

A photograph of a winter forest. The ground is covered in a thick layer of snow. Numerous pine trees are visible, their branches heavily laden with snow. The sky is a clear, bright blue. The overall scene is peaceful and serene.

LARKSPUR

SENTINEL

FEBRUARY 2024

Serving the 80118 community



ELIZABETH OWENS



THE RE/MAX COLLECTION®

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



7267 COMANCHE COURT | PERRY PARK | UNDER CONTRACT! | \$899,000



4360 RED ROCK DRIVE | PERRY PARK | JUST LISTED! OFFERED AT \$899,000



4850 CROW DRIVE | 2 ACRES IN PERRY PARK! | OFFERED AT \$1,100,000



8154 INCA ROAD | PERRY PARK | JUST SOLD | \$1,025,000



1845 CINNAMON ROAD | STERLING POINTE | \$1,150,000



15838 RED BUD COURT | DOVE VILLAGE | JUST LISTED! \$725,000

ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 20+ 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 is a Larkspur resident and is Broker/Owner at RE/MAX Alliance in Castle Pines. View the virtual tours for these homes and all Elizabeth's listings at ElizabethOwens.net.

SCAN HERE FOR AN AUTOMATED HOME VALUATION! CALL FOR A MORE IN-DEPTH VALUATION! ➔



WHAT'S GOING ON?

Feb. 1 - Larkspur Town Council Meeting
6:00-8:00 p.m. at Town Hall [INFO](#)

Feb. 8 - Perry Park Metro District Regular Meeting [INFO](#)
6:00 p.m. at Perry Park Country Club

Feb. 8 - Larkspur Fire Protection District Regular Board Meeting [INFO](#)
6:00 p.m. at LFPD's Station 161

Feb. 13 - Larkspur Town Planning Commission Regular Meeting [INFO](#)
5:00-6:30 p.m. at Town Hall

Feb. 13 - Larkspur Chamber of Commerce Monthly Mixer [INFO](#)
5:30 p.m. at Braydex Wash Works

Feb. 13 - Larkspur Water & Sewer Regular Meeting [INFO](#)
6:30-7:30 p.m. at Town Hall

Feb. 14 - Larkspur Park & Rec Board Regular Meeting [INFO](#)
1:00 p.m. at Town Hall

Feb. 15 - Larkspur Town Council Meeting [INFO](#)
6:00-8:00 p.m. at Town Hall

Interested in adding your upcoming event?
Email us larkspursentinel@gmail.com with the subject "LARKSPUR EVENT."

All events need to be open to the public and community-focused.

Town of Larkspur update

Sherilyn West, Mayor
Town of Larkspur



The new year is here, and a lot is going on in the Town of Larkspur. The upgrades to the water treatment plant will go out to bid soon. We have two different grants that will be providing most of the funding for this upgrade. A grant from the Bureau of Land Reclamation is helping fund new water meters throughout the town. We have all the meters and are waiting for warmer weather to start installing them.

Warmer weather will also bring construction on the Colorado Front Range Trail from the trail bridge near I-25 to right below Larkspur Town Hall. The sidewalk project in the park that was approved and funded by a grant in 2018 is scheduled to take place this summer.

The legal complaint that was filed against the town by the owner and the developer of the Larkspur travel center is being defended by our insurance company CIRSA. There is nothing new to report.

We have a municipal election in April. If you reside within the incorporated boundary of Larkspur, you are eligible to vote. If you are unsure if you are eligible, check the link [HERE](#) or call us for addresses within our town or call the town hall.

Thank you, Margot

Larkspur Sentinel

LARKSPUR SENTINEL

On behalf of the entire Larkspur community, thank you to Margot Patterson for her tireless efforts as editor of the Larkspur Sentinel over the past four years. Margot's unwavering dedication to the community has been nothing short of inspiring. Thank you, Margot, for your service to the Larkspur Sentinel!



Stephanie Y. Deininger, Margot Patterson and Kate Wessels, 2024

Margot at the Sentinel Holiday Party 2023



Margot helps out with a community trash pickup day

Share your best Larkspur photos!

Submit your best photo to larkspursentinel@gmail.com for a chance to have it featured on the front cover.

Photo needs to:

- Be taken somewhere in 80118.
- Be of a landscape, wildlife, or another unique Larkspur feature (no people in photos, please).
- Selected submissions will be up for a neighborhood vote on the Larkspur Sentinel Facebook page every month. Winner gets their photo featured on the cover!
- Submit your photo to larkspursentinel@gmail.com by the 15th of each month for consideration for the following month's contest.

Rules:

- Inappropriate pictures will not be showcased.
- The Larkspur Sentinel management team chooses which images will be featured for voting.
- There is no limit to how many photos one person may submit for consideration. An individual person may only have one winning photo per year.
- The cover is a 8.5in x 11in (or approx. 8.5:11 ratio) vertical. If your picture is horizontal we may have to adjust it.
- Black and white or color photos only.
- Upon submission, submitter gives the Larkspur Sentinel management team the right to feature the image in the Larkspur Sentinel publication and on any owned platform (including but not limited to social media, website, etc) in perpetuity with full credit to the photograph's creator. Credit will be placed as a water mark on the picture.

Prize:

- Bragging rights and a really nice print out of the cover for you to hang!

Subscribe

Join our email list to receive the monthly issue right to your inbox!

larkspursentinel.org

Express lane toll charges now in effect

Larkspur Sentinel

Express lane toll charges along the I-25 “South Gap” (Castle Rock to Monument) are now in effect as of Wednesday, January 17.

There is an express lane in each direction of the highway; each direction consists of two zones, which charge different toll prices. Zone 1 is between Monument and Larkspur, and Zone 2 is between Larkspur and Castle Rock.

Toll charges depend on the type of vehicle, how many passengers are in the vehicle, and time of day.

Visit the CDOT website to learn more about rates:

<https://www.codot.gov/programs/expresslanes/i-25-south-gap>

I-25 South “Gap” Express Lanes Toll Rates and Schedule Toll Rates Effective from January 17, 2024 to June 30, 2024

		TOLL RATES FOR 2 AND 3 AXLE VEHICLES							
		Northbound				Southbound			
		Zone 1 Monument to Larkspur		Zone 2 Larkspur to Castle Rock		Zone 1 Castle Rock to Larkspur		Zone 2 Larkspur to Monument	
Time of Day		AVI	LPT	AVI	LPT	AVI	LPT	AVI	LPT
Weekdays and Weekends	9:00 pm - 6:00 am	\$0.80	\$2.73	\$0.70	\$2.90	\$0.70	\$2.90	\$0.80	\$2.73
	6:00 am - 9:00 pm	\$2.00	\$4.77	\$1.75	\$4.69	\$1.75	\$4.69	\$2.00	\$4.77

Image courtesy of CDOT

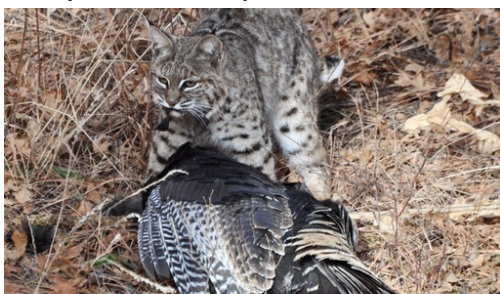
Backyard posers

Mike Riebau

Thanks to Mike Riebau for submitting this wildlife photography!



“Bob” had turkey for the holidays, too!



Larkspur FREE Library
9524 Spruce Mountain Road

WEDNESDAYS & SATURDAYS
10AM TO 3PM

THOUSANDS OF TITLES

No Card
No Late Fees

FREE

Town of **LARKSPUR**
Colorado



Larkspur Area
Chamber of Commerce

FEBRUARY MONTHLY MIXER

Tuesday, February 13, 2024
5:30pm - 7:00pm MT

HOSTED BY:
Braydex Wash Works
4975 Crow Dr., Larkspur, CO 80118

A Note from the Publisher and Editor

Larkspur Sentinel

The chill of winter is in full swing in our community and I am thrilled to extend a warm welcome to you all through the pages of our February Larkspur Sentinel. Whether you are new to 80118 or a long time resident, I'm so happy you are reading this.

As you flip through the pages, you will find a variety of articles that showcase our unique community. These are all informative articles that we hope will bring inspiration, questions and understanding.

Our goal of publishing the Larkspur Sentinel is to be a reliable source of information, connection, and celebration for residents of the Larkspur community.

As winter continues, let the pages of our February issue serve as a cozy companion, offering you a glimpse into our warm hearted community. May the stories within inspire you, uplift your spirits, enlighten you and remind you of the warmth that surrounds us even in the coldest of seasons.

Speaking of our issues, if you would like to receive the issue delivered right to your email inbox, please head to our website larkspursentinel.org and subscribe to our monthly emails and if you have an idea for us, email it to us!

Here's to a February filled with good vibes, shared moments, and the kind of coziness that makes you appreciate the little things.

Stay warm and cheers!

Kindly,



Stephanie Y. Deininger, Publisher
larkspursentinel@gmail.com

This year will mark 32 years since my parents completed construction on my childhood home in Larkspur. While Larkspur may have changed throughout the years I've known this small community, one thing has always remained the same: Our strong communal spirit.

To this day, my very best friends are the ones I met in the halls of Larkspur Elementary School 30+ years ago. We joke that we share the communal "Larkspur spirit" that comes with things like ensuring you build time in your commute for Renaissance Festival traffic, digging your plow truck out by hand when it gets stuck or falls off the driveway, and learning to outsmart racoons to keep them from getting in your chicken runs. This "Larkspur spirit" inspires us all to want to live in this very unique community.

As the Larkspur Sentinel rings in another year, I encourage us all to continue feeding the strong community spirit here in our small town. It's not hard. Smile at one another. Take the time to wave a pedestrian across the road. Shop at one of our exceptional small businesses. The friendships we build today will continue to serve us all 30 years from now.

If writing stirs your soul and you want to help feed Larkspur's community spirit by contributing articles to the Larkspur Sentinel, please reach out! We're always on the lookout for new writers; everything we do here at the Larkspur Sentinel is on a volunteer basis, and as the saying goes....it takes a village.

Stay wild,



Kate Wessels, Editor
larkspursentinel@gmail.com



News from the Larkspur Fire Protection District

Wayne Moore, Member–Board of Directors

Larkspur Fire Protection District

Total Calls: 70

1. Rescue & Emergency Medical Service Incident = 50 (71.43%)

Emergency Medical Service Incidents = 50 (100%)

EMS Call, excluding vehicle accident w/ injury = 31 (62%)

Motor Vehicle accident with injuries = 5 (10%)

Motor Vehicle accident with no injuries = 14 (28%)

2. Good Intent Call = 14 (20%)

Dispatched & Canceled enroute = 12 (85.71%)

Steam, other gas mistaken for smoke = 2 (14.29%)

3. Service Call = 4 (5.71%)

Service Call, other = 1 (25%)

Public Service Assistance = 1 (25%)

Person in Distress = 1 (25%)

Smoke, odor problem = 1 (25%)

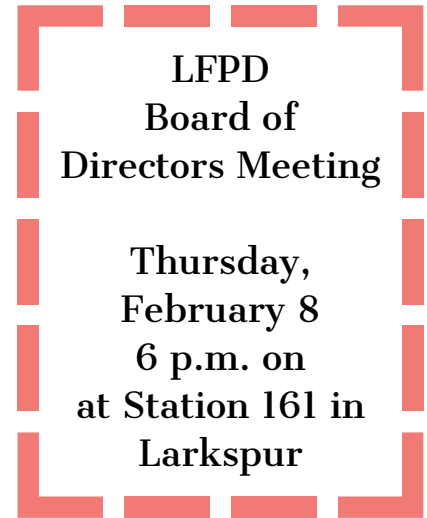
4. False Alarm = 2 (2.86%)

System or Detector Malfunction = 2 (100%)

Larkspur Elementary School now has a “Stop the Bleed” kit in each of its twelve classrooms. This was accomplished through the combined efforts of the LFPD Fire Marshall Bill Diershow, Larkspur Elementary School Principal Jennifer Oldham, and the Perry Park Country Club (PPCC) General Manager Nathan Erickson.

Fire Marshall Diershow saw the need when he was at the school during a fire drill. “I thought it would be important to have the kits available in each class and that the staff would know how to stop life threatening bleeding,” Diershow said. He discussed the idea with Ms. Oldham, and then contacted Mr. Erickson to see whether the PPCC would be interested in contributing toward purchasing the kits. Mr. Erickson immediately replied “we’ll buy all of them!” PPCC purchased the kits, totaling \$500, as a donation. LFPD personnel provided training to teachers and staff.

This is an excellent example of organizations in our community working together and of individuals who see a need and take action to find a solution. Thank you immensely for making this happen.



New year...new you!

*Amy Pfister, Community Engagement Coordinator
Aging Resources of Douglas County*

Eat healthier. Connect with people. Spend your time in more intentional ways. Does this sound familiar? If you're like most Americans, you started January full of hope and intentions to be the best version of yourself going into a new year. The onset of a new year often brings with it the desire for personal growth and fulfillment. Many people set a goal of volunteering in the community as part of their personal growth journey, and it's no wonder why... embracing the spirit of giving back not only enriches the lives of others but provides a strong sense of purpose and meaning for the individual volunteering.

Aging Resources is here to help you achieve that goal!

Aging Resources of Douglas County is a local non-profit that serves older adults throughout Douglas County to help them age with independence and age in place. We have many clients in Larkspur! Through a variety of free outreaches like transportation, help at home, chore services, and companion assistance, we provide wrap-around support to help older adults in our community stay in their homes as long as possible. We're able to provide this support through our wonderful network of Aging Resources volunteers who are the heart and soul of the organization. That's where you come in!



As 2024 unfolds, we're rolling out a new volunteer opportunity at ARDC called "New Year's Check-In" where volunteers can make phone calls (from the privacy and comfort of their own home) to local seniors and "check-in" with them. These are (often) socially isolated folks who benefit tremendously from a reassurance call and a comforting chat. All it takes is a phone, a few minutes, and a caring heart!

If this sounds like an opportunity you'd be interested in or you know a senior who may benefit from this program, please give us a call or email us at ardc@douglas.co.us. It only takes a few minutes a week to brighten the day of an isolated senior. This is an easy way to give back to your community AND help a lonely older adult. ... ensuring many start off the new year with a wonderful and fulfilling start.

News from the Water District

Brian Arthurs, Treasurer

Perry Park Water and Sanitation District



“I have never seen a river that I could not love. Moving water... has a fascinating vitality. It has power, grace, and associations. It has a thousand colors and a thousand shapes, yet it follows laws so definite that the tiniest streamlet is an exact replica of a great river.”

–Roderick Haig-Brown

Water facts:

- The most common substance found on Earth is water. Water is the only substance found naturally in three forms: Solid, liquid, and gas.
- There is the same amount of water on Earth as there was when the Earth was formed. The water from your faucet could contain molecules that dinosaurs drank.
- Nearly 97% of the world’s water is salty or otherwise undrinkable. Another 2% is locked in ice caps and glaciers. That leaves just 1% for all of humanity’s needs – all its agricultural, residential, manufacturing, community and personal needs.
- The amount of water is constant and recycled throughout time. A water molecule stays in the ocean for 98 years, in ice for 20 months, and in lakes and rivers for two weeks.
- Land, water, and air are all part of a deeply interconnected system. What we pour on the ground ends up in our water, and what we spew in the sky ends up in our water.

The Perry Park Water and Sanitation District (PPWSD) held its regular board meeting on Wednesday, December 13, 2023. The meeting began with a review of the minutes from the November 8, 2023 meeting, which were approved as presented.

Disbursements of \$418,743.67 were presented, reviewed, discussed and approved.

The board reviewed the district’s monthly staff report. District Manager Diana Miller provided detailed information to all questions and other inquiries made by the directors.

The board reviewed the district systems report. Information was requested and provided by Will Parker, the president of Semocor.

The district received a letter from Hill & Pollock, LLC regarding the retirement of Mr. Alan Hill who has provided legal counsel for the district for over thirty years. The board asked the district manager if she had any concerns about Mr. Hill’s retirement and his partner, Ms. Ashley Pollock- Zahedi, taking over as lead counsel with the newly formed firm of Curtis, Justus, and Zahedi. There were none. The board offered their best to Mr. Hill and thanked him for his years of service to the district.

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Next on the agenda was the Sageport Wastewater Treatment Plant Engineering Professional Services Agreement. The board reviewed and discussed the agreement prepared by Mr. Mark Morton, with GMS, Inc. A motion to accept was passed 4-1.

The Staffing and Compensation Committee advised the board that they had received compensation recommendations from the district manager. Director Arthurs advised the board that they had done diligence related to salary ranges for similar roles in Colorado, including evaluating salary information available from comparable job postings, and current and projected CPI calculations. At the conclusion of the discussion, the board accepted the committee's recommendation of a 2% salary increase for full time district staff effective January 1, 2024.

In other business, a motion was made, seconded, and passed, to execute the professional services agreement with GMS, Inc. for engineering services for the Sageport Wastewater Treatment Plant improvements project. Director Maras, appointed as director of the newly formed Water Commission, advised the board they will meet on the fourth Monday of each month.

A resident in the district brought forth information concerning potential misuse of water. Upon investigation, it was determined to be authorized use by Douglas County. There being no further board member discussions nor audience participation, the meeting was adjourned. Further information is available on the district website: ppwsd.org



It's time to spray your

Pine or Spruce trees or other evergreens!

Evergreens are beautiful and provide many benefits. However, they need special care because they're under constant attack from insects. If they are not managed, they can be lethal to the trees. Preventative treatments are the best way to protect your trees. *We can help with that.* Please call for a free tree evaluation and estimate.

Consider Knothead your personal arborist expert (*everyone needs one*).

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

Knothead Tree and Lawn Care is a TCIA member and an ISA certification Arborist.

Find more information about us at knotheadtree.com

"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



Just Sold!

**11463 Evening Hunt Rd
 Fox Hill, Franktown
 \$2,379,000**

**4 Bedroom/5 Bathrooms
 1.5 Acres**



Beautiful custom home on 1.5 acres with 4 bedrooms and 5 bathrooms. The oversized great room features a stack stone fireplace and beautiful wood floors. The gorgeous kitchen features a walnut-stained island, stainless steel appliances, a dining room and a walk-in pantry. The main floor primary retreat features ample natural light, a stone fireplace and a spa retreat bathroom with a soaking tub, oversized shower and walk-in closet with closet system.



For Sale!
 1871 Grayhawk Place
 Bear Dance, Larkspur
 \$650,000

Consistent Winner Of



5280

For Outstanding
 Customer Service!



Just Sold!

596 Independence Drive, Larkspur ~ \$1,500,000

Multi-generational living at its finest. This stunning mountain contemporary ranch style home commands attention with its 5,197 sq ft main house along with a 1,625 sq ft completely self-sufficient 2 bedroom, 2 bathroom guest house which makes this property ideal for caring for your aging parents or your adult children. This stunning 6 bedroom, 6 bathroom 6,225 finished square foot estate has every imaginable upgrade.

CLIENT TESTIMONIALS



"Ben is honest, professional, communicative and informed. He knows the local market, its trends and reasonable values. There is no better agent for the local Larkspur market

whether buying or selling than Ben Wolfe." **Feedback from Derek and Denise Meredith**

Wolfe Realty Group, Inc.

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News from the Perry Park Metropolitan District

Steve Ostrowski, Director & Secretary, Perry Park Metropolitan District

Happy New Year to all of you! In January, the PPMD board completed its 2024 budget cycle which has now been submitted to the state. In 2024, there are some large projects and expenses being planned, such as neighborhood entryway revitalization, extra walking trail development around Gilloon Pond, and Wauconda Park development planning.

Due to the dramatic increase in property valuations, the PPMD board voted 3-2 to temporarily reduce your tax rate this year (aka the mill rate levy). This change, along with Douglas County's own recent reduction, will result in lower-than-planned taxes for homeowners. While the tax rate decreases, tax revenue still increases due to the higher property valuations. Please note that this is a 1-year temporary mill levy reduction. It is not permanent. A permanent change to the tax rate requires a ballot vote, whereas a temporary change is allowed by board vote.

We are also very close to having our Gateway Pond confirmed as a fire suppression pond which will resolve many of the expenses and issues we have had to incur to maintain that pond at the entrance to our community.

Other current topics for the board include:

- Entryway improvements: We are in the middle of phase 1 planning, including burying overhead power lines and establishing infrastructure for future landscaping.
- Power line improvements: We have confirmed with CORE that they will be making improvements to their power network within the park over future years, but not at the entrance.
- Cellular service improvements: We are progressing on adding cellular towers in the area which would improve communications for residents and also help in emergencies. The industry is slowing expansion and setting up towers will be a long-term initiative. If you would like to help this initiative, send us letters of support to include with planning packages.
- Gateway Pond water rights: This pond is nearly confirmed as an emergency fire suppression pond which would resolve this issue going forward and save the district many expenses.
- Wauconda Park Master Plan: We are beginning to create a conceptual master plan for Wauconda Park, which most residents feel is an underutilized resource in our community.
- Gilloon Pond improvements: We are evaluating proposals to add gravel to the walkway around the pond.
- Committees: We need volunteers to improve our community. There is an Independence Day Planning Committee, a Firewise Committee, an Entry Design Committee, and a Parks and Open Space Committee that can always use help. There are many great ideas for improving our community, and to implement more of them, we need you! Reach out to info@perrypark.org to get involved.
- Donations to community events: The Perry Park Community Fund is a non-profit 501c(3) fund that is tax deductible. Zelle is now a donation option to make it easier.

Our February board meeting is scheduled for Thursday, February 8 at 6 p.m. at the Perry Park Country Club and on Zoom. You can see the meeting schedule and documents, as well as other neighborhood information and contact forms, at <https://www.perrypark.org>. We hope to have you there.

Follow us: <https://www.facebook.com/perryparkmetro> and <https://nextdoor.com/g/6vaja7i6t/>

Douglas Land Conservancy looks ahead to 2024

*Richard Bangs, Member–Board of Directors,
Douglas Land Conservancy*

Douglas Land Conservancy has positioned itself to make 2024 a busy and productive one for land protection and public participation. Staff expansion and reorganization, a new budget, a five-year strategic plan, an annual report and reaccreditation have set the course for good things to happen in 2024.

DLC is also working on major land conservation projects that, if completed, will add significantly to its portfolio of protected open space.

Staff and board created its latest strategic plan which set goals in conservation, fundraising and operations for the next five years. In addition, staff is completing the reaccreditation process with the Land Trust Alliance, a national group that sets standards for non-profit land trusts.

While accomplishing all of the reorganization, DLC staff and board also conducted a very successful fundraising campaign where DLC met its year-end fundraising goals.

“The year 2023 was a busy and productive year,” said Alan Clarke, president of the DLC Board of Directors. “With the creation of the strategic plan, we are taking charge of our future to continue preserving important lands and strengthening our finances, enabling us to fulfill our mission in perpetuity.”

With a staff of four and an active board, DLC now has more resources than it has ever had. Executive Director Laura Sanford, who joined DLC in July of 2022, has more than 20 years of experience in the land conservation business, including working for the Maryland Department of Natural Resources and Eastern Shore Land Conservancy.

Another notable change in staffing is the addition of Kaitlyn Stabell to guide DLC’s public outreach program. That will allow other staff to focus more on the advancement of DLC’s fundraising and long term goals to expand its mission locally and regionally, said Sanford.

“With the addition of Kaitlyn, we can offer thoughtful, community centered programming while also having the capacity to focus on conservation acquisition,” said Sanford.

Stabell, hired in August, is DLC’s engagement coordinator. She will be managing the programs that bring the public to the land, such as special events, hikes, wildlife and plant viewing, speaker presentations and other programs. She will focus on providing activities and programs for communities in Douglas and Elbert counties.

Stabell grew up in Washington where she enjoyed hiking and exploring the outdoors. She has a BS in biology from Pacific Lutheran University and then moved to Fort Collins where she earned a master’s in conservation leadership at Colorado State University.

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“I’ve spent a lot of time around the west doing wildlife research, habitat restoration, and conservation education,” Stabell said. “My biggest passion is wildlife conservation, and I’m so excited to help protect the lands and resources that we and the animals rely on here in Douglas County and the surrounding region.”

Amy Graziano, long-time public outreach coordinator, is taking on the new role of advancement coordinator. She will be focusing on growing support for DLC locally and regionally to meet financial goals that will allow DLC to carry out its mission for the long term.

Sarah Corliss has been DLC’s stewardship coordinator for several years and has the important job of making sure that land protected by DLC easements is protected in perpetuity.

DLC is a non-profit land trust based in Castle Rock. For more information on staff, the annual report, news and events, visit douglaslandconservancy.org



Sandstone Ranch is just one of the Douglas County open spaces protected by the county and by a Douglas Land Conservancy conservation easement.

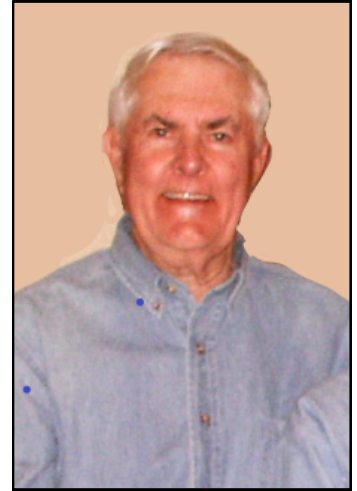
Obituaries

Larkspur Sentinel

In Memory: Charles Eugene Hickey

Charles Eugene Hickey, age 96, fondly known as Charlie or Gene, passed away peacefully on Friday, December 8 in Castle Rock.

He was born on May 14, 1927, in Hoisington, Kansas to Charles and Anna (Reichert) Hickey. He was the youngest of four children and his siblings, Michael Earl, Mary Lorraine and Patrick Leon helped run the farm and all graduated from Hoisington High School. Recently, the high school set up the Charles "Gene" Hickey Memorial Scholarship which will award \$500 per year to a graduating senior.



Up to his passing, he was a longtime subscriber to the Hoisington Dispatch, and he enjoyed reading about the local happenings.

He enlisted in the Army in 1955 and served at Camp Chaffee in Arkansas but was released early after his mother's passing to return home to run the family farm. Beyond being a farmer, he was a roofer, car and tractor enthusiast and enjoyed buying and selling properties. He had a great sense of humor, was smart, had an amazing memory, and could spend hours talking to anyone because he was so friendly and welcoming.

Later in life, he met his true love, Mabel Joan (Preston) Obrey, fondly known as Joan or Joanie; they were married on December 23, 1974. They were constant companions and enjoyed watching and attending sporting events (especially cheering on the Denver Broncos), traveling, bowling, skiing and much more. They moved to Larkspur, Colorado in 2001 and enjoyed living the rest of their time together in their dream home.

Charles is survived by his three daughters (Lenora, Diane and Leslie), eight grandchildren, 11 great-grandchildren and their spouses and many nieces, nephews, great nieces, and great nephews. He is preceded in death by his loving wife Joan, their daughter Janice, his parents, and his siblings. He was a truly amazing man who will be greatly missed.

According to his wishes, a cremation has taken place and a celebration of life for both Charles and Joan Hickey will be held at a later date.

Submit memorial announcements for your loved ones by emailing their obituaries to larkspursentinel@gmail.com.





EXPERIENCE LARKSPUR HISTORICAL SOCIETY

2024



Follow Larkspur Historical Society (LHS) in 2024 for learning about the history of where you live. Our LHS tagline tells you who we are. LHS is 60-40 ...60% preservation and 40% public education. Mark your calendar for walks and historical programs in 2024!

History Walks

Two Larkspur Town/Spruce Mountain Road history-walks. Moderate walking with refreshments provided. Approximately 1 ½ hours. **May 18, 2024** and **August 14, 2024**



One Old Town Larkspur history-walk. Moderate walking and refreshments. Around 2 hours. **June 26, 2024**

Sorry, no dogs allowed on walks!

History Programs



Earth, Wind, & Fire

May 14, 2024



June 11, 2024

Larkspur Historical Society ...the voice of history of southern Douglas County and Divide Country



WALTSWORDS

By Walt Korinke
Commercial Real Estate
Feb 2024

Castle Rock - Growth - The no-so-little town of Castle Rock was formed 150 years ago in 1874 thanks to the discovery of rhyolite, a rich volcanic rock in the area (the old Court House is built of it). A pleasant and somewhat sleepy community on the outskirts of Denver, over its first 100 years had



achieved a modest population by 1980 of 4,000 residents. After that, it began to grow and grow into one of the nation's leading (by percentage) growth communities. In 1992 the Outlets @ Castle Rock opened, and over the last five years the Promenade has been the retail growth machine. The downtown stays more oriented to food and beverage service and community activities, and of most recent a thrust in downtown living. By 2021 the traffic had picked up all over town as 71,000 folks went out to shop and go to work. The

close of 2023 has the number at about 85,000 happy residents and no signs of growth slowing. Based on the current "entitlements," Castle Rock has reached about 59% of the projected maximum buildout of 142,656 which will probably go up as request for neighboring lands to join the town's boundaries increase. The initial commercial growth was north towards Denver, and available sites have been quickly gobbled up. Now comes the early stage for development to the South where residential has been quite active over the past five years.

Our eyes are now directed to the start of the Crystal Valley I-25 exit in the early stage of development and a target of about two years for completion. This will open the large parcels on land on the west side of I-25 to development. The area to be known as **Dawson Trails** is already in the preparation stage for the development. Utilities are in the process of installation at the northern boundaries and old concrete roads from previous devilment plans were removed this past summer. Dirt piles across the highway are in preparation for the overpass which should be starting soon. **Costco and Trader Joes** have already secured their sites with plans to open simultaneously with the Crystal Valley Interchange and two housing developments



have been working their way through the planning department.



The first residential tract has started ground work for **230 single-family detached lots** on the 72-acre tract. A 1-acre park is planned along with additional open spaces and there will be multiple trails throughout the development. Minimum lot size is 6,600 sq. ft.

continued from previous page

The second residential development just filed with the Planning Department proposes **254 single-family residential lots** covering about 56 acres including 13 acres of open space. Public hearing to begin soon when more details will become available.



The I-25 Crystal Valley Interchange is scheduled for a 2024 “start” and “2026” completion.

On the north side of town, the **Meadows Town Center Townhomes** has started construction filling in the lots surrounding the restaurant-oriented Meadows Town Center. To be built are 85 units with a mix of townhomes and flats on the three separate lots along with 6,248 sq. ft. of retail space. There will be both surface and garage parking, an outdoor pool and gathering space.



Flats (Site B)

- 23 total units
- 4 story building with elevator
- Combination of one- and two-bedroom units
- 6 single car attached tuck under garages
- 8 detached garages
- Amenity space on the first floor for residents of the property to use

Flats (Site C)

- 21 total units
- 4 story building with elevator
- Combination of one- and two-bedroom units
- 8 detached garages
- 6,000 square feet of commercial space with awnings over the entrances
 - To include a fast-casual restaurant and coffee shop

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Our home prices and real estate taxes have been on a crazy spiral since covid.

It is no secret, your home's real estate taxes are going up in 2024, and it won't be small. The Colorado political system has promised some relief from the very large assessment increase and after their first failed attempt which the voters soundly rejected, we are all waiting to see what's next. While you are waiting, here's an action that senior's can take to provide some future tax relief.



There are [2 requirements](#) to be met in order to receive a **SENIOR TAX EXEMPTION**. Taxes are paid in arrears in Colorado and your exemption would apply to your 2024 property taxes paid in arrears in 2025. The requirements are:

1: You have to have reached the glorious age of 65 no later than Jan 1, 2024.

2: You must be the property owner of record for at least 10 years prior to January 1, 2024 and occupying the property as your primary residence.

The **short form application** is simple and can be downloaded from the Douglas County Assessors web site, www.douglas.co.us/assessor. Be sure to submit it by **JULY 15th** (there are late filing options available).

The exemption would apply to the 2024 taxes payable in 2025 and continue for future taxes without reapplying. It requires annual State budget approval (rarely rejected).

The benefit provides for 50% of the first \$200,000 of actual value of your primary residence to be exempted.

A walk on the wild side

Susan Peters



The bald and golden eagles under duress

Sorry to start this article out with a downer, folks, but this topic should be front and center.

Recently in Montana two men shot and killed 3,600 protected birds, but specifically bald and golden eagles. Why? To sell their parts on the black market at high prices, which they were doing when caught. The killings were done on the Flathead Indian Reservation. In many Native American locales, eagle parts, namely feathers, are designated as religious items, and, accordingly owned by the tribes.

Though eagles are no longer on the endangered species list, a study from Boise State University in Idaho last year discovered that illegal shootings are the number one cause of death among protected birds of prey, including bald and golden eagles, in Wyoming, Idaho, Oregon and Utah.

Now another story comes from Virginia where an injured juvenile bald eagle was found feeding off a dead deer. The eagle had been shot and could not fly. It was taken into rehab, but died of its injuries. So, we need a bit of good news. How about the biggest eagle nest? At least the widest one at 15 feet – big enough to support a pool stocked with fish and many eaglets, although the typical brood is one or two. Found in west Texas, this nest has been in use for many years. Eagles, unless they abandoned the nest, build on it every year. A contestant in the largest nest contest is one that is 18 feet tall, but not as wide as the Texan one.

In your jammies

Yes, you can do your own backyard bird count with coffee in your hand, still in your jams, while balancing your binoculars in your other hand. And then recording what you see. A partner comes in handy with this to do the documentation and bird book look up or refill your coffee cup. Often that person is called a “husband” or “wife” or “grunt.”



Cornell University, the Audubon Society, and other organizations are sponsoring an upcoming backyard bird count. The next GBBC (Great Backyard Bird Count) is February 16-19. There is a modest fee, but well worth all the research that they do.

Chickadees (your garden friend) need your help

As we recently experienced a polar vortex, please be reminded of the very smart and friendly chickadees. They will even eat out of your hand. They may cause you to take up a bit of winter feeding. See this little guy read about itself.

Chickadees are mega insect consumers and will help keep pesky, damaging insects off your plants, often eating more than two times their own weight of insects in a week. But that is when it is warm. We have the black-capped chickadee and the mountain chickadee here in Larkspur. They do not migrate, so they are stuck here in frigid temperatures with no insects, which are high in protein and fat. They can find dead insects in wood piles, cracks in buildings and railings, and in the tall mullein that stands above the snow.

continued from previous page "A walk on the wild side"

Of course, in the cold they expend much more energy trying to stay warm and look for scarce food sources. As I write this, it is -10 degrees and many species of birds are chowing down the seed we put out. Chickadees' favorites are black oil sunflower seeds, cracked corn, dried berries and suet cakes. To make your own suet cakes, here is a printable recipe link: <https://simplegardenlife.com/wp-content/uploads/2022/11/Bird-Suet-Recipe.pdf>

Make sure that fat or lard is not rancid.

They LOVE peanut butter. Generously slather it all over pine cones getting into the gaps. Use yarn or twine to hang them up in trees.

Chickadees and all other birds certainly need water. We have a heated bird bath that is popular all year round. It is amazing to see birds take luxurious baths in sub zero temperatures; they seem to have it figured out on drying themselves without Turkish towels or blow dryers. But, not to fear, if you do not have such an arrangement: Birds will chip off ice and snow to melt in their mouths for a drink.

Nature award-winning photos

In the past few weeks, my inbox has filled with announcements of winners of nature photography contests. I will share many of these over the coming months. But let's start with these (From the Smithsonian):

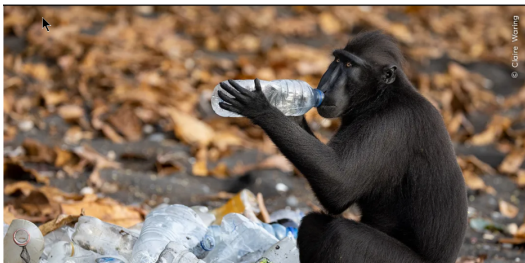


Ice Bed by Nima Sarikhani

The bed was carved by the bear.



And from deMilked, 2nd Place In Nature/Macro:



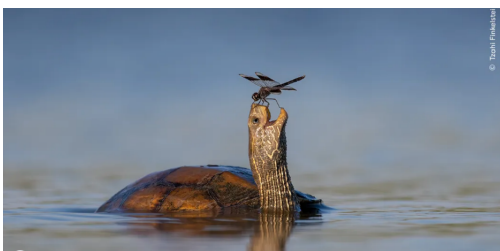
Rubbish Drinks by Claire Waring

A monkey lifts a plastic bottle to its mouth on a beach covered in them. At an Indonesian nature reserve, rangers collect the refuse and deposit it in heaps before transporting it away for recycling.

Menemerus Bivittatus by Eduardo Modolo

The Grassland Geladas by Marco Gaiotti (or I call it, "Bad Hair Day")

The Happy Turtle by Tzahi Finkelstein



continued from previous page "A walk on the wild side"

Short takes

Ah, February...the month that the bluebirds begin returning. The male goldfinches don their waistcoats of brilliant yellow. The house finches drag out their babe magnet red feathers. And then the screeching evening grosbeaks, going for mating costumes that only Hollywood divas can provide, checking out the feeding grounds as theirs in other places diminish.

And the official start of spring happens next month, which means diddly squat in Colorado except the beginning of the bird mating season and a few flowers poking their heads out, often from under the snow.

Florida did not escape the recent cold. Manatees were seen in a group hug, trying to stay warm.

Hubby Dave's new habit of putting out peanuts on the deck railings for the jays has taken a new twist. The crows are now honing in and are getting familiar with Dave. He has been able to have somewhat conversations with them. A pair in particular sat in rapt concentration as Dave did his best to do "crow speak."

That's all folks for this month. Gotta run...snow has covered the bird feeders and the chickadees are calling for more grub...

How to contact me: susan@larskpurconsulting.com.

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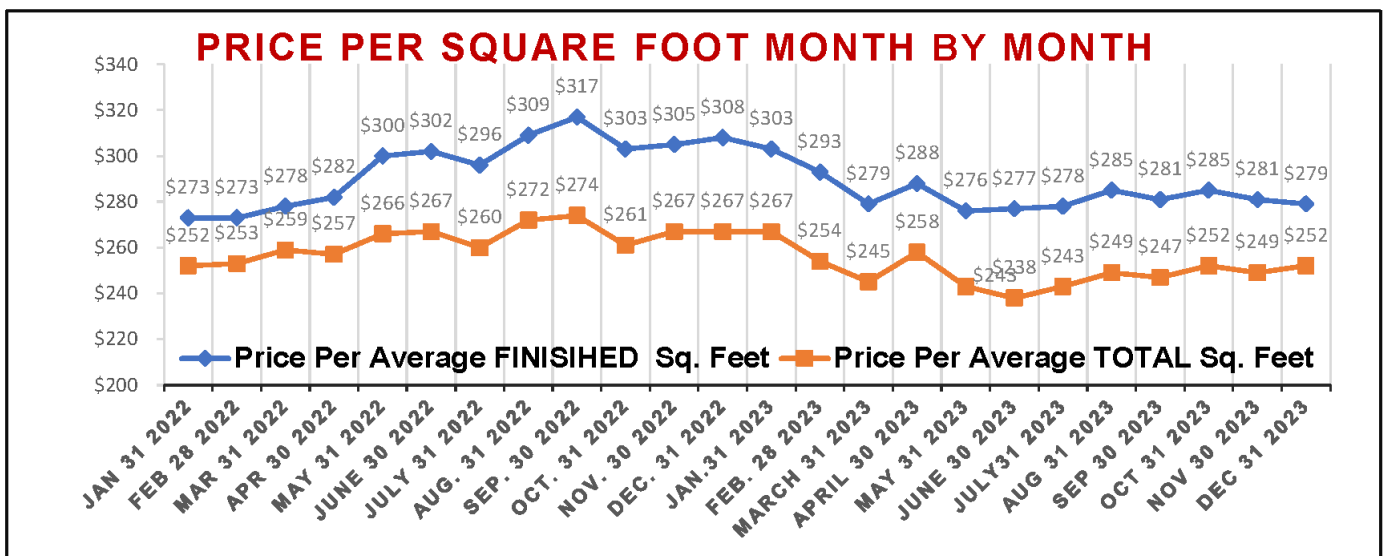
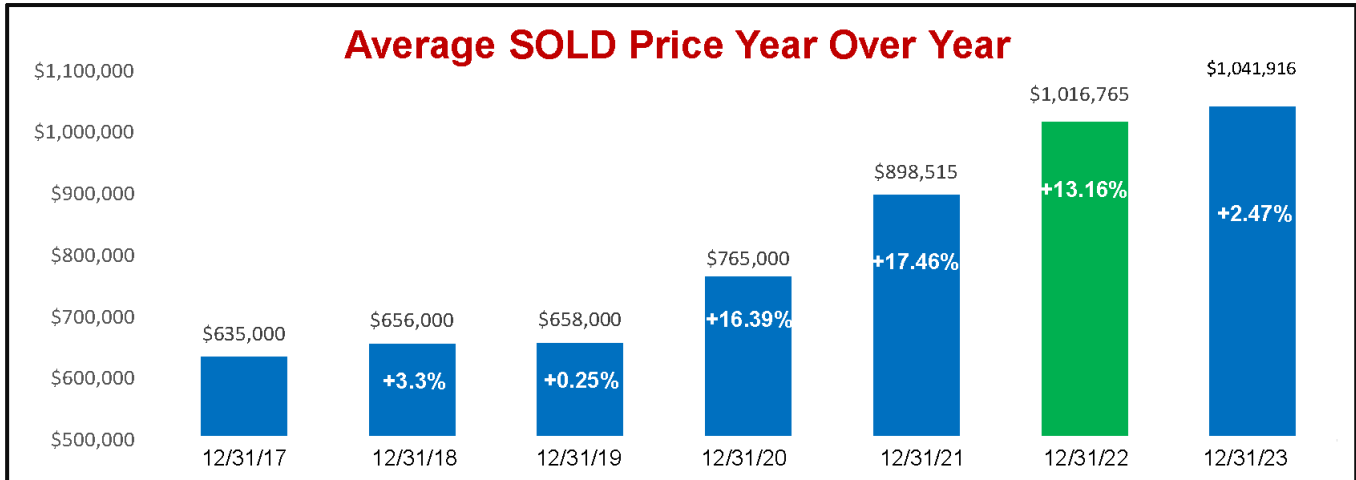
Locally Owned and Operated



Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (1/18/2024) --- 14 (\$849,900 to \$1,700,000) --- Median \$1,157,500
Average Days on Market --- 114

Homes Currently "Under Contract" --- 10 (\$550,000 to \$1,299,000) --- Median \$987,500
Average Days on Market --- 59



---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 sales have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property with 100 acres but having a small 600 Sq. Foot house would be something that is simply not "typical". And because one property sells for over \$4 million does not mean that all other properties have gone up in value. Likewise, a property selling under \$250,000 does not mean that all others have gone down in value.

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

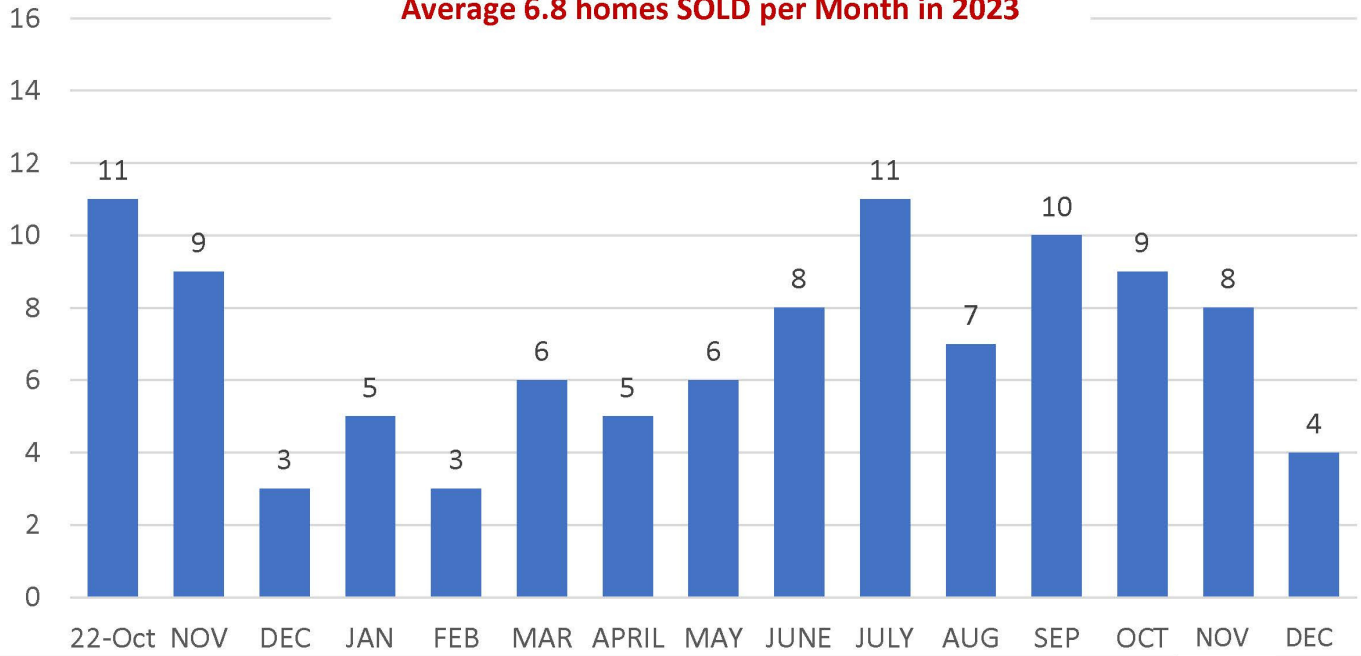


Larkspur Real Estate Stats

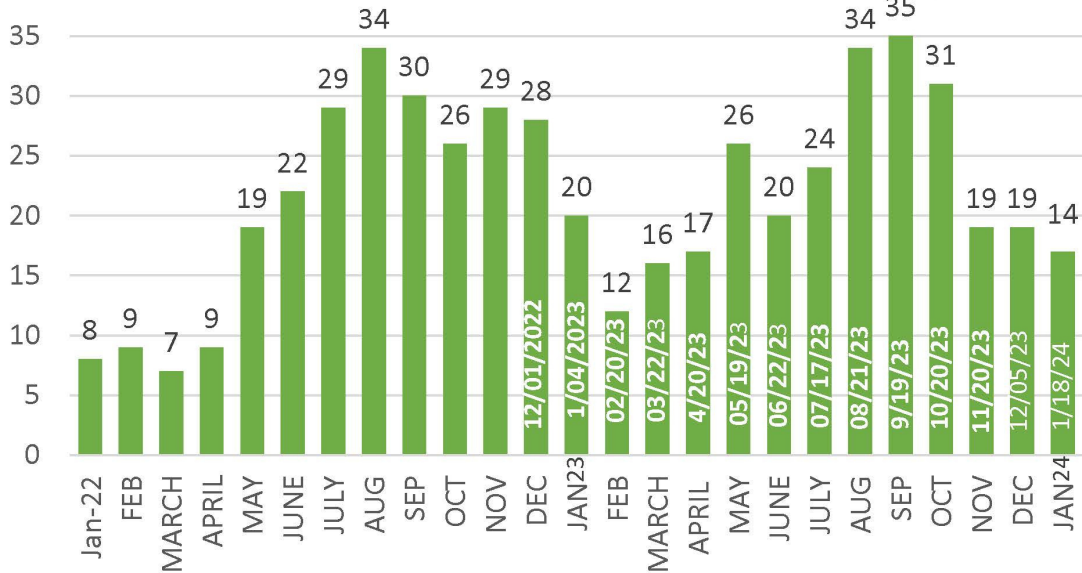
80118 Zip Code Area

2023/2024 Homes SOLD in Larkspur Month by Month

Average 6.8 homes SOLD per Month in 2023



2022/2023 Homes FOR SALE in Larkspur Month by Month



Results Realty of Colorado is Located on the
 Main Street of Larkspur
 9164 Spruce Mountain Rd., Larkspur, CO 80118
 303-681-1000

DavesResultsTeam@yahoo.com
www.DaveGardnerRealEstate.com



DAVE GARDNER'S

Results Realty of Colorado



Office located on the Main Street of Larkspur



SOLD
\$965,000

1194 Silverheels - Perry Park East

Rare 5-ACRE Custom Ranch on a Douglas County PAVED and Maintained Road with Main Floor Primary Suite and Finished Walkout Basement. Spacious "Great-Room" concept with Passive Solar Design! Mountain Views!



FOR SALE
\$224,900

1441 Gore Circle - Sage Port

"Ready-To-Build" 1-Acre lot. Water & Sewer tap fees have been pre-paid. Enjoy soaring Ponderosa Pine trees! Nice FLAT topography makes for an Easy Build. The paved roads are plowed and maintained by Douglas County.



FOR SALE
\$399,900

Seller Carry Terms!
Call for details

1100 Silverheels Dr. - Perry Park East

READY-TO-BUILD 5-Acre Lot with BREATHTAKING MOUNTAIN VIEW on County Maintained PAVED Road with Public Water and Natural Gas!



FOR SALE
\$265,000

1345 Fremont Dr. - Sage Port

READY-TO-BUILD 1-Acre lot in Sage Port only 1/2-mile from the Club House at Bear Dance. Water & Sewer tap fees have been pre-paid! Enjoy lush, forested land with Southeast Facing exposure. Pins are staked & flagged.



FOR SALE
\$299,000

Seller Carry Terms!
Call for details

691 Poncho Rd. - Sage Port

READY-TO-BUILD 1-Acre lot in Sage Port only 1-mile from the Bear Dance Golf Course. Soaring Ponderosa Pines and gently rolling South-Facing topography. Water & Sewer tap fees have been pre-paid. \$60K LID Assessment PAID IN FULL!



FOR SALE
\$60,000

8235 Acoma Dr. - Perry Park

Utilities and paved road are RIGHT NEXT DOOR ON this 0.895-acre Lot. Slopes gently uphill from the road with soaring Ponderosa Pines. Scrub Oak has been cleared.

LARKSPUR AREA SPECIALIST!
303-681-1000
www.DaveGardnerRealEstate.com



TEENS FOR HIRE

COLIN: I am 13 and live in Perry Park Ranch. I'd like to help you with pet sitting, plant watering and yard work. Please text **414-430-1363**.

LEXI: I am 13 years old. I come from a family of 10 and live in Sedalia. I have experience with babysitting, doing barn chores, and taking care of animals. I'm currently involved in 4-H and I enjoy cooking and baking. You can reach me through my mom Rachel at **361-772-8620**.

If you would like to add a listing to this section, please fill out the form here:

[Teens for Hire Submission Form](#)

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15th of each month

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

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larkspursentinel@gmail.com

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RETRACTABLE SCREENS: for sale along with screen repair in the Larkspur area. Call Jack Hoyt **719-231-1719**.

COLORADO MASTICATION: fire mitigation, scrub oak removal, lot and brush clearing.

719-400-9104

NOTARY SERVICES available in the Perry Park/Larkspur areas. Dakota Hoyt **719-671-3720**.

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

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

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

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