



# **LARKSPUR SENTINEL**

OCTOBER 2024

*Serving the 80118 community*



# ELIZABETH OWENS

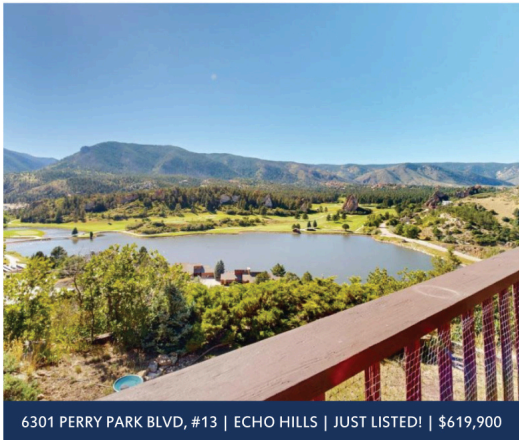


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ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 20+ years, Elizabeth and her team, the Elite Group, have been providing **Top-of-the-Line 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 election season in full swing, we're reminded of the words of the ultimate neighbor, Mr. Rogers:

*"Imagine what our neighborhoods would be like if each of us offered, as a matter of course, just one kind word to another person."*

You may not have the same opinion as your neighbor. And that's OK. Let's simply remember to treat each other with kindness, respect, and a smile...no matter your vote (or theirs).

Election day is Tuesday, November 5; don't forget to vote! The Town of Larkspur has a ballot box available for local ballot drop-off. Looking for more election details? See Douglas County [election resources here](#).

In this edition of the Sentinel, we'll pay homage to our good friend Walt Korinke, who passed away in August. Nothing will ever replace Walts Words...or Walt. We hope you'll take a moment with us to remember his contributions to the Sentinel and the Larkspur community.

With the cooler weather and shorter days, our bear friends are starting to think about hibernation. Colorado Parks and Wildlife share tips for how you can help keep our bears safe (and out of your house and garage) as they begin packing on the pounds for winter hibernation.

We're excited to begin including an update from the activities going on at our friendly neighborhood school, Larkspur Elementary School. Be sure to check out their upcoming October Beastly Bash!

Happy Halloween, happy voting, and as always, thanks for reading.

*Kate Wessels*

Kate Wessels, Editor

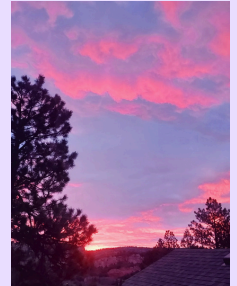
*Stephanie Y. Deininger*

Stephanie Y. Deininger, Publisher

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OCTOBER 2024 Cover



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# What's Going On?

**October 3:** Larkspur Town Council Budget Meeting [INFO](#) 5-6 p.m. at Town Hall

**October 3:** Larkspur Town Council Meeting [INFO](#) 6-8 p.m. at Town Hall

**October 8:** Larkspur Planning Commission Meeting [INFO](#) 5-6:30 p.m. at Town Hall

**October 8:** Larkspur Chamber of Commerce Monthly Mixer [INFO](#) 5:30 p.m. Matt Yeoman's of Design Partners and Becky Yeoman's Fine Art Studio - 1704 Lake Dr, Larkspur CO 80118

**October 10:** Perry Park Metro District Meeting [INFO](#) 6 p.m. at Perry Park Country Club

**October 10:** Larkspur Fire Protection District Board Meeting [INFO](#) 6 p.m. at LFPD Station 161

**October 15:** Larkspur Water & Sewer Meeting [INFO](#) 6:30-7:30 p.m. at Town Hall

**October 17:** Larkspur Town Council Meeting [INFO](#) 6-8 p.m. at Town Hall

**October 26:** Bobcat Beastly Bash 11 a.m.-2 p.m. at Larkspur Elementary School

## SAVE THE DATE!

**Dec. 7:** Larkspur Elementary Holiday Bazaar 10 a.m.-4 p.m. at Larkspur Elementary School

**Dec. 7:** Holiday Magic Happens Tree Lights 4 p.m. in Larkspur Community Park

*\*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, Contributor*

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



*Owl in Perry Park.*



*Bobcat in Perry Park.*

## Town of Larkspur update

*Sherilyn West, Mayor  
Town of Larkspur*

Larkspur has a new town manager, Chris Rogowski. Chris is responsible for overseeing the daily administrative operations and promoting the health, safety, and welfare of the town. Chris grew up in Arvada, Colorado. He embarked on a 20-year career as a pilot in the Air Force where he also held a variety of leadership and administrative staff positions. Upon retiring from the Air Force in 2012, he initially settled in Loveland, Colorado where he met his wife Heather, and the two of them moved to the Larkspur area in November of 2023.



In his role as town manager, Chris is excited to serve the people of Larkspur and help preserve the beauty and character of our wonderful Town. His favorite things about Larkspur are the friendly people, beautiful scenery, and abundance of wildlife. In his spare time, Chris enjoys hiking, cooking, and watching football. Please feel free to contact Chris at the Town Hall for anything regarding Larkspur.

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# Colorado Parks and Wildlife asks residents to remove attractants and reduce bear conflicts during the fall season

Colorado Parks and Wildlife



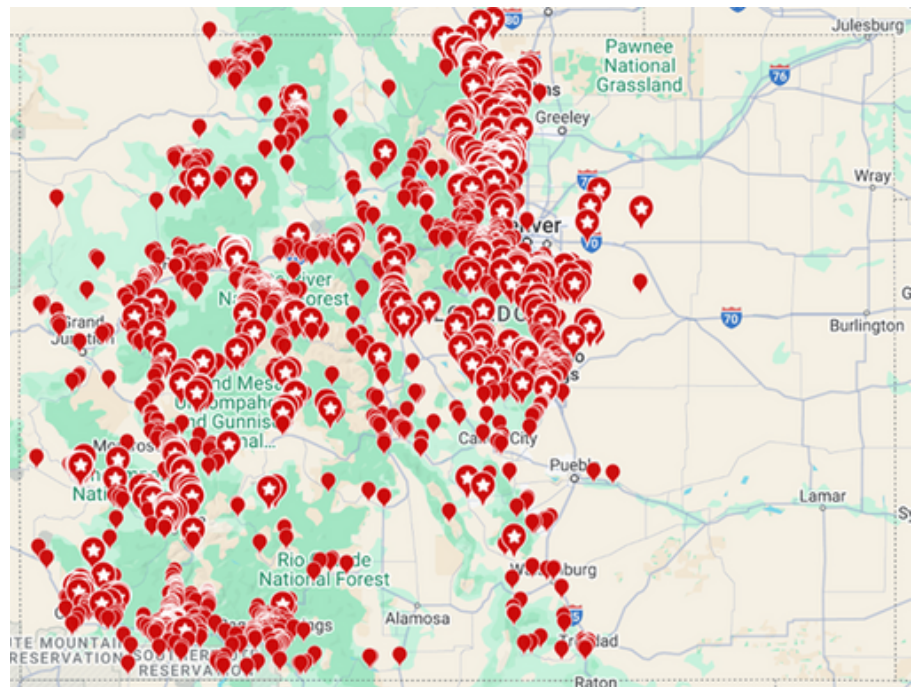
Colorado Parks and Wildlife (CPW) received 3,507 bear reports from April 1-August 31, 2024, up from the 2,760 over the same timeframe the previous year. That number is expected to grow rapidly as bears are now in hyperphagia, the period when bears are preparing for hibernation and spend up to 20 hours a day on the hunt for 20,000 or more daily calories.

Most of the reports involve bears trying to access human food sources and as we enter this fall period of hyper bear activity, CPW is calling on residents to remove attractants to reduce conflicts and keep you and the bears safe.

As fall approaches, we can expect bears to become more active as they try and consume massive amounts of calories before winter. As bears become more active in preparation for winter, we can expect human bear conflicts to increase as well.

“Residences have the responsibility to coexist with bears,” said District Wildlife Manager Sean Dodd. “Bears are driven by their stomachs and will go to areas where it smells like food. Residences need to live responsibly in bear country. This means removing attractants to reduce conflict and help keep our bears wild.”

CPW promotes Bear Aware principles all year long, aiming to minimize interactions that put both humans and bears at risk. Being “Bear Aware” includes easy-to-execute behaviors such as securing trash cans and dumpsters, removing bird feeders, closing garages, cleaning and locking your car and house doors, and calling CPW when bears become a nuisance.



A map showing reported bear activity across Colorado from April 1-August 31, 2024. Image courtesy of CPW.

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Drought conditions and other factors that may influence the availability of natural food crops for bears varies across the state, as does the behavior of people when it relates to human-bear interactions. Those all play a role in the bear activity that we see annually.

“Bear activity and human conflict continues to be an issue [in Douglas County]. Residents should be reminded to secure their trash and not put it out until the morning of trash pickup. Residents are also reminded to close their garage doors, lock their cars and remove bird feeders/hummingbird feeders to prevent bears from becoming habituated. Drought conditions exist in most of Area 5 and natural food sources for bears remain inconsistent across the area. Residents are also reminded that feeding bears is illegal and creates a public safety issue,” said Matt Martinez, wildlife manager for Area 5.

Colorado Parks and Wildlife offers a reminder that by taking some simple precautions, you can avoid human/wildlife conflicts and help to keep bears wild.

### **Here are helpful tips to prevent conflicts:**

- Keep garbage in a well-secured location.
- Only put out garbage on the morning of pickup.
- Clean garbage cans regularly to keep them odor free.
- Use a bear-resistant trash can or dumpster; available from your trash hauler or on the Internet.
- If you don't have secure storage, put items that might become smelly into the freezer until trash day.
- Don't leave pet food or stock feed outside.
- Bird feeders are a major source of bear/human conflicts. Attract birds naturally with flowers and water baths. Do not hang bird feeders from Easter to Thanksgiving.
- Do not attract other wildlife by feeding them, such as deer, turkeys or small mammals.
- Don't allow bears to become comfortable around your house. If you see one, yell at them, throw things at them, make noise to scare them off.
- Secure compost piles. Bears are attracted to the scent of rotting food -- and they'll eat anything.
- Bears have good memories and will return to places they've found food.
- Allow grills to burn for a couple of minutes after cooking to burn off grease and to eliminate odors. Clean the grill after each use.
- Clean-up thoroughly after picnics in the yard or on the deck. Don't allow food odors to linger.
- If you have fruit trees, pick fruit before it gets too ripe. Don't allow fruit to rot on the ground.
- Keep garage doors closed.

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- Lock your doors when you're away from home and at night.
- Keep the bottom floor windows of your house closed when you're not at home.
- Do not keep food in your vehicle; roll up windows and lock the doors of your vehicles.
- If you keep small livestock, keep animals in a fully covered enclosure that is electrified. Don't store food outside, keep enclosures clean to minimize odors, and hang rags soaked in ammonia and/or Pine-Sol around the enclosure.
- If you have bee hives, install electric fencing where allowed.

For more information, go to the "Living with Wildlife" section on the Colorado Parks and Wildlife web site: [cpw.state.co.us](http://cpw.state.co.us).



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*continued from Town of Larkspur update, Page 5*

Larkspur is excited to have finished the summer well and is looking forward to the upcoming months. On December 7, we invite you to come celebrate the lighting of over 60 trees in Larkspur Community Park at Holiday Magic Happens.

There has been no word on the civic complaint we were served last November from the owner and developer of the proposed travel center.

There will be a public hearing soon regarding the annexation of the 39 acres off Fox Farm Road. If you are signed up on TextMyGov you will receive a notification of it. Otherwise watch our website for the date.

The town is working on a celebration for Veterans Day (November 11) at the Larkspur Veterans Memorial in the Community Park. If you are a veteran and would like to offer assistance or just be on a list to be notified about it, please let me know at [mayor@townoflarkspur.org](mailto:mayor@townoflarkspur.org)



# Fire marshal duties for Larkspur Fire Protection District

Wayne Moore, Member–Board of Directors

Larkspur Fire Protection District



Our fire district has successfully navigated many changes in the last twelve months. This momentum will continue under the leadership of Chief McCawley and his collaborative working rapport with the community, LFPD Board of Directors, and firefighters as we formulate definitive long-range strategic operational and financial goals.

An area that has been foremost in change is the duties performed by the fire marshal, whose work in the community brings greater safety to all of us. **Long-time LFPD Paramedic/Firefighter Jeff Hahn** has taken on the duties of fire marshal due to the extended medical leave of Fire Marshal Bill Diershow. Fire Marshal Hahn's qualifications include certifications in fire code inspection, fire/arson investigation, wildland fire mitigation, and fire sprinkler planning. He also has 30 years of experience as a firefighter/paramedic.

As a businessperson or homeowner, needing the involvement of the fire marshal may seem like we're taking a "big brother" approach. However, it reduces risks and helps everyone in our community. Crucial responsibilities of the fire marshal include:

1. **Facilitate Wildland Urban Interface fire mitigation efforts and plans for residence and community programs within the fire district.** This is the most common interaction with the fire marshal. Retired Fire Marshal Randy Johnson made immense strides for district improvement in this area.
2. **Work with businesses and event organizers to ensure compliance with current fire codes.** Inspections focus on identifying deficiencies that would place the public and firefighters at risk while approaching resolutions pragmatically to reduce these risks.
3. **Perform site inspections for open-fire outdoor burning requests.** A permit may be issued, but it still must comply with current Douglas County burn restrictions.
4. **Conduct building construction reviews.** Potential problems can be found and resolved during the construction planning phase.
5. **Facilitate staff development of certified fire investigation personnel.** By finding the causes of fires, we might reduce the incidence of future fires.
6. **Understand key information within the fire district.** Possessing critical pre-planned knowledge in real-time gives firefighters responding to an incident a preview of the property location, construction features, specific hazards, utility locations for rapid shut-off, and Life Safety Systems in place. Having this intelligence upon arrival enhances firefighter capabilities.

LFPD strives to provide community services comparable to larger fire departments. Our expansion of fire marshal functionality is but one example of the significant changes we have implemented. Performing these duties leads to a safer community, which is the overarching goal of LFPD firefighters. For more information, please contact Fire Marshal Hahn at 303-681-3284.

## Larkspur Fire Protection District honors Kathleen Catlyn

### *Larkspur Fire Protection District*

Larkspur Fire Protection District is honoring the service of Kathleen Catlyn (July 2, 1944–June 1, 2024).

Kathy showed great dedication to her community as an 18-year member of the Larkspur Volunteer Fire Department. During her tenure, she held various important titles: She was the captain for 15 years, and also held her EMT and certified Firefighter II certificate. She was committed and loyal to the department and gave of herself freely. She later was elected to the Board of Directors, a position she held proudly for four years.

Kathy was a kind and compassionate school bus driver for 21 years at Douglas County School District. She was also a driver trainer for 10 years.

Kathy had her own wreath making business and one of her passions included adventuring into the beautiful Colorado backcountry every year to collect greenery for her holiday wreaths and gifts. She adorned the fire apparatus with wreaths for several years.

Kathy is survived by her partner of 30 years, Rick Brock, also a volunteer firefighter for 15 years, and their collective family of: 7 children, 23 grandchildren, 13 great grandchildren, and 4 great-great grandchildren. Kathy was the 3rd of six children born to Kelly and Katherine Sherlock. She has an older brother and sister, as well as a younger sister and two brothers.

LFPD thanks and honors Kathy for her dedication to keeping the citizens of Larkspur and its visitors safe.



*Kathy Catlyn with her partner Rick Brock.  
Photo provided by Rick to LFPD.*

# News from Larkspur Elementary School

*Larkspur Elementary School*



Dear Larkspur community,

As the school year unfolds, we're thrilled to share how our students have been thriving since we welcomed them back in August! Their enthusiasm for learning is contagious, and we're proud of the progress they are making every day.

We also want to take a moment to thank you for your patience with the extra traffic around the school during morning and afternoon drop-off and pick-up times. Your understanding helps ensure a safe and smooth experience for everyone.

We have some exciting events coming up that we want you to be a part of. First, mark your calendars for the Bobcat Beastly Bash on Saturday, October 26, from 11 a.m.-2 p.m.! This fun-filled day will feature games for the kids, a trunk-or-treat, and a haunted house hosted by our brave Larkspur firemen. Food trucks will also be on site to satisfy your cravings.

We invite community volunteers to help make the trunk-or-treat a success! If you're interested, please check out our flyers for more details. Additionally, we are seeking candy donations to ensure every little ghost and goblin has a sweet experience.

Looking ahead, we're excited to announce our First Annual Holiday Bazaar on Saturday, December 7 from 10 a.m.- 4 p.m.. This event will be free to the public and promises to be a festive occasion with over 50 vendors, delicious food trucks, and a special appearance from Santa himself. Sponsorship opportunities are still available, so if you'd like to support our community in this way, please reach out.

Thank you for your continued support and involvement in our school community. Together, we can create memorable experiences for our students and families!



# Douglas County's West Frontage Road relocation project begins in September

Town of Castle Rock

To accommodate construction of the new southbound Interstate 25 on-and off-ramps at Crystal Valley Parkway, crews must relocate the current West Frontage Road that is east of the BNSF railroad tracks to the west side of the BNSF railroad tracks. The new road will be called Dawson Trails Boulevard.

Douglas County and the Town of Castle Rock have partnered to construct Dawson Trails Boulevard. Construction of Dawson Trails Boulevard will take place under the current West Frontage Road closure in two segments:

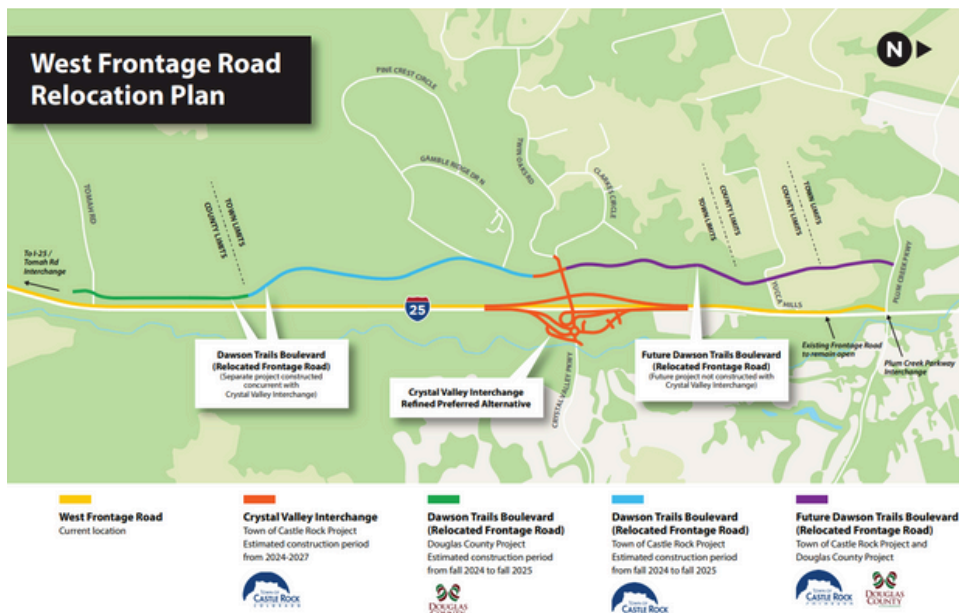
- The **southern section** is owned and will be constructed by Douglas County. Construction is expected to begin in mid-September. This section spans 1 mile from the Tomah Road/Bear Dance Drive intersection to the southern Town of Castle Rock limits.
- The **northern section** is owned and will be constructed by the Town of Castle Rock. Construction is underway. Castle Rock's section of Dawson Trails Boulevard spans from the southern Town limits (which roughly coincides with the Lowell property along the existing West Frontage Road) to the future Crystal Valley interchange. West Frontage Road construction north of Crystal Valley Parkway to Plum Creek Parkway will be done by future development, with timing currently unknown.

While most of the work will occur within Castle Rock's current closure of the I-25 West Frontage Road, some impacts may occur outside of that closure.

Construction hours on the southern segment of Dawson Trails Boulevard will be 7 a.m. to 7 p.m. Monday through Friday. There will be no work on major holidays; Saturday work may occur if approved by the Douglas County engineer. Project completion is estimated for fall 2025.

Map courtesy of Town of Castle Rock.

To enlarge, click on the picture or go to: <https://www.douglas.co.us/documents/west-frontage-road-relocation-plan-2.pdf/>



# News from the Perry Park Metropolitan District

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



Hello Perry Park Metropolitan District residents,

October begins our budgetary season, with the board preparing and approving the 2025 budget. We plan to have our budget working session October 23 in a special meeting after our regular October 10 meeting; the public is invited to all of our sessions.

October also starts our second and final [slash mitigation program](#) pickup cycle for the year. Please follow the instructions 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, and wastes your tax dollars. There is also the Douglas County [free slash drop-off program](#) every Saturday through October 26 which helps us save expenses and is more flexible for you.

Please note that we have a calendar on [our website](#) with all upcoming events and committee sessions, where you can stay informed about activities.

The status of other current topics on the board include:

- **Wauconda Park plan:** The UC Denver group has updated the park presentation from our last meeting which will be used to discuss an improvement plan with the board.
- **Gilloon Pond improvements:** This summer saw multiple improvements to Gilloon Pond, including an improved trail! Water restrictions prevent us from making more improvements to the water area at this time.
- **Entryway improvements:** We are reviewing updated options with CORE to consider burying some of the power lines at the neighborhood entrance. We are also awaiting a decision from Colorado to designate our Gateway Pond as a fire suppression pond.
- **Committees:** We need volunteers! There are several committees: Independence Day Planning, Firewise, Entry Design, and Parks and Open Space that can always use help. To get involved, you can reach us at [info@perrypark.org](mailto:info@perrypark.org) and we'll get you connected.
- **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 October board meeting is scheduled for Thursday, October 10 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.

# News from the Perry Park Water and Sanitation District

Brian Arthurs, Director

Perry Park Water and Sanitation District



*“For many of us, water simply flows from a faucet, and we think little about it beyond this point of contact. We have lost a sense of respect for the wild river, for the complex workings of a wetland, for the intricate web of life that water supports.” -Sandra Postel*

Have you ever wondered how a Steamboat Springs accountant, with little to no background in water management, ended up on the board of the Perry Park Water and Sanitation District? That's a story for another day.

No matter the discipline, continuing education is necessary. When written facts are presented with a healthy dose of entertainment, our ability to retain is enhanced.

While the world of water data can be overwhelming, there are books that manage to make complex information both interesting and enlightening. David Owen's *Where the Water Goes* is one of those. This captivating read takes us on a journey along the Colorado River from its headwaters to its dwindling delta.

The book guides you downstream, exploring the river's diverse landscapes and the communities that depend on it. Along the way, we witness the river's transformation, from its natural state to a harnessed resource serving farms, power plants, and bustling cities. Owen's exploration concludes near the U.S.-Mexico border, where the Colorado River's journey tragically ends. The once-mighty waterway dwindles into a dry desert expanse, a stark reminder of the river's vulnerability to human intervention and environmental pressures. The book culminates with Owen on a final drive along the riverbed, witnessing firsthand the point where the water disappears. I found it relevant, informative, entertaining, an easy read and, a favorite.

A summary of recent PPWSD meetings follows.

## **Work Session: August 19**

The board discussed financial matters, including:

- Rate increases: The board recognized rate increases must be based on sound financial data analysis exclusively.
- Rate study: The district manager suggested an updated rate study.
- Property tax revenue: It was noted that property tax revenue is not included in operating revenue due to accounting requirements.

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- Monthly billing: The transition to monthly billing was discussed.
- Smart meters: The board considered replacing existing meters with smart meters for improved readings, monthly billing, and customer information.
- Ultrasonic water meters: Also, the potential of replacing mechanical meters with ultrasonic meters is under consideration.
- Water meter vendor meeting: A vendor meeting to discuss meter options will be scheduled.

### **Regular Meeting: August 21**

The Board approved the minutes from the July 12 and 17 meetings, and ratified consent agenda items from August 2 and 16.

#### Financial updates:

- Approved \$1,138,702.87 in disbursements.
- Voided check 14199 related to the sale of 1802 Silverheels Drive.
- Discussed check details related to the Gove Ditch project and Sugarloaf Road water service repair.
- Received the 2025 draft budget.

#### Operational updates:

- Discussed a customer complaint about a high water bill due to a leaking appliance.
- Declined to proceed with a pressure analysis for the Poncho-Gore area.
- Addressed the D4 well being down and discussed replacement plans.
- Reviewed monthly project progress reports from GMS Inc.
- Discussed the District Systems Report.

#### Other business:

- Participated in audience discussion about the Poncho well property purchase.
- Informed of Douglas County Water Commission's efforts to prepare a 2050 Water Plan.
- Discussed potential changes to financial reporting.

#### Next steps:

- The board will review a change order for a permanent pump installation at the Poncho well.
- The board will continue to monitor the progress of the Gove Ditch project and other ongoing initiatives.

For more information, please visit our website: [ppwsd.org](http://ppwsd.org)

## And now...it is fall!

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

And now it is fall. Now you can enjoy your pumpkin spice lattes and pumpkins and leaf-peeping. I am what you call an “equinox seasonal” kind of person. End of summer and start of fall does not occur on Labor Day weekend. On the contrary, fall’s official calendar start is September 22. And still, we will likely not get our first frost until early October. Spring and summer flowers—indeed all gardening activities in spring and summer—get all the hype. But as the Earth starts to calm its “buzzy-ness” in preparation for winter, fall flowers that can take a frost or two come into their own.

You may still have time to invest in fall-blooming flowers at your local garden center as they are holding their end of season sales trying to move inventory off the shelves. Everyone enjoys mums, sedums, and pansies ([1073 – Pansies for Seasonal Color – PlantTalk Colorado \(colostate.edu\)](#)) but here are some more flowers to look forward to in fall.

One of my favorites is Hot Lips Turtlehead (Chelone). Yep—it is an herbaceous perennial plant and not a band. Cheerful spikes of pink snapdragon-like flowers emerge above the spreading foliage in late summer. It thrives in shaded settings and prefers moist conditions.



*Hot Lips Turtlehead.  
Photo courtesy of Nichole Rairigh.*

All manner of Asters (Symphyotrichum) can be found even at the grocery store at this time of year, and come in purples and pinks. They are adored by pollinators and are an eye-catching display in fall. These plants can take a frost no problem. Plant



*Grape Aster.  
Photo courtesy of John Murgel.*

them in the front of the border, where their tidy form through the summer will erupt into a flowery garden encore late in the season. A favorite aster variety is Grape Crush: [1014 – Fall Asters – PlantTalk Colorado \(colostate.edu\)](#).

Goldenrod (Solidago) can be both a garden beast or rather well behaved plant depending on variety. Goldenrod is a native plant and is also a pollinator fav when little else is blooming. “Firework” goldenrod, true to its name, looks like an explosion of tiny yellow flowers, and “Little Lemon” goldenrod is a tiny cutie patootie. They are undemanding yet easy to grow and drought tolerant [Goldenrod – Adams County Extension \(colostate.edu\)](#).



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Incidentally, they are not responsible for as many allergies as they are blamed for—but coinciding bloom time with the much less desirable ragweed makes them guilty by association in the minds of many.

As a novice gardener, one might first strive for a one- or two-season garden (spring and summer). But strive for a three-season or even four-season garden. What does this mean? A four-season garden provides interest, beauty, food, and shelter year-round.



*Goldenrod.  
Photo courtesy of Nichole Rairigh.*

What will you add this fall to your garden?

For more fall gardening ideas, check out [Fall Gardening – PlantTalk Colorado \(colostate.edu\)](https://colostate.edu)



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## Lesson learned...

*Margot Patterson, Guest Contributor*

Well, I've been complaining on and off this summer about cars not making a point to go around walkers on Red Rock Drive in Perry Park. There is little or no shoulder, and what is available is often rutted by water runoff making stepping off the road a bit challenging.

When I walk on Red Rock Drive, I often wear bright colors, and do try to step off the road...what I've noticed is that cars almost always speed (especially going downhill), and about half don't cross the line to make more room for me. Those that do, I wave and say, "thank you." Those that don't, just get a nod. And to top it off, two drivers have actually crossed the white shoulder line toward me within yards of me...distracted, no doubt not intentionally...and that was scary!



So here's the part about lessons learned...recently, I was driving down Red Rock Drive, and there was a woman walking uphill, on the right, toward the traffic. She stepped off the road, and I continued straight. About 25 yards after I passed her, I realized that I had NOT crossed the line to give her more room even though there was no one coming my way. So, I turned around, drove back up the road, parked the car, and walked across the street to offer my apology for being insensitive; especially given my frustration with drivers that do the exact thing I had just done. We had a lovely chat, she expressed similar concerns to mine, and we both went on to enjoy our day.

**Lesson learned:** Don't be too quick to judge...be kind...smile...wave...  
**and give pedestrians in our neighborhoods extra room whenever possible!**

---

## Window Washing Screen Cleaning & Repair

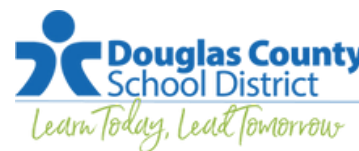
**Free Quotes!**  
**(720)821-0588**



*Locally Owned and Operated*

# Douglas County School District board votes unanimously to place \$490 million bond on ballot

*Erin Kane, Superintendent  
Douglas County School District*



The Douglas County School District (DCSD) Board of Education recently voted unanimously to place a \$490 million bond question on the November 2024 ballot. This year the bond, as our only initiative, will appear on the ballot as “5A” (last year the bond was “5B”).

If approved by voters, Douglas County **homeowners would not see an increase in current property taxes**. The bond amount would allow our school district to restructure its debt in order to keep property taxes from increasing while allowing us to invest in our capital infrastructure (taxpayer assets) in a way that is fiscally responsible. The bond would help us care for our 112 facilities to ensure our staff and students have safe and comfortable learning environments, build schools in fast-growing developments in Douglas County, upgrade safety and security in our schools, and offer additional technical education programs.

We are faced with growing challenges in our school district, including capital investment for the future and the need for new schools. And we must ensure that our future students have the same opportunities for success as past students have enjoyed. If approved by voters, here is how the bond would be used:

## **Upgrading school safety and security**

Safety and security priorities rate above all other items covered by taxpayer funding at DCSD. They require constant vigilance, improvement, and updates as the district adopts the latest recommendations in campus security and replaces older equipment. The 2024 bond plan, if approved by voters, calls for \$10 million to be invested in safety and security upgrades at more than 90 DCSD sites. That includes:

- \$3.1 million for new and upgraded security equipment
- \$3 million for radio-communication upgrades
- \$3.9 million to harden building security at every school

In addition to the upgrades planned for all schools, several individual schools have specific line items for additional upgrades, including additional entrance security, replacing burglar alarm panels, upgrading interior door hardware and improving fire alarm systems.

## **Updating aging schools and facilities**

Creating optimal environments for learning requires keeping school buildings safe and comfortable for students and staff. DCSD’s 2023-2024 Master Capital Plan estimated the

*continued from previous page*

district's capital needs will be \$800-\$920 million over five years. If approved by voters, the DCSD 2024 bond would allow the district to address \$179 million worth of these needs to renew and replace aging equipment such as boilers, air conditioning units, electrical panels, flooring, communication systems, rooftops and more.

### **Building additional Career and Technical Education (CTE) pathways**

The 2024 bond would be an investment in CTE opportunities for students, a demand from our community that is continuing to increase. After the 2023-2024 introduction of Legacy Campus and its learning environments for eight career pathways, DCSD intends to use \$25.2 million in 2024 bond funds to build Phase II of the Legacy Campus project and add six new CTE pathways that would be available to all high school students, if the measure is approved by voters. Four would be related to construction trades: Carpentry, electrical, HVAC, and plumbing. The other two would focus on advanced manufacturing and electric vehicle/hybrid maintenance and repair.

Bond funds would also allow for the expansion of two existing programs:

- Adding an automotive program at Highlands Ranch High School, with \$9 million for expansion
- Adding cosmetology at Douglas County High School, with \$4 million for program growth

### **Constructing and expanding neighborhood schools**

Some areas of Douglas County are growing very quickly and many of these newer neighborhoods do not have a school nearby. This is creating challenges related to overcrowding at some of our existing schools, as well as a need for more transportation during a nationwide bus driver shortage.

If approved by voters, the DCSD 2024 bond would fund:

- A neighborhood elementary school for the Sterling Ranch/Solstice area (\$60 million)
- A neighborhood elementary school for the RidgeGate area (\$60 million)
- An expansion for Sierra Middle School (\$30 million)

It's important to understand a couple of things about bonds.

- In Colorado, school districts generally have to pass bond initiatives to build and invest in schools (the state provides no funding for capital construction needs whether that be construction of new schools or capital investments in existing schools).
- Population growth DOES NOT pay its own way when it comes to schools. In the state of Colorado, developers are required to provide the land for public schools. However, the

*continued from previous page*

construction of the schools are the responsibility of local taxpayers.

- Our county supported seven bonds from 1984 to 2006 in order to build neighborhood schools, the last of which was built in 2010. **Only one bond initiative has been passed by Douglas County voters over the past 18 years**, which has put us behind, not only in building new schools, but also in making the necessary investments in our aging buildings to ensure safe and effective learning environments for our students and staff.

### **Investing in athletics and activities**

Through extracurricular activities, students develop skills and talents while learning teamwork and leadership. Sports and arts programs also help build community as they bolster students. Throughout DCSD, athletic facilities and auditoriums require repairs and replacement of infrastructure in order to keep our students safe from injury, ensure they can continue to access these incredible programs, showcasing their talents to the entire community. The 2024 bond, if approved by voters, would address needs across the district including \$10.4 million for athletic facility upgrades (including turf fields, running tracks, and tennis courts) and \$1.6 million for auditorium upgrades (including theater and stage equipment, auditorium seating, and sound systems).

### **Providing additional resources for special education**

DCSD will provide additional opportunities, specially tailored learning spaces and upgraded access to students with special needs if the 2024 bond is approved. This includes:

- \$5 million for additional center-based programming
- \$4.7 million to replace special-education school buses
- \$2.5 million in capital improvements to provide specialized CTE opportunities
- \$2.1 million for Phase III construction at the new Parker Student Support Center
- \$1 million for special-education/ADA-related improvements at school- and center-based sites

To learn more about how additional funding would benefit our schools and our staff, including how each school would benefit, visit [dcsdk12.org/funding](https://dcsdk12.org/funding). Thank you for taking the time to learn more about this bond initiative!

***Editor's note:*** Please see following page for details on how this bond would specifically impact schools that Larkspur students attend.

# How the Douglas County School District bond question would impact Larkspur students who attend DCSD schools

*Larkspur Sentinel*

The following information was obtained from [dcsdk12.org/funding](https://dcsdk12.org/funding), which details how funding from the bond question would impact each school in the county.

## Larkspur Elementary

- Enhance safety and security
- Refresh student and staff technology
- Replace panels and transformers
- Replace flooring
- Replace washing stations
- Install new intercom system
- Resurface parking lot
- Recaulk foundation walls
- Repair metal siding



## Castle Rock Middle School

- Enhance safety and security
- Refresh student and staff technology
- Install new intercom system
- Replace main switchgear
- Recaulk control joints
- Replace kitchen flooring
- Upgrade theater and stage equipment
- Upgrade auditorium sound system



## Castle View High School

- Enhance safety and security
- Refresh student and staff technology
- Replace HVAC units
- Reseal exterior block walls
- Recaulk control joints
- Install new intercom system
- Upgrade theater and stage equipment
- Replace auditorium seating
- Replace gym shot clocks
- Replace turf field
- Repair tennis courts



# On the town: Local social events

*Larkspur Sentinel*

## Spray Days 2024



Photos Courtesy of: Kate Wessels

## Larkspur Arts & Craft Festival 2024



Photos Courtesy of: Christian Phelps

Do you have an event you'd like us to feature? Email us at [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)



**LARKSPUR ELEMENTARY HOLIDAY BAZAAR**

**LARKSPUR ELEMENTARY SCHOOL**  
**DECEMBER 7, 2024**  
**10AM - 4PM**  
**CALLING ALL VENDORS!**

WE NEED YOU! LOOKING FOR CRAFTS, FOOD, JEWELRY HOME DECOR, CLOTHING, CANDLES, SOAPS AND SO MUCH MORE!!

FOR MORE INFORMATION AND TO SIGN UP TO BE A VENDOR OR A SPONSOR CONTACT [LARKSPURHOLIDAYBAZAAR@GMAIL.COM](mailto:LARKSPURHOLIDAYBAZAAR@GMAIL.COM)



**CALLING ALL NEIGHBORS**

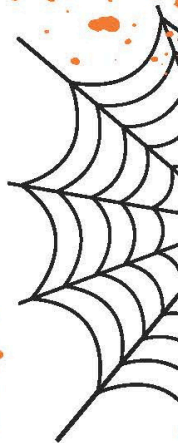
**WE NEED YOUR HELP  
(AND VEHICLE)**

**FOR THE  
BOBCAT**

**BEASTLY BASH**

**SATURDAY, OCTOBER 26  
11AM-2PM**

**AT LARKSPUR ELEMENTARY SCHOOL**



**WE ARE LOOKING FOR DONATIONS OF BAGGED  
CANDY FOR GAME PRIZES**



**WE ARE IN NEED OF DECORATED TRUNKS FOR  
OUR TRUNK-OR-TREAT! ALL ARE WELCOME!**

**HELP MAKE THIS A SPOOKTACULAR TIME FOR OUR AMAZING  
BOBCATS BY DONATING YOUR TIME AND VOLUNTEERING TO  
PARTICIPATE IN OUR COMMUNITY RUN TRUNK-OR-TREAT!**



**SCAN THE QR CODE TO  
RESERVE YOUR TRUNK'S SPOT!**

**QUESTIONS? PLEASE CONTACT KAYLIN AT  
KSANFORD1@DCSDK12.ORG  
OR CALL 303-387-5375**



## CLASSIFIED ADS

**SECURITY DOORS & RETRACTABLE SCREENS** for sale along with screen repair. Call Jack **719-231-1719**

**MITIGATION OF GAMBEL OAKS:** mastication, lot clearing, excavation, material hauling.  
ASL Construction **303-638-1249**

**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.  
[www.treesandweeds.com](http://www.treesandweeds.com) **720-248-0000**

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

**LARKSPUR RV STORAGE:** Outdoor, RV, camper, boat storage **719-468-9683**  
[www.larkspurrvstorage.com](http://www.larkspurrvstorage.com)

### ADVERTISING RATES

Pricing is for Camera Ready Art

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

Submit ad art to  
[larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

### DEADLINES

**Articles/Letters/Ad Artwork/Classified Ads**  
due of each month

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

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

The Larkspur Sentinel, LLC volunteer staff reserves the right to refuse any article or advertising submission.

The Larkspur Sentinel invites your letters, comments, and ideas for columns. Because of space limitation and legal ramifications, we reserve the right to edit any submitted material and cannot assure that submissions will be printed verbatim or unedited. The Larkspur Sentinel will correct all errors that occur. If you find a problem with a story - an error of fact, or a point requiring clarification, please email [larkspursentinel@gmail.com](mailto:larkspursentinel@gmail.com)

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



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.

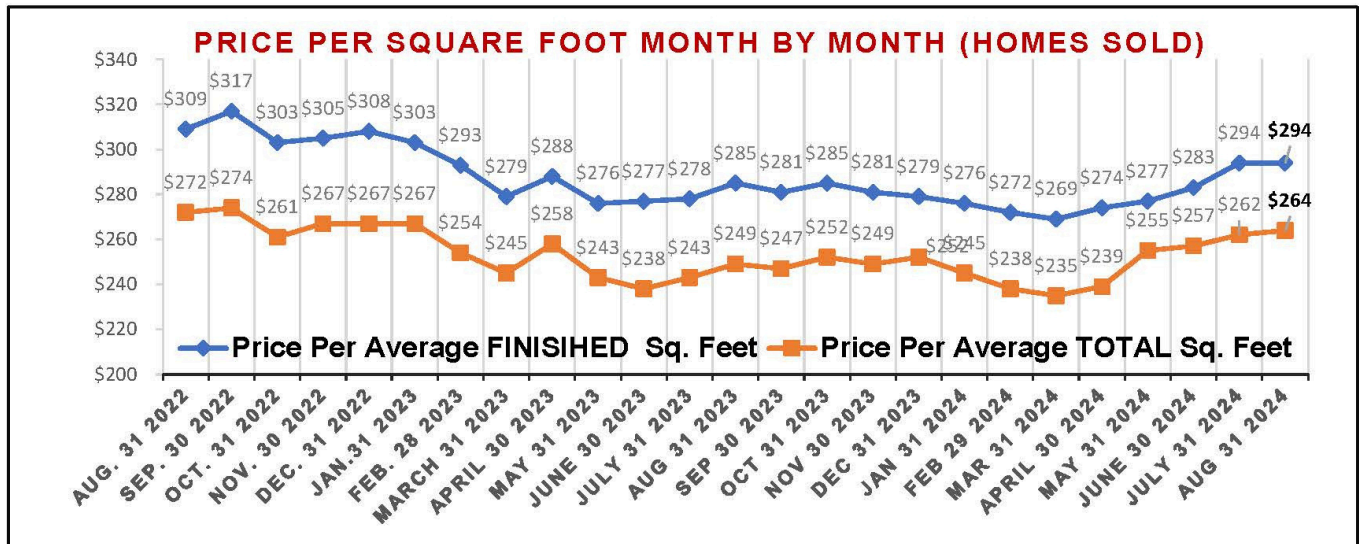
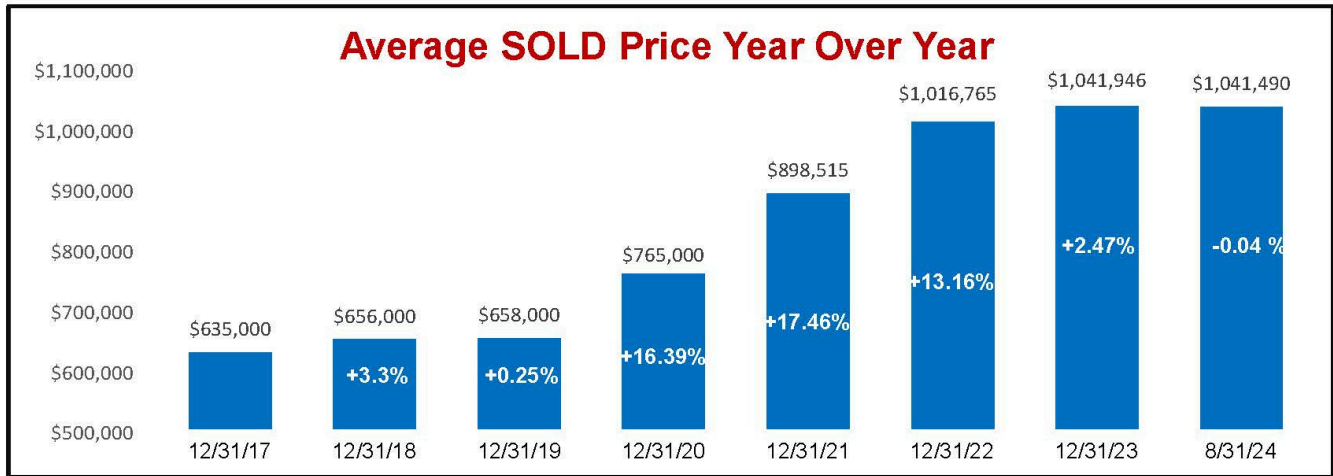
Find more information about us at [knotheadtree.com](http://knotheadtree.com)



# Larkspur Area Real Estate Stats – HOMES SOLD

Homes Currently For-Sale (9/19/2024) ---44 (\$499,900 to \$1,900,000) --- Median \$999,950  
Average Days on Market --- 66

Homes Currently “Under Contract” --- 15 (\$749,900 to \$2,950,000) --- Median \$1,125,000  
Average Days on Market --- 70

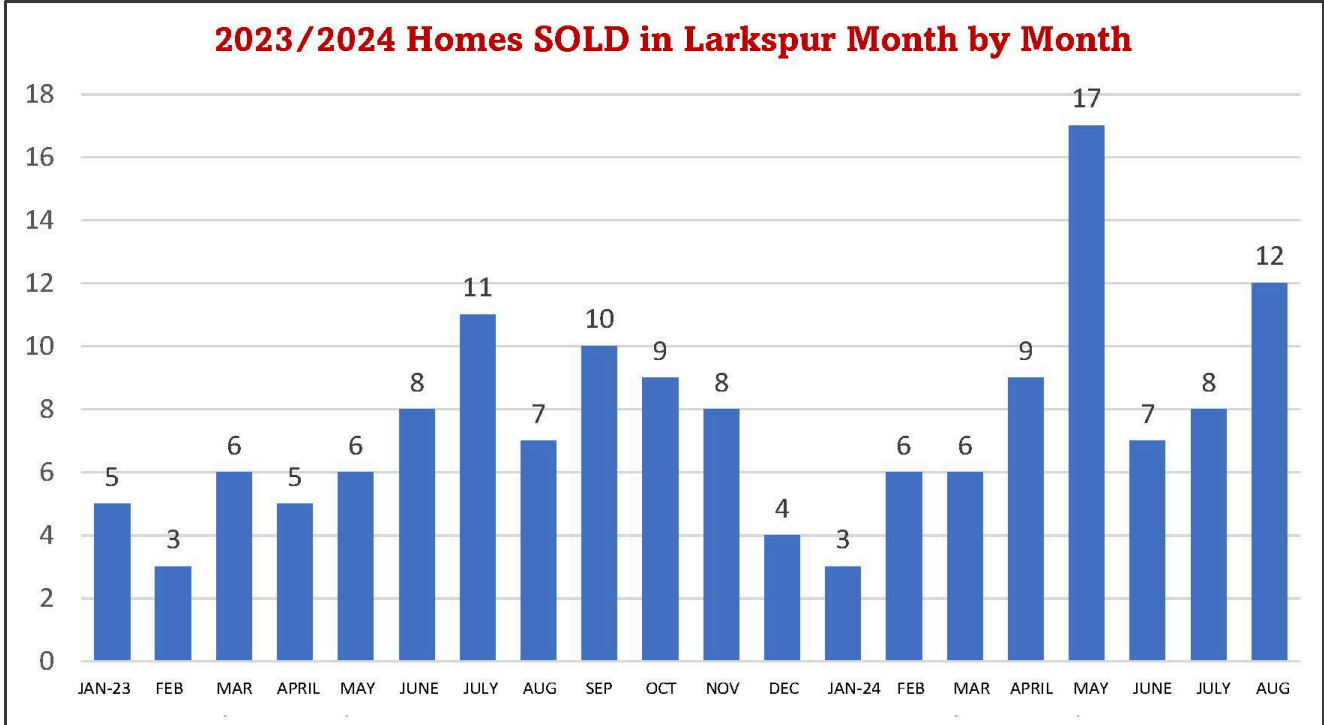


---The charts above represent a 6-month study of home sales ending on the last date of the month indicated. The top 2 and bottom 2 sales have been removed/deleted from each study. This is because very unusual properties can skew the factors that reflect actual market conditions. For example, a property 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.

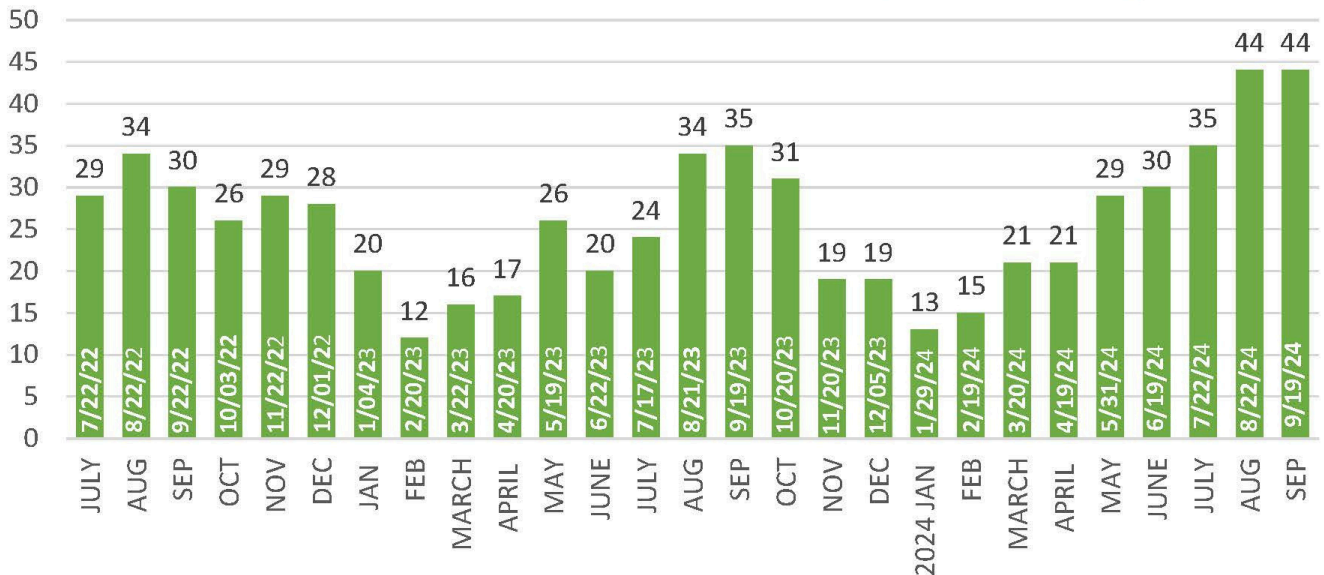
---The above information has been researched from the Metro Denver MLS System ([www.REcolorado.com](http://www.REcolorado.com)) by **Dave Gardner of Results Realty of Colorado**, located in the Town of Larkspur, CO. It is believed to be accurate but is NOT guaranteed. Every property will have unique 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.



# Larkspur Real Estate Stats



### 2022/2023/2024 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](mailto:DavesResultsTeam@yahoo.com)

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



# DAVE GARDNER'S Results Realty of Colorado

Office located on the Main Street of Larkspur



**FOR SALE**  
**\$974,900**



**8174 Inca Road - Perry Park**

Welcome to the Foothills of the Colorado Rocky Mountains! BACKS TO OPEN SPACE - VERY PRIVATE! Main Floor Primary Suite and Partial Finished Walkout Basement. 4,763 Square ft. with 5 bedrooms and 3-1/2 baths. Spacious "Great-Room" concept.

**FOR SALE**  
**\$249,900**



**7749 Inca Rd. - Perry Park**

READY-TO-BUILD South-Facing 1-Acre LOT in Perry Park. Beautiful Rock Formation ON-SITE!! Will make a gorgeous backdrop for your new Dream Home. All utilities and paved road are here!! Gorgeous Mountain Views!

**UNDER CONTRACT**  
**\$999,900**



**7255 Perry Park Blvd. - Perry Park**

Custom RANCH-STYLE Home with partially finished Walkout Basement with 4,700 total Sq. Feet featuring 3 bedrooms, 3 baths and an oversized 1.6-acre lot. This custom home provides that Main-Floor Lifestyle, has had only one owner and has been lovingly maintained!

**SOLD**  
**\$744,000**



**14347 Furrow Rd. - True Mountain**

Custom Ranch-Style Home with Finished Walkout on a Gorgeous 5.7-acre site. Owned by the same family since 1972! 2,624 Sq. Feet, 4 bedrooms and 3 bathrooms, zoned for horses with a domestic well approved for livestock, a basic barn and fully fenced pasture.

**SOLD**  
**\$860,000**



**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.

**SOLD**  
**\$1,299,900**



**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.



**303-681-1000**  
**www.DaveGardnerRealEstate.com**

**LARKSPUR AREA SPECILIST!**



## In Memory of Walt Korinke

April 6, 1942-August 22, 2024

For countless years, Larkspur residents eagerly opened their edition of the Larkspur Sentinel each month, excited to read the popular “Walts Words” column authored by longtime community member Walt Korinke. Walt’s column was a regular favorite of readers.

It is with great sorrow that the Larkspur Sentinel notes Walt’s passing on August 22, 2024.

Walt was born in Houghton, Michigan. Walt and his wife Rosemary were married for an impressive 58 years, and had two children: A son named Chris and a daughter named Kimberly. Together, Walt and Rosemary lived in Perry Park for 23 years.



Walt loved the surrounding Larkspur community. While living in Perry Park, Walt not only was a regular contributor to the Larkspur Sentinel, but also served at the president of the Perry Park Metropolitan District. If a neighbor needed any help, Walt was always there to lend a hand or a tool.

Walt will forever be remembered for his wit, his love of his family, and his dedication to his community.

While Walt always had words for us all, we find it is difficult to find the right words in recognition for Walt. Sometimes, there are no words to be had: Only Walts Words. Below, we share one of Walt’s favorite quotes that he shared with readers in September 2020. May it give inspiration to us all.

*Life isn't about waiting for the rain to pass. It's about learning to dance in the rain!*



# The bulletin board

## Larkspur Sentinel

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



**Larkspur FREE Library**  
9524 Spruce Mountain Road

WEDNESDAYS & SATURDAYS  
10AM TO 3PM

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

Town of LARKSPUR



Larkspur Area  
Chamber of Commerce

### MONTHLY MIXERS

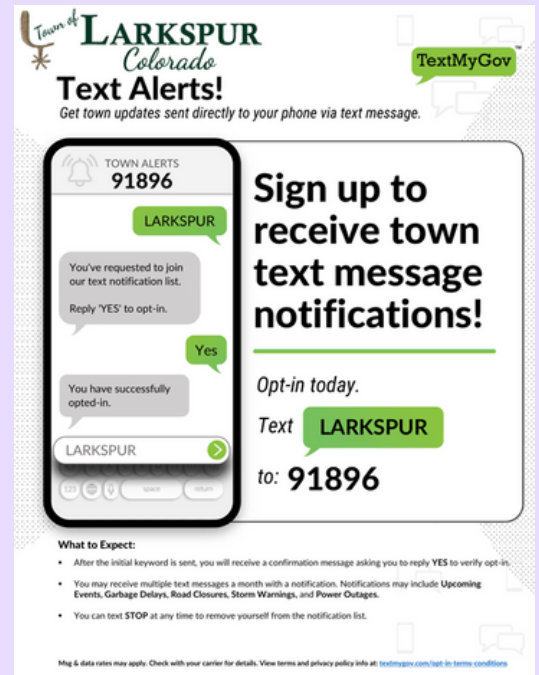
2nd Tuesday of the Month  
5:30pm - 7:00pm MT

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

HOSTED BY:  
Local Larkspur Community & Business Members



**St. Philip in the Field Episcopal Church** is hosting 'Fire Fest' on **October 12th from 6:00-8:00pm** in honor of our patron saint, St. Philip. Join our social gathering around our fire pit on the back patio overlooking the beautiful Plum Creek Valley. Enjoy cider and s'mores along with singing some favorite camp songs. **Check out the historical church (built in 1872) while mingling with new and old friends.** Everyone of all ages is invited. Located next to the fire station on Hwy 105, near Wolfensberger (**397 N. Perry Park Rd. Sedalia**)



Town of **LARKSPUR**  
Colorado

### Text Alerts!

Get town updates sent directly to your phone via text message.

TextMyGov

**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.

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



**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)



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**

# Spaghetti Dinner

Silent  
Auction

**LVFA**  
Larkspur Volunteer Fire Auxiliary

\$5 Raffle  
Great Prizes

## FUNDRAISER

Hosted by & at... **The Spur of the Moment**  
*Across from Larkspur Park*

**October 21 5p-7:30p**



**\$15 Adult / \$5 Kids** (12yr)

INCLUDES  
SPAGHETTI, SALAD, BREAD & DESSERT

Learn about our commitment  
to your community at...  
[www.larkspuraux.org](http://www.larkspuraux.org)



Made with PosterMyWall.com

## A walk on the wild side

Susan Peters, Contributor



### WARNINGS on feeding birds...early fall...bear caution...short takes

SNOWBIRDS – pay attention!

\*\*\*IF YOU ARE NOT GOING TO FEED BIRDS DURING THE WINTER, BRING IN THE BIRD FEEDERS AND STOP FEEDING THE BIRDS\*\*\*

Otherwise, during really bad weather like snow and ice storms that cover up natural food sources, they will die. They may have not migrated depending on you for an auxiliary source of food. And then the year-round birds will do the same. Our birds struggle enough from what our humans have dealt them – loss of habitat, outdoor kitties that kill many millions every year, tall buildings, wind mills, and of course, climate change.

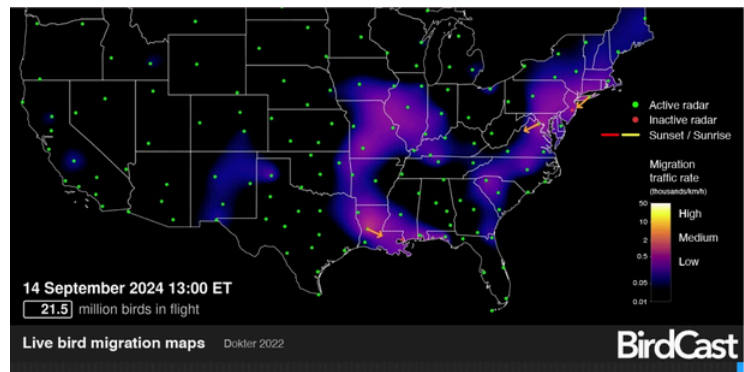
It is not too late to leave a hummingbird feeder out. These miniature members of the aviary world KNOW when to leave. Your taking in the feeders will not make them migrate sooner. You may actually help hummers migrating from areas further north. Recall the story of the hummingbird that was fortunate to find a feeder still hanging at a Boulder home in late October when a bad snowstorm hit. The homeowners were able to capture the tiny, shivering bird. United Airlines volunteered to fly it First Class, no less, to Arizona and warmer climes. Obviously, its sugar water was made with Perrier.

Right now, our place is looking like a scene from Hitchcock's *The Birds*, the horror movie of the 60s that scared the Bejesus out of many of us. The crows canvas and come in to our decks every morning and through the day to feed and poop. Time to introduce a scarecrow. We happen to happen to have one lurking in a corner of our basement – a very friendly, corn seed-looking guy that I brought back from New England on board of a plane. It ended up flying First Class. I did not.

### Fall migration

Yessiree...As the days cool and the daylight wanes, the birds have gotten the hint. It is time to pack up and head south. The beautiful western blue birds will be gone by the end of the month. Over 10 billion birds in North America migrate in the Spring, twice as many in the Fall. It is critical that outdoor lights

are turned off during migration time to keep birds from running into our houses and other buildings. If you have sway with an office building, turning off the indoor lights, too, is critical.





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Another year, over 500 birds died in Texas by running into an Austin office building. You can check out the [Cornell Ornithology Lab's map of migrations](#) for the U.S. to get an idea of what is happening here and other places.

## **Bear mega-chow down time**

Yes, over the next month or so, those bruins are going to be cruisin' the fast-food scene. That means extra caution on bringing in bird feeders and doing extra care on putting out trash. My former neighbor, Don Erickson, is well-versed on wildlife – the bears frequented his large pond to do laps and crush his cat tails on the shallow end. And he has suggested this technique that he says really works: If you are putting out trash bags, spray them with a small amount of bleach. Bears apparently are not into CLEAN. Have you ever smelled their breath or seen their teeth? Oh, yeah. And I think he was trying to catch a glimpse of a mother bear and her three youngsters...she obviously put them into the baby swim classes. Acorns, berries, and lush vegetation still abound to help them out in-between their people-provided snacks. Their diet is up to 70% vegetarian. The rest is your trash.

Many of us are here because of the wildlife, which we cherish and respect, and the last thing we want to do is have them slaughtered because of our selfish and reckless actions. An intrusive bear still really respects a threatening broom like my mother-in-law used to scare the bejesus out of her six children while she chased them around the house – saying all their names backwards and forwards multiple times while putting in a few “Jesus, Mary, and Josephs,” along with ample cuss words. She would have been all over a bear to protect her children. Score one for mama. Zero for the bear. It is the old technique of looking bigger.

But it is best to back off slowly from them, if the mother-from-hell broom does not work, if they are in the house. It depends on whether or not chocolate chip cookies are at stake – seriously, in which case RUN for your life and give up the cookies. All of the bears that have entered our house have trashed, stolen, and been gone before we got up in the morning – dogs and us unaware. So much for guard dogs. Golden retriever guard dogs – REALLY?

## **Short takes**

A few months ago, I reported on the execution plan of over 5,000 non-native, invasive barred owls in California, Oregon, and Washington in order to restore the habitat for the native spotted owls. The U.S. Fish and Wildlife just approved the plan, which allows for the reduction, not the elimination of the barred owls. The final plan does not specify the target amount to be culled, as more recent surveys need to be done. The number is different for every area. So, what could go wrong? Other than shooting the wrong owl species and maybe taking out a few people? I think that they should capture the barred owls and ship them to Russia, which does not have spotted owls.

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2024 Wildlife Photographer of The Year awards were just announced. Stormy Scene by William Fortescue captures two lions having a lovers' spat (right).



Precious Rocks (left) by Samuel Stone shows a rather ambitious crow with rocks to put into its crop to grind up food. Geese, it must have king crabs in mind.

Deadly Bite by Ian Ford tells it all (right).

David and Lynn Townsend, professional photographers, captured adorable photos (below) and video of four bobcat kittens capturing and playing with golf balls at Arrowhead Golf Course in Roxborough. [Click here to see the video](#) on CBS News.



That's all folks for this month. Gotta run – now it's a very friendly Junco taking advantage of our birdie hospitality, now sitting on my almost antique lampshade. Oh, criminy, more poop to scrape off.

**How to contact me:** Email is best at [susan@larkspurconsulting.com](mailto:susan@larkspurconsulting.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!**

**6948 Fox Circle**  
**Perry Park, Larkspur**  
**\$1,900,000**

**4 Bedroom/6 Bathrooms**  
**1 Private Wooded Acre**  
**Stunning Panoramic Views!**

**Views of the Red Rocks, Perry Park & Pike National Forest from almost every window. This home features artistic details including copper clad fireplaces, beautiful wall sconces, travertine floors, glass accents and tons of picture windows to take in the stunning views. The deck is ideal for entertaining while taking in the views. The finished walk out lower level includes 2 guest ensuites, family room and theater room.**



**Under Contract!**  
**837 Kenosha Drive**  
**Sage Port, Larkspur**

Consistent Winner Of  
  
**5280**  
 For Outstanding Customer Service!



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

This 4 bedroom, 5 bathroom home is perfectly situated on 36 acres with breathtaking views. The great room features views from the picture windows along with access to the wrap around deck. Enjoy the main floor master suite. Park your RV in the 1,300 sq ft RV garage.

## CLIENT TESTIMONIALS



**Feedback from Dennis and Cindy Holehouse**

"Ben Wolfe is very professional. He sold our home in record time. The experience was very positive from beginning to end. It was a pleasure to do business with him. I highly recommend Ben Wolfe"

**Feedback from Cherron Schotzie Hoppes-Davis:** "Ben has been a part of three real estate transactions for us. He is whip smart and always has his clients interests at heart. More than anything he is a kind person and a joy to work with"

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