

A photograph of a waterfall cascading over a dark, textured stone wall. The water is captured in a long-exposure style, appearing as a soft, white curtain. The surrounding area is lush with green plants, including ferns and small trees. The overall scene is serene and natural.

# **LARKSPUR SENTINEL**

**AUGUST 2024**

*Serving the 80118 community*





# ELIZABETH OWENS



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ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 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](http://ElizabethOwens.net).



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# A note from the Publisher and Editor

## Larkspur Sentinel

With cheery sunflower blossoms making their appearance, we're all reminded that the kids are heading back to school, and that summer is slowly beginning to wind down.

**But summer isn't over yet!** Here are our **top 7 things** we think you need to do before summer comes to a close. How many can you squeeze in?

- 1. Grab dinner from a food truck on Food Truck Mondays:** From BBQ to desserts and even hibachi, Larkspur's food trucks shouldn't be missed. Swing by from 4-8 p.m. on Mondays!
- 2. Enjoy a sunset walk on one of the county's beautiful open spaces:** There's nothing like a late summer sunset on one of Larkspur's trails. Check out Sandstone Open Space, Dawson Butte, or Spruce Mountain Ranch...just to name a few.
- 3. Stop by the Farmer's Market on a Wednesday evening:** If you haven't experienced Larkspur's Farmer's Market yet, you're missing out. Stop by from 3-7 p.m. on Wednesdays for fresh produce and wares from local vendors.
- 4. Visit the new Veterans Monument:** The monument is located at the back of Larkspur Community Park; take a moment to recognize the sacrifices of veterans everywhere.
- 5. Attend Music in the Park on a Friday:** You only have two chances left to join Larkspur's Music in the Park events this summer! Mark your calendars for August 9 and 23.
- 6. Enjoy the car show on August 10:** For the very first time, a vintage car show is coming to Larkspur! You won't want to miss Hot Rods in the Park...food and fun for the entire family.
- 7. Join the Larkspur Historical Society for a walking tour on August 14:** The tour will start at 10 a.m. and will cover the Town of Larkspur and Spruce Mountain Road. Walks start at the History Information Cabin (south of Larkspur Town Hall).

*Kate Wessels*

Kate Wessels, Editor

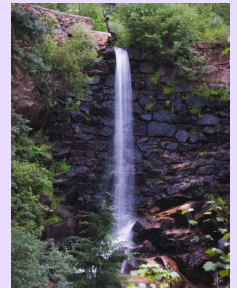
*Stephanie Y. Deininger*

Stephanie Y. Deininger, Publisher

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AUGUST 2024 Cover



Cover Picture:  
Jason Farrar

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

*Rules & Info on our website*

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



# What's Going On?

**August 1 & 15:** Larkspur Town Council Meeting [INFO](#) 6-8 p.m. at Town Hall

**August 3-4:** Last weekend for Renaissance Festival 10 a.m.-6 p.m.

**August 5:** Food Truck Mondays [INFO](#) 4-8 p.m. Mondays at Larkspur Community Park

**August 7:** Farmer's Market [INFO](#) 3-7 p.m. Wednesdays (through August) at Larkspur Community Park

**August 8:** Perry Park Metro District Meeting [INFO](#) 6 p.m. at Perry Park Country Club

**August 8:** Larkspur Fire Protection District Board Meeting [INFO](#) 6 p.m. at LFPD Station 161

**August 9 & 23:** Music in the Park 6-8 p.m. at Larkspur Community Park

**August 10:** Hot Rods Car Show 10 a.m.-2 p.m. at Larkspur Community Park

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

**August 13:** Larkspur Chamber of Commerce Monthly Mixer [INFO](#) 5:30 p.m. at Gary Conder's Conderosa Studio

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

**August 14:** Larkspur Parks & Recreation Board Meeting [INFO](#) 1 p.m. at Town Hall

**SAVE THE DATE!**

**Sept. 21-22:** Larkspur Autumn Craft Festival

*\*All dates are 2024 unless otherwise noted*

Interested in adding your upcoming Larkspur event? Email [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com) with the subject "LARKSPUR EVENT." All events must be open to the public and community-focused.

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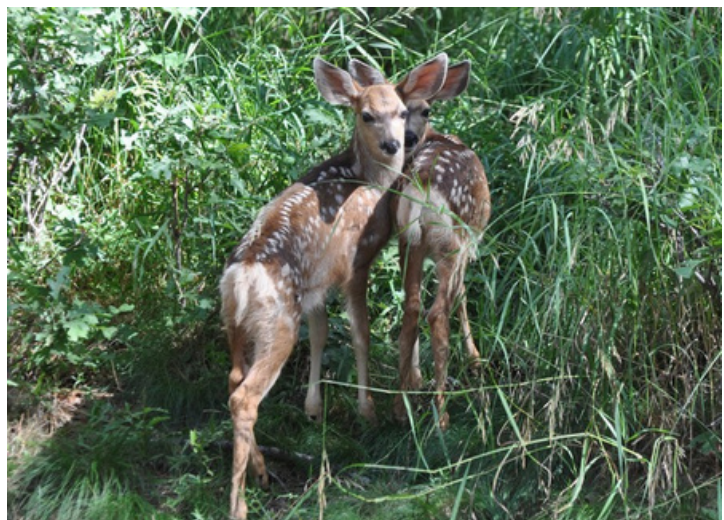
## Backyard posers

*Mike Riebau*

Thanks to Mike Riebau for submitting these photos of Larkspur wildlife!



*Evening grosbeak*



*Mule deer fawns*



## Town of Larkspur update

*Sherilyn West, Mayor*

*Town of Larkspur*

The Town of Larkspur is excited about the few last events still to happen in our park in the coming weeks. We have two Music in the Park concerts on August 9 and 23 left along with a new event, "Hotrods in the Park" on August 10. This vintage car show is a first for the town and we are excited to sponsor it along with the Vintage Car Club of Castle Rock. There will be dozens of vintage cars, food and music.

The Larkspur Autumn Arts and Crafts Festival is September 20-21. There will be 70+ vendors in the park along with food and a show and tell with the Larkspur Fire Protection Department.

We are hoping that our new sidewalk will be complete by the September festival. It has been slow going but progressing bit by bit every week.

We are entering our budget season and will have dates posted on our website soon regarding dates of budget meetings. All meetings are open to the public and we would love to hear from all our neighbors regarding ideas and concerns.

Have a safe rest of your summer.



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# Larkspur celebrates Olympic ties as 2024 Olympics kick off

## *Larkspur Sentinel*

Olympic excitement is in the air everywhere...but did you know that Larkspur has its very own ties to the Olympic games?

The Paris 2024 Summer Olympics kicked off July 26 and runs through August 11. Here, we celebrate past Olympians who have had a connection to Larkspur.

Note: These are the ties we were aware of and/or that responded by the publication deadline. If we missed you or know of someone else, please let us know!

### **Taylor Ritzel: 2012 Summer Olympics (Rowing)**

Taylor Ritzel was a 2006 Douglas County High School graduate whose family lived on a ranch in Larkspur off of Hwy. 105. Ritzel went on to row for Yale University, eventually making the Olympic team and winning gold in 2012. Ritzel's father, Thomas Ritzel, moved away from Larkspur in 2018.

### **Sean Townsend: 2000 Summer Olympics (Gymnastics)**

Sean Townsend, an American artistic gymnast, has an impressive track record. He competed in the 2000 Summer Olympics in Sydney as part of the US men's gymnastics team. At the 2001 World Artistic Gymnastics Championships, he became the world champion on parallel bars and helped his team secure a silver medal. He also reached the men's individual all-around final, finishing in 8th place. Sean has a special connection to the Larkspur community, as some of his family lives here in Larkspur.

### **Chris Warren: 1984 Olympics (behind the scenes)**

In 1984, Warren served as the inventory coordinator for the Material Logistics Department. He was responsible for tracking and managing materials across 26 venues, relying on color-coded, numbered inventory tags since technology like RFID or barcodes wasn't available then. One of his standout memories was receiving the latest technology from sponsors, including a Motorola cell phone and IBM personal computers. A significant challenge he faced was shutting down venues and recovering materials, including tracking down lost items like Buick station wagons.

Chris Warren happens to be in Paris for the 2024 Olympics!

Follow his updates and story along on our online section

[larkspursentinel.org/special-feature-larkspur-resident-in-paris-2024](https://larkspursentinel.org/special-feature-larkspur-resident-in-paris-2024)





# LFPD welcomes new member to Board of Directors

*Wayne Moore, Secretary–Board of Directors*

*Larkspur Fire Protection District*



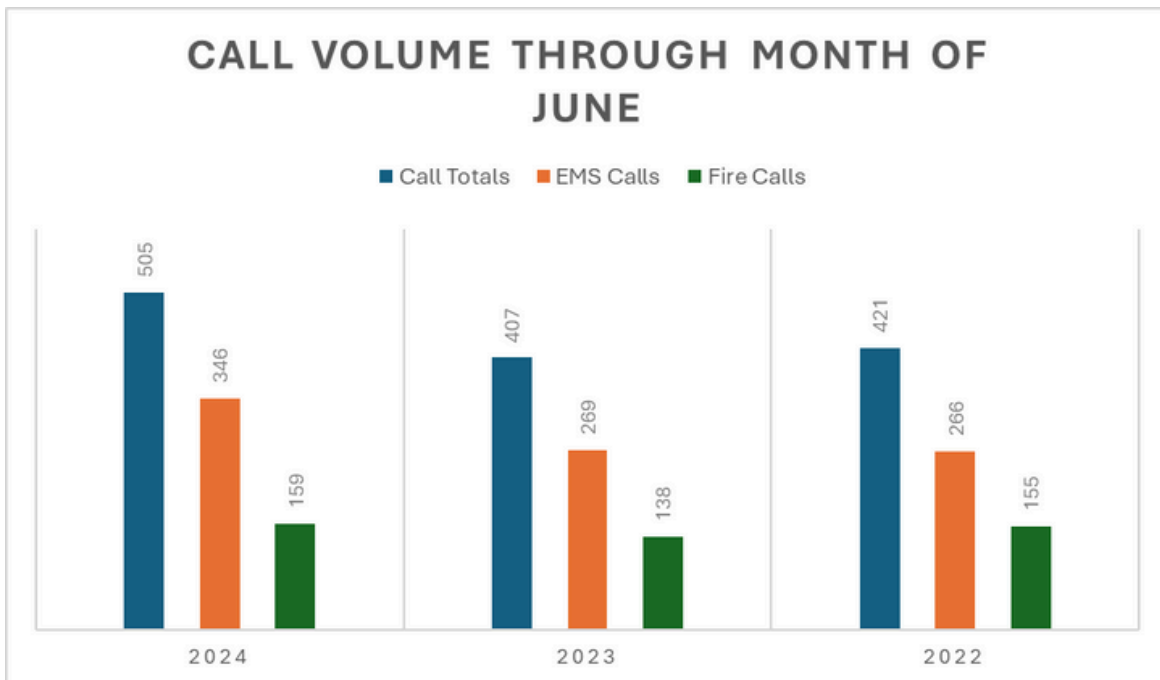
Due to the retirement of the LFPD Board of Directors secretary prior to the end of his term, the board has appointed Perry Park resident Ken Walker, to fill the vacancy remaining in the term. Now taking on the duties as secretary will be Wayne Moore.

Walker comes to Colorado by way of Texas, where he graduated from Baylor University with degrees in computer science and mathematics. He worked for NASA in Houston for nine years before leaving to work for Oracle in Colorado Springs. He now typically works from his home office in Perry Park where he has lived with his wife Lisa for the past eight years. Walker has spent the majority of his career traveling, teaching, and bridging gaps between highly technical development groups.

Walker has performed work in all 50 states and 28 countries before deciding to take a local position that allows him to spend more time with his wife and his dogs.

Walker has been a member of the Larkspur Volunteer Fire Auxiliary for five years. During this time, he has seen the sincere commitment and professionalism of the men and women who work for our fire district. This was a principal motivator for desiring to become a member of the board.

As a board member, Walker hopes to be a vocal liaison for all residents in LFPD. His goal is to facilitate the capabilities of LFPD in providing fire and emergency medical services support as efficiently and quickly as possible.





## News from the Perry Park Metropolitan District

*Steve Ostrowski, Director & Secretary*  
*Perry Park Metropolitan District*



Hello Perry Park Metropolitan District residents,

PPMD gives thanks to all the volunteers and sponsors who helped in putting on the 4th of July parade and the laser light show with images and music! Special thanks to the Larkspur Fire Protection District, the Larkspur Volunteer Fire Auxiliary, Douglas Land Conservancy, and the Douglas County commissioners for their support. Please email us at [ppmdjuly4th@gmail.com](mailto:ppmdjuly4th@gmail.com) with comments, questions, or volunteer opportunities.

Our slash program is in progress. Our contractor had a scheduling issue which affected some of the June pickups, but we should be back on regular schedule. Please follow instructions very carefully as piles not following the guidelines will not be picked up and you will need to pay for removal yourself. If you have a small amount of debris, please use your trash service as it is inefficient for a truck to stop for a small pile.

There is also the Douglas County free slash drop-off program which is every weekend which helps us save expenses and is more flexible for you. Instructions are also on our website [perryparkmd.colorado.gov/bi-annual-slash-pickup-program](http://perryparkmd.colorado.gov/bi-annual-slash-pickup-program)

The status of other current topics on the board include:

- **Wauconda Park plan:** We held a community meeting on park ideas which gave a lot of good feedback on direction for any park updates. The recording and presentation is on our website news links.
- **Gilloon Pond improvements:** In August, Nolan Farrar and his Eagle Scout group will be improving some of the trail around the pond.
- **Committees:** We need volunteers to improve our community. There are several committees: Independence Day Planning, Firewise, Entry Design, and Parks and Open Space that can always use help! Email [info@perrypark.org](mailto:info@perrypark.org) to get involved.
- **Donations to community events:** The Perry Park Community Fund is a non-profit 501c(3) fund that is a tax-deductible fund. [See our website](#) for more information.

Our August board meeting is scheduled for **Thursday, August 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 [perrypark.org](http://perrypark.org).

Follow us: [facebook.com/perryparkmetro](https://facebook.com/perryparkmetro) and [nextdoor.com/g/6vaja7i6t](https://nextdoor.com/g/6vaja7i6t)

Thank you on behalf of the PPMD Board of Directors.

## How we're creating more drinkable water

Brian Arthurs, Director

Perry Park Water and Sanitation District



*“My therapist set half a glass of water in front of me. He asked if I was an optimist or a pessimist. So, I drank the water and told him I was a problem solver.” -Unknown*

With a growing population and a changing climate, securing access to clean, drinkable water is a pressing challenge. But human ingenuity is finding ways to stretch our water resources. Here are some key methods:

- **Fog harvesting:** In areas with frequent fog, special mesh structures can capture water droplets from the mist. This technique can provide a valuable source of freshwater in arid regions.
- **Desalination:** This process removes salt from seawater, making it suitable for drinking and agriculture. There are two main types: Thermal desalination, which uses heat to evaporate water, and desalination with reverse osmosis, which uses pressure to push freshwater through a special membrane that filters out salt. While desalination is becoming more efficient, it can still be energy-intensive, and disposing of the concentrated brine byproduct needs careful management.
- **Cloud seeding:** This technique manipulates clouds to increase precipitation. Tiny particles, like silver iodide, are introduced into clouds, acting as microscopic ice crystals around which water vapor condenses. This can increase rainfall or snowfall, potentially boosting water supplies in drought-stricken regions. However, cloud seeding's effectiveness depends on existing weather conditions, and long-term impacts are still being studied.
- **Icebergs:** Although icebergs float in saltwater, the ice has no salt. It is compressed snow. If you melted an iceberg, you would get drinkable fresh water after you eradicated any germs. Icebergs have never been used as a major source of drinking water because of the costs and risks associated with moving them.
- **Rainwater harvesting:** This method captures rainwater runoff from rooftops or other surfaces and stores it for later use. It's a simple and sustainable way to collect water for irrigation, toilets, or even drinking (with proper treatment). Most homeowners in Colorado are now allowed to use rain barrels to collect rainwater with a combined storage of 110 gallons or less per household.
- **Wastewater treatment:** Perry Park Water and Sanitation District's treated wastewater is a valuable source of irrigation water; it replenishes the downstream water supply and could even be potential drinking water in some cases. Advanced treatment processes can remove contaminants, making wastewater a more sustainable alternative to freshwater sources.
- **Water conservation:** It's not just about creating new water sources, but also using existing ones wisely. Public awareness, efficient plumbing fixtures, and better irrigation techniques can all significantly reduce water consumption.



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These are just some of the ways humans are getting creative with water. As technology advances and the need for water grows, we can expect even more innovative solutions to emerge in the fight for this precious resource.

### **Monthly meeting**

The PPWSD Board of Directors convened for their regular meeting on June 19. Here's a breakdown of key topics addressed:

#### Finances:

- The board approved electronic payments, including those for legal counsel related to potential revenue opportunities and the Poncho Well project
- The board accepted the 2023 audit with a minor amendment

#### Well updates:

- The Dakota Well project is nearing completion but requires additional piping for chlorine contact time compliance
- The Poncho Well project experienced delays due to permitting issues and unexpected soil conditions

#### Other:

- The board approved a two-year agreement for temporary septic system use on Ada Lane
- The board discussed a request from the Echo Hills Townhouse Association regarding water fees for an unused tap.
- The board received updates on the district's systems and monthly staff activities
- Jim Maras, Douglas County Water commissioner, reported limited progress on the Request for Proposal for a water consultant

For full minutes of previous board meetings, information on the district's water conservation efforts, water rates, and capital improvements, please visit our website: [ppwsd.org](http://ppwsd.org)

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## **Dark skies offer stargazing opportunities**

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

In a dark corner of a public open space in Douglas County, when conditions are right, a small glimpse of the universe opens up for people to observe.

With the help of the Denver Astronomical Society and county open space staff and volunteers, a location in the southwest corner of Douglas County's Sandstone Ranch, known as the Gathering House, becomes an open-air planetarium where visitors can, with telescopes, observe, stars, planets and galaxies. The space is intended to become an Astronomical Education Center for the county.

That part of Sandstone Ranch is suited for such a use because it is protected from light pollution from Denver and Colorado Springs by surrounding land formations, said Director of the County Open Space and Trails Division Dan Dertz.

Douglas County has applied to have the spot designated as a Dark Sky Place by the International Dark Sky Association (IDA). To win that designation, the area has to fulfill numerous criteria Dertz said. He noted it could be some time before the request for a Dark Sky Place is acted upon. The county has already taken some steps to limit lighting in the area.

However, Dertz said that part of Sandstone Ranch, sitting very close to the Pike National Forest and a few ranches, is an ideal viewing location for being so close to Denver and Colorado Springs; many successful events have already been held.

Members of the Denver Astronomical Society (DAS) work together with county open space to conduct the viewings. The location has had work done to make the area more usable and to allow a larger attendance. Over the past few years there have been many viewing events, but space was limited. With the improvements, it could accommodate up to 100 people, according to Dertz.

There have been several telescopes donated to the county in the past and those can still be used. However, several DAS members bring their own telescopes which are newer and more suitable for such events.

"Many of the telescopes that viewers bring are much newer and have technology that the donated scopes do not have, such as wifi," said Dertz. Dertz said this allows the views to be transmitted to a screen inside the building so more people can enjoy them.

Dertz said cooperation between DAS, the county, and Douglas Land Conservancy (DLC) allows county residents a chance to attend. That coordination is handled by county volunteers and staff at the DLC.



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Although DAS members are on a permanent mailing list through which event invites are posted, there are always extra spots for Douglas County residents, said Dena McClung DAS member and open space volunteer.

There will be more events in August and September; events depend largely on the weather, according to coordinators. The moon needs to be a small crescent or have already set, and the sky need to be clear with no clouds or storms approaching. Some scheduled events were cancelled and rescheduled in June because of the weather.

The long-range management plan for Sandstone Ranch includes possible future programs that would include subjects such as the following: Beginning Astronomy, The Moon and its Phases, The Constellations, The Planets of our Solar System, Light Pollution, Our Sun and How to Safely Observe It, Meteor Showers, and Astrophotography.

“DLC’s partnership with DAS and Douglas County is just another way DLC tries to collaborate and keep the residents of our region informed and engaged in their natural environment and even for places as far away as the stars,” said Laura Sanford, executive director of DLC.

For more information on Sandstone Ranch and its astronomy program, contact the county Open Space and Trails Division at [douglas.co.us/open-space-natural-resources/properties](https://douglas.co.us/open-space-natural-resources/properties).

DLC is a non-profit land trust based in Castle Rock. For more information about Douglas Land Conservancy, visit [douglaslandconservancy.org](https://douglaslandconservancy.org).



*Photo: Douglas County’s Sandstone Ranch Open Space is well-suited for viewing planets, stars, and galaxies.*

## Some (new?) plants to enjoy!

*Nichole Rairigh, Master Gardener Apprentice  
Douglas County CSU Extension Office*

“Ooh, what is that!?” Finding a “new to you” plant in someone else’s garden can be exhilarating. Color, shape, texture, and presence all contribute to the effect the new plant has on your senses. I am always on the lookout for new things to grow and I wanted to share some plants that were new to me, at least!

Each year’s growing conditions (growing extremes) provide an opportunity to find something new for your garden.

First up is blue flax (*Linum lewisii*), a Colorado native that is easily procured at a garden center or grown yourself. I found the seeds at my local feed store. If the ethereal movement of a tall grass swaying in the garden is appealing to you, but with flowers, then this is THE plant. Each day in spring, a new tiny blue (actual blue!) flower opens going up the stem and sways in the garden. Birds use the seeds in the fall and winter too.



Learn more: [gilpin.extension.colostate.edu/programs/mtn-hort/blue-flax/](http://gilpin.extension.colostate.edu/programs/mtn-hort/blue-flax/)



Next up is pineapple mint (*Mentha suaveolens* ‘Variegata’), a fabulous filler. Stay with me here. Mint can be a weed as it spreads readily but this variegated white and green mint is a stunner. Use it in summer drinks or wait until it gets tall and use it in arrangements. The smell and taste of this mint is delicate and delicious. Mint can also be used as a living mulch under trees and in beds where dry shade reigns. No need to haul expensive bags of mulch for a beautiful and surprising look.

Everyone has heard of, or at least seen, Autumn Joy Sedum (*Hylotelephium* ‘Herbstfreude’) but there are so many other varieties to choose from. I have a small full-sun sedum patch where I grow 8 different kinds of sedum.



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I love Blue Spruce sedum (*Sedum sediforme*) because they look like 3-inch evergreen trees or try Old Man Bones sedum (*Sedum globosum*) which is self-descriptive. A dark leaf sedum provides surprise interest. Best of all, once established they don't need any supplemental water. They tend to bloom in autumn when the annuals are slowing down, and pollinators of all kinds love them.

To propagate sedum, break off a piece of stem and stick it in the ground. The flowers come in pink, red, maroon, and yellow and they range in size between ground cover and a few feet tall.

Finally, a vining plant. There are many fun vining annuals so try something new each year: including black eyed susan vine (*Thunbergia alata*), firecracker vine (*Ipomoea lobata*), or ruby moon hyacinth bean (*Lablab purpureus*).



My personal favorite is cypress vine (*Ipomoea quamoclit*). Hummingbirds and butterflies love the red trumpet star shaped flowers. I love the fine soft fern like foliage. It is delicate and really reminds me of a cypress tree frond. All these can be direct sown from seeds. If you do want to start with plants, buy them early, because it can be a real challenge to disentangle them from the nursery tray.

Petunias, hostas, and geraniums all have their place in the garden but so do more unique plants. Dare to be rare!

# Fall Events

## Walking Back in Time

## ...Spruce Mountain Road

This Larkspur **Spruce Mountain Road** history walk will be moderate walking with refreshments provided. Approximately 1 ½ hours.



**August 14, 2024**

Walk Start At 10:00AM From The History Information Cabin (Cabin 2 South Of Town Hall).  
 Sorry, No Dogs Allowed On Walk. **RSVP: Call Nancy Page-Cooper, 720.849.0718**

# Educational History Programs

## William Dillon, 1850-1935



Tim Weber tells the story of an early settler in Douglas County. He was born in Brooklyn to Irish rebels and grew up in Ireland. There he became a lawyer, then came to Colorado for medical reasons. He partnered with a local rancher, married his daughter, started businesses, was an attorney, and ran for the Colorado General Assembly. He then moved to Chicago where he became a prominent lawyer and the founding dean of a law school. He retired to Castle Rock and practiced law well into his 80s, including winning a case before the Colorado Supreme Court. After he died in 1935, his Douglas County neighbors found out just how famous he was.

**August 21, 2024, at 7:00PM**  
**Spur of the Moment Bar & Grill**  
**Larkspur**

## The Amazing Women of Sandstone Ranch



Beryl Jacobson introduces the lives of the interesting and accomplished women who enriched the history and the culture of Douglas County. Beryl tells of the lives of Elizabeth Robinson, Jean Tucker Allen, Elsie Palm Tucker, and Anna Palm. Learn how each of these women lived, persevered, and became famous.

**September 18, 2024, at 7:00PM**  
**Spur of the Moment Bar & Grill**  
**Larkspur**



## February 26, 1944, A Fateful Day for a B-17 and 9 Army Air Corps Men

A B-17 bomber, known throughout history as the *Flying Fortress*, crashed within two miles of Perry Park. All nine of the crew members lost their lives. You haven't heard about this? Here's your chance!

**October 17, 2024, at 7:00PM, Perry Park County Club**

**SEATING LIMITED! RSVP: Nancy Page-Cooper: 720.849.0718**



**LARKSPUR HISTORICAL SOCIETY**  
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## Older adult roadshows in Douglas County

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

What does it mean to age well in Douglas County?

As the aging population continues to grow, Douglas County wants to support the needs of its residents to ensure we're all independent and thriving in Douglas County as we approach our golden years.

In 2023, Douglas County hosted a series of listening tours throughout the county to obtain feedback from older residents on what you need to age well. This Older Adult Initiative revealed 4 emerging priorities:

1. Transportation
2. Housing
3. In-home services
4. Access to resources



*Photo: Douglas County Commissioner George Teal with ARDC Executive Director Karie Erickson at the Perry Park Fourth of July Parade.*

The county is hitting the road again this summer with some updates on these priorities.

They're also collecting feedback from you, county residents, on the proposed action steps within these priority areas. This is a great opportunity to have your voice heard!

Roadshows will be held throughout the county, and will provide an opportunity for Douglas County residents to share insight and feedback on these priority areas. Please join county staff and community members to share your feedback on what you need to age well in Douglas County.

View dates/times for upcoming visits: [Douglas County Older Adult Initiative Website \(douglas.co.us/older-adult-initiative/\)](https://douglas.co.us/older-adult-initiative/)

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**COLORADO MASTICATION:** fire mitigation, scrub oak removal, lot and brush clearing. **719-400-9104**  
[www.coloradomastication.com](http://www.coloradomastication.com)

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[www.larkspurrvstorage.com](http://www.larkspurrvstorage.com)

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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.

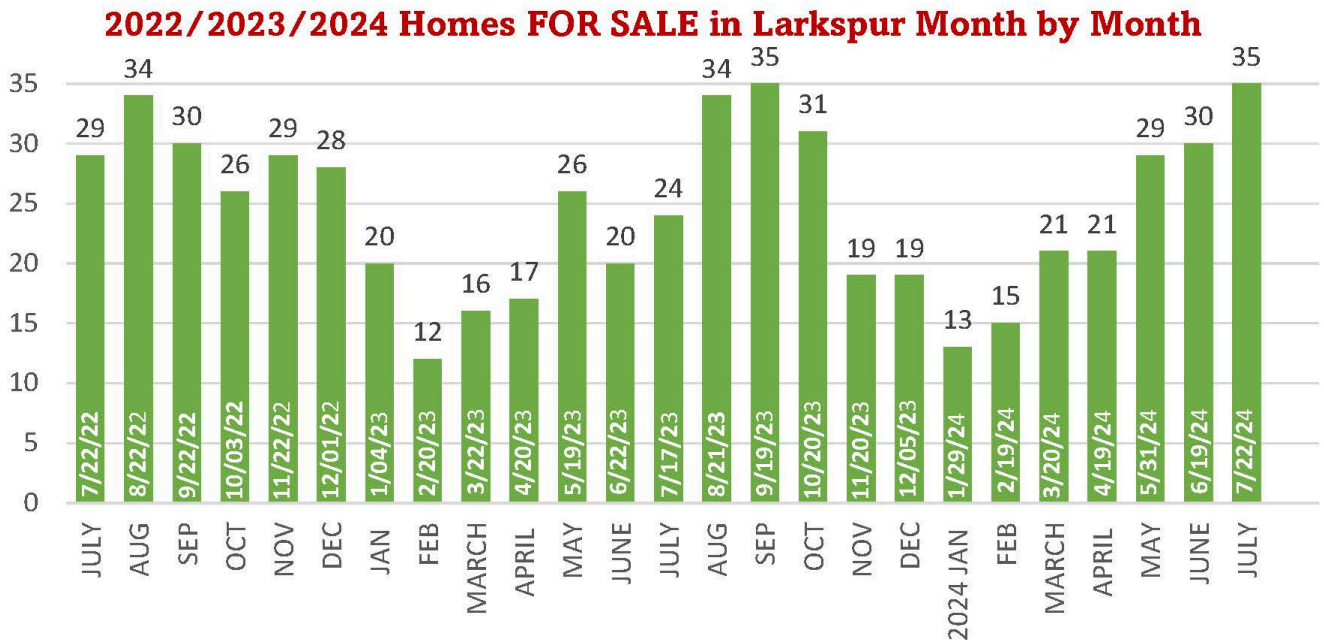
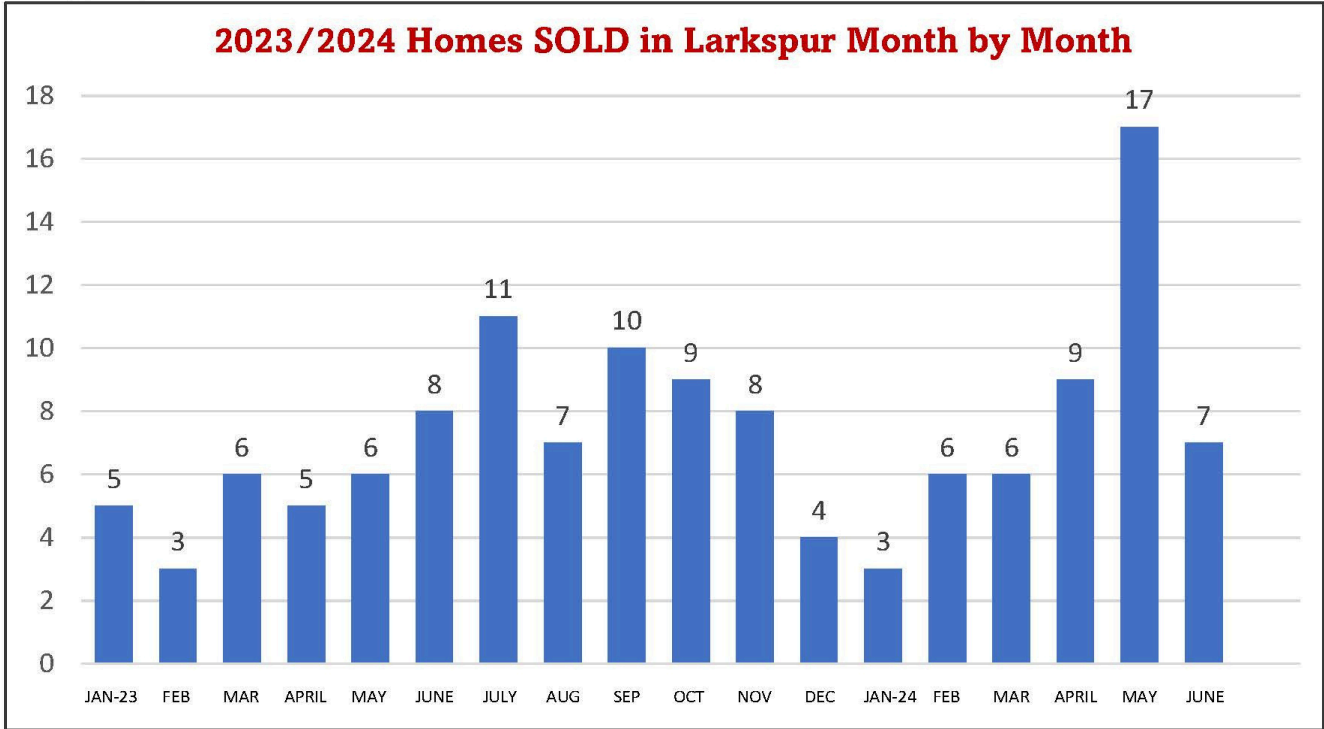
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# Larkspur Real Estate Stats



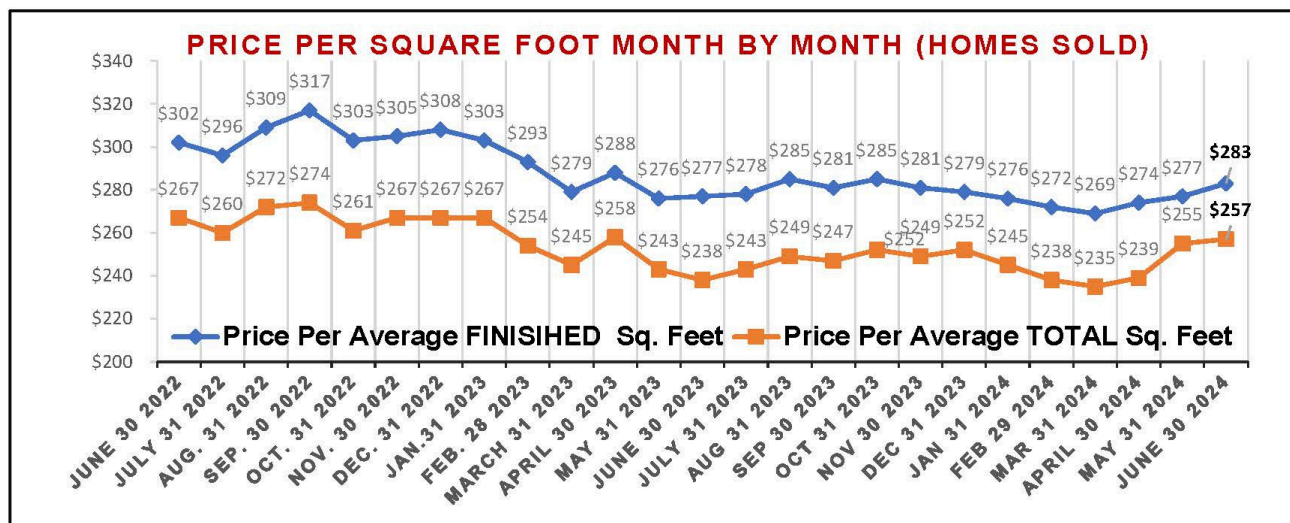
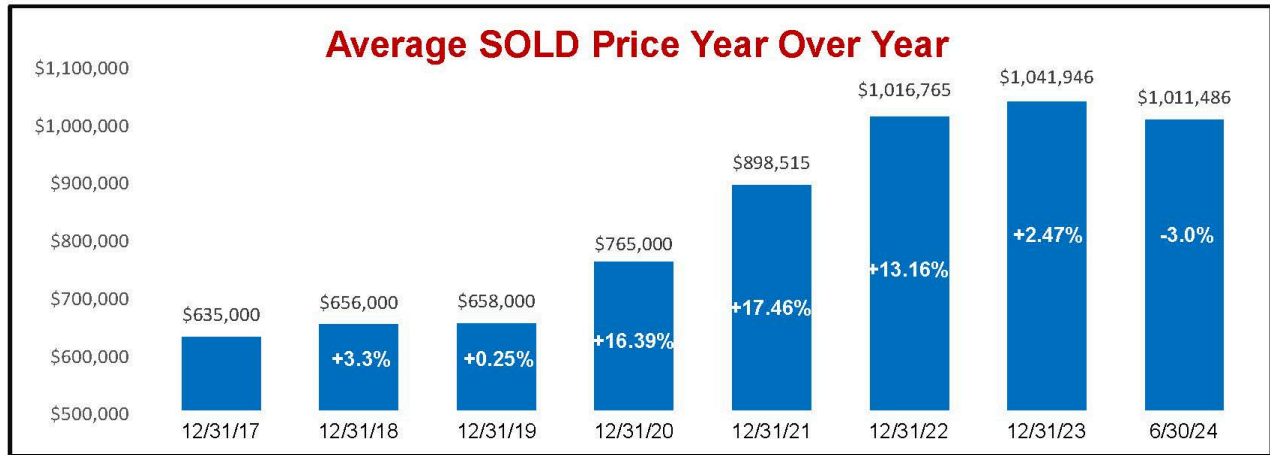
Results Realty of Colorado is Located on the  
 Main Street of Larkspur  
 9164 Spruce Mountain Rd., Larkspur, CO 80118  
 303-681-1000  
[DavesResultsTeam@yahoo.com](mailto:DavesResultsTeam@yahoo.com)  
[www.DaveGardnerRealEstate.com](http://www.DaveGardnerRealEstate.com)



# Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (7/22/2024) ---35 (\$499,900 to \$2,950,000) --- Median \$945,000  
Average Days on Market --- 44

Homes Currently "Under Contract" --- 18 (\$625,000 to \$1,575,000) --- Median \$1,135,000  
Average Days on Market --- 66



---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](http://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.





# DAVE GARDNER'S Results Realty of Colorado

Office located on the Main Street of Larkspur



**FOR SALE**  
**\$874,900**

View Property Website at  
[www.4473EchoDrive.com](http://www.4473EchoDrive.com)



### 4473 Echo Drive - The Retreat at Perry Park

One-Of-A-Kind Top-Quality CUSTOM "Paired Home" at The Retreat in Perry Park. BREATHTAKING MOUNTAIN VIEWS! Former "Model Home. Main Floor Master. This home has 3,744 Total Square Feet and shows like a brand-new home!

**FOR SALE**  
**\$875,000**

View Property Website at  
[www.5922SouthPikeDrive.com](http://www.5922SouthPikeDrive.com)



### 5922 S Pike Drive - Perry Park

Custom 2-Story is nestled in a pristine Rocky Mountain Pine Forest. Lovingly maintained, this move-in-ready home is 3,692 Total Sq and boasts 5 bedrooms, 4 baths, a dedicated office, spacious garage PLUS 12x24 Tuff Shed and room to park your full-sized RV.

**UNDER CONTRACT**  
**\$1,100,000**

View Property Website at  
[www.7248MarshallRoad.com](http://www.7248MarshallRoad.com)



### 7248 Marshall Road - Sage Port

Custom-Built Ranch-Style Home 4,455 total square feet and features 4 bedrooms, 3 bathrooms, a dedicated office, and a 4-car garage. ADA no-stair door access! Additionally, it offers a paved outdoor RV parking pad with an electric outlet and a dump station.

**UNDER CONTRACT**  
**\$1,299,900**

View Property Website at  
[www.2359ValleyParkDrive.com](http://www.2359ValleyParkDrive.com)



### 2359 Valley Park Drive - Valley Park

This custom ranch-style home is nestled on 6.49 acres with Beautiful Mountain & Valley Views and has 4,724 Total Square Feet. It features 5 bedrooms, 4 baths, and is move-in ready, complete with a Finished Walkout Basement. This home has been Loved!

**UNDER CONTRACT**  
**\$899,900**

View Property Website at  
[www.1081HoosierDrive.com](http://www.1081HoosierDrive.com)



### 1081 Hoosier Drive - Sage Port

Custom RANCH-STYLE Home with Finished Walkout on SOUTH-FACING 0.902-Acre Lot backs to Open Space. Main-Floor Primary Suite. This home has been LOVED and is in wonderful move-in condition! Oversized Heated, finished and insulated 3-Car Garage!

**FOR SALE**  
**\$999,900**



### 8650 Spruce Mountain Rd. - Town of Larkspur

RARE--5.68-Acre Site in Douglas County zoned COMMERCIAL "Planned Development" with MIXED-USE Allowed. Live here, Work here or BOTH! Residential AND many Commercial Uses Allowed. All utilities are here! Reduced Water and Sewer TAP FEES.



303-681-1000  
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LARKSPUR AREA SPECALIST!



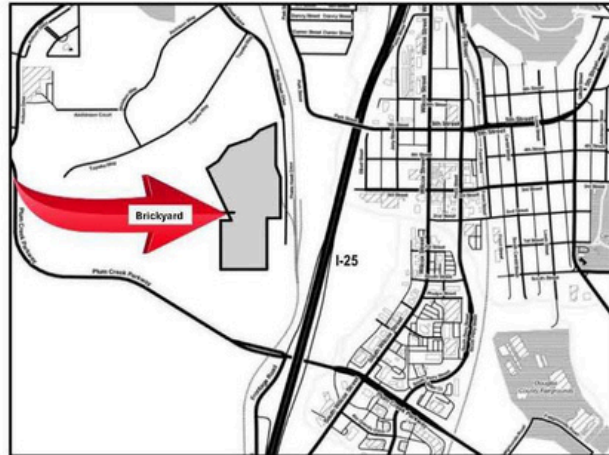




# WALTSWORDS

By Walt Korinke  
Commercial Real Estate  
Aug 2024

**Castle Rock** - The **Brickyard** mixed used developments reawakens after a long pause caused by the Covid and general real estate slowdown. A June 12<sup>th</sup> neighborhood meeting brought the current plans into focus. The 18.8- acre first phase (31-acres overall) located at the former ACME Brick



Factory on south Prairie Hawk Drive is up for rezoning into general mixed used. Plans are for a



mini city within a city. The proposed mixed-use development provides for a maximum of 506 multi-family units, a 130-room hotel, an outdoor



performance venue and up to 186,000 sq. ft. of office, retail and restaurant uses. This would dramatically change the area landscape.



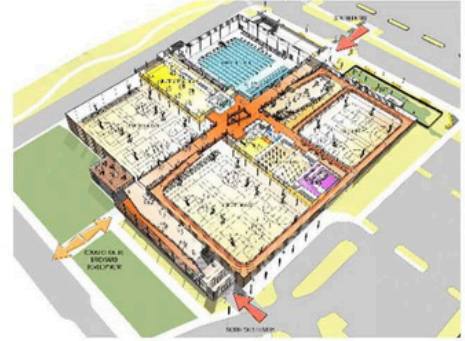
The developer, the Confluence Companies is well know to the town for its development of the 230-unit Riverwalk Apartments, the 124-unit, 7-story Encore condominiums and the nearly finished 28-unit Riverwalk Luxe apartments all located along downtown's Wilcox Street corridor.



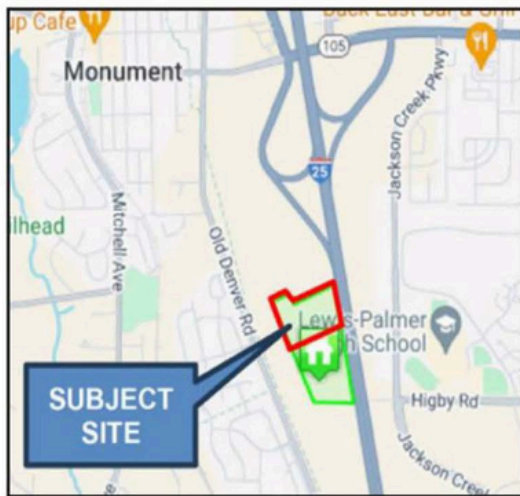
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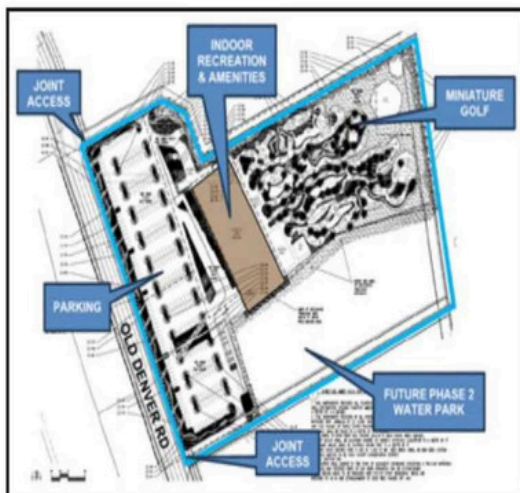
The Town's has been working with Confluence for several years to add its first new **recreational center** in over in almost 40 years to be included in the Brickyard urban renewal.



**Monument** More than just a mini-golf course, Colorado Springs **Lost Island Amusement Park** located on Academy Blvd has passed the preliminary review with Monument's Planning Board to bring their concept to Town. The location is in the developing Conexus industrial park on the west side of I-25 accessed from Old Denver Road. Site is in-line with the Lewis Palmer School on the east side of the highway.



"At Lost Island, we are more than mini-golf, we are the go-to place for kids and adults any time of the year! Our indoor and outdoor attractions will keep you entertained."



Creature themed, the development will include mini golf, Ninga warrior gyms testing your abilities on agility courses, outdoor active inflatables and an indoor playground filled with amusements. Hours 9am to 9/10pm.





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## Castle Pines

If you like to shop at the stores like Tony's Meat Market, or the Miyo Café in the



**Village at Castle Pines**, you need to access E. Happy Canyon Road from either the west off of Santa Fe, or the east off of I-25. The east exit onto Happy Canyon is under going a major change due to all the growth along the highway corridor and it is no longer a strait shot down Happy Canyon. You will now be greeted by one of the county's favored traffic circles which you follow around the circle about 2/3rds of the way and then head west on Happy Canyon. I think the county has some kind of reward for achieving the highest number of traffic circles in the state.

## Perry Park

The **Wauconda Park** study from the University of Denver Architectural and Planning division was presented to the public at a special meeting held on June 26<sup>th</sup> with many ideas for improvements to the Park. Nothing is formally in the works at this time. In the past, two efforts were considered for a trail system originating from the Park, a swimming pool was considered and declined, and a free tennis court was declined. About the only improvements made in the last 10 years were when the bridge over the creek was repaired by the country club and minor repairs were made to the play equipment. Otherwise, little attention has been given to the potential the Park has to offer.



At present, over a decade, the only visible change to the promised improvements to **the Perry Park entrance** has been a cable fence to prevent the cars from driving on to the edge of the lake, and closure of the parking area resulting in a long parking strip paralleling the lake wearing down the once grassy siding. Delays in removing the overhead wiring resulted in the cost increase that made it unfeasible and a new effort to drive for a free removal via the

utility company's current fire mitigation effort. A few drawings of some potential changes a couple of years ago and still no visible change to the area other than an abandoned yellow rubber mat for parking and lots of asphalt chips along with expanding holes on the north side of the entrance.

Based on historical performance, not expecting much more than a couple of years of conversation on Wauconda – but still hopeful for a change. Another year passing and maybe next year the possibility for some beautification of the Park entrance. Appreciate the Metro District enthusiasm but need the follow-through.



continued from previous page

## Colorado Springs - Polaris Pointe is alive and growing!

The 8,000 seat **Sunset Amphitheater** caps off the recreation theme of Polaris Pointe with an August 9<sup>th</sup> Grand Opening featuring a three-night stand by OneRepublic, an American pop rock band formed in Colorado Springs, in 2002. The seating area includes 90 luxury fire pit suites.

Soon to join the growing list of things to do at Polaris Pointe (TopGolf driving range, IFly indoor skydiving, AirCity 360, Overdrive Raceway go-kart, Magnum Shooting Center, and Dar Wars North) is **Surf Shack**, a 12,000 sq. ft. indoor water surfing facility. Along with the giant wave will be indoor locker rooms, a 2,000 sq. ft. hot tub/sauna area, two outdoor sand volleyball courts and food & beverage areas. Riders pay by the



hour and surf boards are provided free.

Also coming to Polaris Pointe, is the first in Colorado Springs **Texas De Brazil**. The Dallas based steak-house chain will build an 8,019-restaurant featuring slow roast cuts of beef, lamb, pork, chicken and Brazilian sausage prepared over a wood charcoal fire.

The Nation's 5<sup>th</sup> largest car wash chain, **Tommy's**, is opening its 3<sup>rd</sup> Colorado and 2<sup>nd</sup>

Colorado Springs location at 1540 Garden of the Gods. There are no shortage of car washes in the area as competitors continue to open in Castle Rock, Monument and Colorado Springs. Tommy's was started in Holland, Mi. in 1969 operating as a family business until it started its franchise growth in 2016.



There are currently just over 200 Tommy's with another 90 in various stages of development. Their average annual gross is over \$2.1 million with over 80 million car washes completed to date. One interesting aspect of their operation is their



license plate recognition, making it very easy for repeat member washes which are discounted. If you are thinking about getting into the business, it takes a net worth of \$5million with liquid capital of \$2 million in order to obtain a Tommy's franchise which cost \$50,000 plus 4% royalty's and another 1% brand fund.



# The bulletin board

Larkspur Sentinel

An informative bulletin of events from our local non-profits and local community groups.

**HOT RODS**  
*In the Park*  
**CAR SHOW**

Vintage Car Club  
Castle Rock, CO

COME & SUPPORT  
THE DOUGLAS COUNTY VETERANS  
MONUMENT FOUNDATION  
BEER GARDEN

FOOD & FUN  
FOR THE WHOLE FAMILY

SAT AUG 10, 2024      10AM - 2PM      FREE TO THE PUBLIC

LARKSPUR COMMUNITY PARK  
[www.TheVintageCarClub.com](http://www.TheVintageCarClub.com)

Larkspur **MUSIC**  
*in the Park*

2024 Summer Series

6:00 PM • Larkspur Community Park

- June 14 Trouble Bound
- June 28 John Saunders Band
- July 12 Rascal Martinez
- July 26 Fedora Swing
- Aug 9 Steve & The Cruisers
- Aug 23 WireWood Station

Brought to you in part by

Team of **LARKSPUR**  
Colorado

Larkspur Area Chamber of Commerce

State Farm  
David Topolinski, Agent  
303.844.4621  
www.statefarm.com

**FARMERS MARKET**

EVERY WEDNESDAY  
3pm - 7pm

NEW VENDORS EVERY WEEK

FARM FRESH PRODUCE, MEATS,  
FLOWERS, CRAFTS, FOOD & DRINKS

Larkspur Community Park  
8820 Spruce Mountain Road  
[www.thelarkspurfarmersmarket.com](http://www.thelarkspurfarmersmarket.com)

FREE ADMISSION & PARKING

Larkspur Area Chamber of Commerce presents

**AUTUMN ARTS + CRAFTS Fest**

September 21 & 22

Sat 10 a.m. - 5 p.m.  
Sun 10 a.m. - 4 p.m.

Larkspur Community Park  
8820 Spruce Mountain Rd, Larkspur, CO 80118

**COME JOIN THE FUN!**  
ARTS, CRAFTS, MUSIC, FOOD AND MORE...



**Larkspur FREE Library**  
9524 Spruce Mountain Road



**THOUSANDS OF TITLES**  
**No Card**  
**No Late Fees**  
**FREE**


**WEDNESDAYS & SATURDAYS**  
**10AM TO 3PM**

Town of **LARKSPUR**  
Colorado

Town of **LARKSPUR**  
Colorado

**Text Alerts!**  
Get town updates sent directly to your phone via text message.

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**Sign up to receive town text message notifications!**

Opt-in today.  
Text **LARKSPUR**  
to: **91896**

**What to Expect:**

- After the initial keyword is sent, you will receive a confirmation message asking you to reply YES to verify opt-in.
- You may receive multiple text messages a month with a notification. Notifications may include Upcoming Events, Garbage Delays, Road Closures, Storm Warnings, and Power Outages.
- You can text STOP at any time to remove yourself from the notification list.

Mfg & data rates may apply. Check with your carrier for details. View terms and privacy policy info at: [textmygov.com/opt-in-terms-conditions](https://textmygov.com/opt-in-terms-conditions)

Larkspur Area  
Chamber of Commerce

**MONTHLY MIXERS**

**2nd Tuesday of the Month**  
5:30pm - 7:00pm MT

[www.larkspurchamberofcommerce.com](http://www.larkspurchamberofcommerce.com)

HOSTED BY:  
Local Larkspur Community & Business Members

♠♥♣♦

**Substitutes for Bridge Wanted!**  
**We play at PPCC on the 2nd and 4th Thursday of each month.**  
**Starts at 10:00 AM, break for lunch and end by 3:00 PM. Substitutes don't have to be club members, they can join us as a guest.**  
**Contact Dakota Hoyt (719) 671-3720**



**Need a Little Help This Month?**  
**Food Bank & Care Center - Free**

**New Hours- 2nd & 4th Thursdays from 2-4p**  
77 Perry Park Avenue, Larkspur  
Contact us at - [gethelp@larkspur.church](mailto:gethelp@larkspur.church)



**LARKSPUR CHURCH**

**Acton Hybrid Academy**  
Tuesday & Thursday homeschool support and enrichment program

We meet 8:45-3:30 p.m. on Tuesdays and Thursdays from August- May in Castle Rock

For more information and enrollment info please contact Colleen Sprister @ [csprister@actonhybrid.com](mailto:csprister@actonhybrid.com)

## A walk on the wild side

Susan Peters



### Owls under fire...globetrotting butterfly...whale of a tale...short takes

In very hot weather, there is not much else to do but to sip iced tea and watch the wildlife, which is a pleasant way to while away the days. With heat comes a plethora of insects. And the night hawks are here eating their share. And they do have cries like hawks. The young birds have been fledging evidenced by all the erratic behavior of birds hitting the windows. Yes, it is that time of year when it sounds like a war zone in our house, despite the window deterrents.

### Adjusting the owl species discrepancy in western states—brutally

U.S. Fish and Wildlife Service has prepared a plan to have trained shooters kill almost half a million barred owls over the three next decades. Say what? The barred owls have moved in from the east coast and are basically eliminating two species of protected spotted owls. This invasion started with the logging in the forests primarily in the California Sierra Nevada region, forcing the spotted owls into a much smaller footprint.



So, what is the problem? Barred owls are much larger and exceptional, aggressive hunters, and they need less territory. They even hunt spotted owls. They are also prolific in producing owlets. The spotted owl population has declined by 75% in study areas and is in danger of extinction.

Needless to say, this plan has divided the wildlife advocates, the latter citing other plans of years past, like killing seals and cormorants to preserve the salmon.

California hunters cannot use lead bullets (which have been outlawed), so scavengers will not be infected with lead poisoning, die, be scavenged, and result in an accumulation of lead up the food chain. Public hunting of barred owls will be barred; designated government agencies, landowners, American Indian tribes or other companies that hunt must show that shooters have documentation of training or experience in owl identification and firearm skills.



### Move over, monarchs

The Painted Lady butterflies also have wandering eyes; they have recently been documented taking flights (with the help of the winds), to travel cross-Atlantic over 2,610 miles from West Africa to French Guiana in South America.

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But these globe trotters have been known to travel at least 4,235 miles. These treks can do a number on their wings, somewhat shredding them. They can be found in every continent except Australia (have you seen the outback?) and Antarctica. In the U.S., they will go from southeast to northwest in the spring and back in the fall, but not on a regular basis. It usually takes a bad event like the torrential rains of El Nino. And what's their favorite food? Get this: Thistles! Followed by legumes such as alfalfa and clover. They actually like nectar from over 100 flowers. We frequently see them here in Larkspur. It has taken me nearly 30 years to eradicate the thistles on our property—Russian, Canadian, Scottish, musk—so let them eat cake.

## **A whale of a tale**

Actually, two tales. Drones 500 feet away from whales have been quite useful in studying whales and “tagging” them, enabling them to do biologging, as opposed to manually tagging the whales using long poles and endangering human life. Biologging involves securing suction cups with internal data tags on the back of whales for around 24 hours, which inform scientists of underwater animal behavior humans are rarely privy to. The tags can record depth, speed, acceleration, deceleration, how water temperature impacts behavior, and other aspects of whale life that is vital for understanding these mammals.



Now here is where things go off the rails: Drones (like multiples of them) are commonly being used indiscriminately and get too close, which harass the whales and cause them to perform erratic behavior and even disrupt their hunting activities.

Many jurisdictions (such as those in Australia), ban drone close encounters with whales, with penalties being around \$5,000 per incident. Good luck enforcing that.



An intrepid Canadian Tom Waddington is canoeing across the Atlantic from Newfoundland to England. One recent morning when he was in a funk from the persistent light rain, a whale appeared, and then another and then another. A pod of pilot whales (how appropriate) was escorting him. One bumped his boat. His fear was having his rudder destroyed or his canoe being tipped. Now, that would be a long swim to England. Check out one of his photos.



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## Short takes

The Rufous hummingbirds arrived in mid-July right on schedule except for one looking for an early party on July 11. He must have had no mate or young-uns to have that sort of freedom.

I am just getting ready to increase the number of feeders in anticipation of the fattening frenzy, as they prepare to make their exit south. And this is when the seldom-seen youngsters show up at the feeders, lingering until after their parents leave on a well-deserved holiday.

Enjoy this youngster common loon grabbing a nap on its mother's back after a big lunch. Photo taken by Katherine Sayn Wittgenstein, a winner in the Audubon Photography Awards for baby birds. Parents stay with the chicks for up to 12 weeks after hatching to continue feeding and teaching them to dive and forage, and, yes, even offering free rides.



Speaking of hatchlings, it seems that the recently hatched poulets (baby turkeys) are big enough to be on their own. A flock of about 20 without their mamas showed up at our house looking for grub.



Daughter Lisa in Monument caught this photo of a mule deer and her THREE fawns. YES, it can happen, with it sometimes being four offspring. Lisa caught sight of them six weeks ago when they were just born. Now, there are noticeable size differences with there being a large one, medium one, and smaller one. Lisa is a professional photographer and apologizes for the grainy photo,

having to use her cell phone in an instant. Dang, wildlife can be so rude not to pose for 15 minutes.

\*\*\*\*\*

That's all folks for this month. Gotta run – the yellow jackets' nasty attitude is peaking, and it is time to put up the trap.

**How to contact me:** Email is best at [susan@larskurconsulting.com](mailto:susan@larskurconsulting.com). Alternatively, call or text me at 303-725-6868.

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



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



**For Sale!**

**837 Kenosha Drive**  
**Sage Port, Larkspur**  
**\$925,000**

**6 Bedroom/4 Bathrooms**  
**1 Private Wooded Acre**  
**Minutes away from The Golf Course at Bear Dance**

**This beautiful 6 bed, 4 bath home situated on a pristine 1 acre lot in the desirable Sage Port neighborhood features a main level master retreat, great room, gourmet kitchen, a study & an all seasons sunroom. The main level master suite features wood floors, his & hers closets and a 5 piece bath. The walkout lower level boasts a family room with a wet bar & guest bedroom with a full bath. Enjoy the wrap around front porch & the towering pines.**



**Under Contract!**  
 5090 S Perry Park Road  
 Dawson Butte, Sedalia  
 \$1,995,000

Consistent Winner Of



**5280**

For Outstanding Customer Service!



**For Sale!**

**19345 Indian Summer Lane**  
**Woodmoor, Monument, \$899,900**

This beautifully updated 4 bed, 3 bath home is located on nearly one acre of wooded paradise located in the highly desirable Woodmoor Highlands neighborhood and just steps from the Country Club at Woodmoor Golf Course. This stunning home boasts a complete remodel with new windows, renovated kitchen and bathrooms, new deck along with new exterior stain, new carpet and paint throughout. The finished walkout lower level features a large family room or rec room with a gas fireplace, 2 guest bedrooms and a full bathroom.

## CLIENT TESTIMONIALS



"Ben Wolfe did a fantastic job! He helped make sense of the process for us. Ben was very patient with our questions and helped us figure out what we were really looking for. His knowledge about the area and about home building were invaluable. Ben is an expert

negotiator and really made sure that we were able to get the most for our money. Ben put aside a lot of extra time for us and really went above and beyond to accommodate us for home viewings and phone calls. Buying a house can be a really stressful process, but Ben really helped put us at ease and guided us to a great home. I can't imagine going through this without him, he was truly great to have on this journey!" *Feedback from Rob Houton & Megan Marlatt*

**Wolfe Realty Group, Inc.**  
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 Cell 303-667-7995  
 Ben@DiscoverLarkspur.com  
[www.DiscoverLarkspur.com](http://www.DiscoverLarkspur.com)