients.



Ruth Ann Arfsten—Agent in Training
As a lifelong Larkspur resident and 4th generation Douglas County native, Ruth Ann is our resident story teller who loves to show our clients the community her family has called home for over 62 years.



Nicole Tahmindjis—Broker Associate
Perry Park resident with over 16 years real estate experience, Executive Board Member of Larkspur Elementary PTO. She has sponsored the Perry Park Holiday Light Contest and the Spring Shred event. It is her pleasure to live and work in this unique community.



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the rabbit population. Now what could POSSIBLY go wrong with that? Gee, I think we have heard this one before, like the cane toad on Hawaii whose mission it was

to get rid of agricultural pests such as the cane beetle. The cane toads have a voracious appetite and the ability to lay thousands of tadpoles at once. The adults and the tadpoles have poisonous glands that are toxic to most animals, especially dogs. The most successful control program is through road kill, I do believe.



New Zealand has many flightless birds, like the Kiwi, which never had to fly because of the lack of predators. Along comes man bringing with him the predators, including man, which try to get the feathers and eggs of the luckless birds who cannot

outrun their pursuers. Kiwis are nocturnal and it makes me wonder if they did what the beaver here did: switched from being diurnal to nocturnal to avoid predation, the beavers namely by man's hand.



We once stayed on Stewart Island, south of New Zealand's South Island, and had the opportunity to go on an 11 p.m. Kiwi search, wearing gum boots to slog around in the bog environ-

ment. We passed. It is hard enough seeing them in the aviaries where they are in a black-light glass enclosure so we can see them moving around and doing what Kiwis do.

So, the Prime Minister of New Zealand announced an extermination program called "Predator Free New Zealand 2050," using some kind of "blue sky technology" that no one seems to know what it is, but it will be terrific. Ahem. They had talked about using pieces of poisoned carrots distributed by planes, but that could also kill the animals that they are trying to protect.

A couple of uninhabited islands, Rangitoto and Motutapu, near Auckland have been successful in destroying the predators to save the flightless Lyall's wren, but not in time. We will be visiting Rangitoto and will report back our findings. The efforts to eliminate mice from the Antipodes Islands has succeeded, in order to protect the seabird chicks and eggs.

Ninety percent of New Zealanders are in favor of this ambitious program. But it comes with a cost. A very big cost. Say \$9 billion over 50 years. Plus, New Zealand is enlisting corporate efforts by pledging \$1 for every \$2 spent by their partners.

Stay tuned on this one...I will catch you up in 50 years.

Short Takes

Here is a shout out with my warmest wishes to all my readers for a fun and rewarding holiday season...and don't forget to put out a little something extra for your birdie friends. You will be greatly rewarded for your efforts with a magnificent display. And your blood pressure will benefit...

Peace to the world. (But not if you are a feral cat.)

That's all, folks, for this month. Gotta run...the birdie population is getting restless for a refill of the bird feeders. And I don't want to re-enact Alfred Hitchcock's movie "The Birds" by waiting too long to go outside.

Picture Source: Possum – Tasmania Parks; Kiwi – Wikipedia, Weasel - unknown

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

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Dependable and trustworthy 14 year old looking to pet sit and babysit. CPR and first aid training completed. Please call or text Jacqueline Meeks at (832)600-8014.

Hey! I'm Chance Cotham, I'm 15 years old and a sophomore at castle view high school. I can take care of plants, dogs, yard work, and any other thing you'd need! Please contact me @ 720-775-8345 or chancecotham17@gmail.com

A trust worthy sixth grader looking for hire for pet sitting. Anywhere in the Larkspur/ Perry park area. To contact Kylie email kateandkylie910@gmail.com or call 720- 877-1998.

My name is Trace, I am 18 and a PP res. I am available for jobs that include yard work, pet walking / sitting, snow shoveling, fire mitigation and more. Sandy Divan can be contacted for reference at 303-681-0132. I also have a 16 y/o brother that can help with big jobs, so call me at 720-420-9767 today!

An experienced and trustworthy 12 year old looking for hire to pet sit in the Perry Park area. I am qualified for all your pet sitting needs. To contact Kylie email kateandkylie910@gmail.com or call 720-412-1567.

I am available for babysitting! I am twelve years old (almost 13), CPR/AED First Aid certified .I enjoy spending time with little kids. Please contact me Carissa O'Donnell 303-578-2323 or obevy@aol.com.

My name is Clayton Saunders I am a hard worker, boy scout, and high school athlete. I will work for all jobs and services you would need. Contact me at (720)-369-6941 or clayton.saunders19@gmail.com

My name is Delaney Liebke, and I am 17 years old and am available for babysitting or pet sitting throughout the Larkspur area. I have had my licence for over a year now, so I can drive any place necessary. Please contact me at dgliebke@gmail.com or 303-681-9091.

New! Super Summer Nanny/Sitter Available For Hire: Need a fun, dependable, affordable nanny to provide care for your kiddo(s) this summer? My name is Teaghan Todd; I am a freshman in highschool and I absolutely love kids. I am responsible, CPR/AED certified, and have my babysitting certification. I would love to help give your kids a summer they can remember. Call or text me at (303) 726 7534 or email me at teartodd@gmail.com

My name is Kylie Cronin and I am 14 years old. I am great with children and animals and will always give them 100% of my attention. If you are looking for an experienced and dependable baby sitter, pet sitter, or someone to do household chores please contact me at kylie.queen21@gmail.com or 720-412-1567. I am looking for work in the Perry Park and Larkspur area.

My name is London. I am 16 yrs old , a junior at CVHS and live in the Sageport area. I am available for pet or baby sitting. Please call 303.250.8125

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