



The Perry Park

Sentinel

AUGUST 2018

A NEW OPTION FOR READING THE *SENTINEL*:



Kathy Lobato responded to increased interest from folks desiring a hard copy of the *Sentinel* by volunteering to print (at her expense) 100 hard copies in black and white. But where to put them? Walt Korinke stepped up and made a box to contain the copies. It is now adjacent to the library box (also made by Walt in response to residents' requests) at the entrance to Perry Park Ranch.

Walt has offered to make other *Sentinel* boxes for other locations, but it is up to residents in other parts of the Larkspur communities to voluntarily print copies of the *Sentinel* and accept responsibility for placing and maintaining said box. Any takers? If you identify a convenient location and are willing to provide copies free of charge to your neighbors, please email Walt at wkorinke@comcast.net for your very own box!

BACK TO SCHOOL!

Douglas County Schools open for the "first full day" on Thursday, August 9.

Larkspur Elementary will hold a meet-and-greet ice cream social on Wednesday, August 8, and on the 9th school starts in earnest at 8:55 a.m.

Have a great year!



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Perry Park



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"Dave Gardner and his team have helped us with 6 - 7 real estate projects over the past 20 years. They truly are a "Results Team" and we recommend them highly...Our latest real estate adventure included selling a large home on an acreage and purchasing a smaller home for downsizing and all of the "stuff" in the middle like radon pump, furnace cleaning, septic system inspection, etc. And, of course the closings for both homes. They took care of so many of the details so we could focus on the move."

~A. Schroeder

Helping People Buy and Sell Larkspur Homes for Over 26 Years!

Why hire an agent when you can hire a TEAM?

When you are ready for RESULTS, our team of local experts is here to serve you!



RENAISSANCE FESTIVAL:
Final weekend for 2018: August 4-5, 10 a.m. to 6:30 p.m. Free Parking. No pets please. Admission Price: adult: \$24, child 5-12: \$12, child Under 5: free.

THE DOUGLAS COUNTY FAIR & RODEO is a family tradition featuring two entertainment stages, three PRCA Rodeos, Xtreme Bulls, Carnival, Mutton Bustin', Stick Horse Rodeo, Pancake Breakfast, 4-H and FFA exhibits – including livestock, general projects and the Jr. Livestock Sale. Come to Castle Rock August 2 – 5 to celebrate the fair's 100th celebration! For tickets and special events, see the website: <http://www.douglascountyfairandrodeo.com/>

BOOK CLUB will meet on Tuesday, August 21, 10 a.m., at the home of Mary Ann Fonken, 8174 Inca Road in Perry Park Ranch. The book for discussion is *Wonder* by R. J. Palacio, a novel about a ten-year old boy's struggle to be "ordinary." The book for September is Gabrielle Zevin's novel, *The Storied Life of A.J. Fickry*. Both books are part of the DC library's Book Club Express program, so copies are available locally. New members and visitors are always welcome. For addition information, see the group's website: <http://applelane.com/PerryParkBookClub.html>.

BLUES AND CRAWFISH BOIL NIGHT featuring David Gerald. August 24, 2018 @ 5:30 p.m. – 9:00 p.m. in Festival Park, 300 Second Street in Castle Rock.

ART HOP IN DOWNTOWN MONUMENT: On the third Thursdays, through September, galleries, restaurants and unique shops within the historic downtown Monument stay open until 8 p.m. Enjoy special events such as book signings, demonstrations, art displays, live music and great food specials.

CASTLE ROCK FARMERS' MARKET: Saturdays through September, 8 a.m. to 12 p.m. at Douglas County High School on Front Street. For additional information and a Colorado crop calendar (what is available when!) see <https://www.facebook.com/castlerockfarmersmarket/>.

THE MONUMENT HILL FARMERS' MARKET is open on Saturdays until October 13th, 8 a.m. to 2 p.m. Located at 66 Jefferson Street in downtown Monument, the market features about 55 vendors including Abdul's Produce, C and R Farms, Royal Crest Dairy, Tamales, Mountain Man Honey, Pasta and Olive Oil, Tupperware, Pampered Chef, Lemongrass, Juice Plus, antiques, Colorado Cuddles (embroidery) Sewing Crafts, DWB Wild Birdhouses, DoTerra and many more!

JOIN THE BLANKET BRIGADE: The Blanket Brigade makes quilts to bring comfort to anyone going through difficult times due to illness, loss, or emotional distress. There is never a charge to the recipient of one of our quilts. We are a non-profit 501(C) 3 and we depend on donations of fabric and batting to make our quilts. We meet on the first and third Wednesdays of

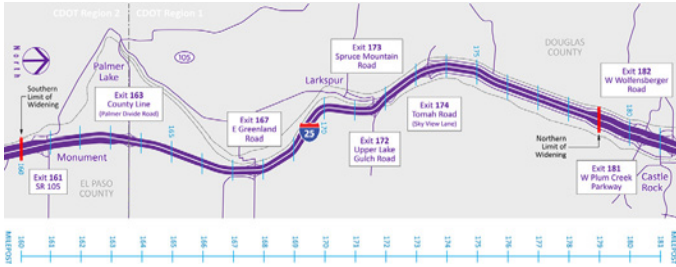
the month at 10 a.m. at the Perry Park Country Club to tie the quilts. We would love to have you join us! If you have questions about coming to a meeting, how our process works, or making a donation, contact Gwen Underwood at gwenspur@icloud.com, 303-681-2125, or Cindy Hotaling at cjaspsjr@yahoo.com, 303-681-0374.

THE LARKSPUR FREE LIBRARY, AKA BOOK EXCHANGE, is open on Saturdays, 10 a.m. to 2 p.m. and on Thursdays, 5 to 8 p.m. The Exchange is located at 9524 Spruce Mountain Road, in the old Town Hall Annex on the east side of the road. Plenty of parking in the back. The Book Exchange has over 7000 volumes of adult fiction (from lady's romances to classic literature) and nonfiction (categories such as history, biography, travel, crafts, and many more), and 600 volumes for children, young readers, and young adults. And all for free. That's right. An entire building of free books. No cards, no check out, no due dates, no overdue fines. Free. And no need to bring one to take as many as you can carry, because we have plenty. In addition, the Book Exchange has a collection of rare and valuable volumes offered for sale; the perfect splurge for a book lover. All proceeds to benefit and support the Book Exchange. Come and check out what everyone is talking about. For more information, contact Cindy at 303-681-3046 or Krys-tine at 413-348-3579.



PEEKABOO BEAR: Kelli Freese Lumaye took this wonderful picture in June on Perry Park Avenue. Now you see us, now you don't? Perfect picture for a caption contest!

UPDATE: I-25 WIDENING PROJECT, MONUMENT TO CASTLE ROCK



The Gap^o

The Gap is an 18-mile stretch of I-25 from south of Castle Rock to Monument. It is the only four-lane section of I-25 from Denver to Colorado Springs. Over the years, congestion, crashes and delays have grown due to population growth and more people using the road.

Improving the Gap is a top statewide priority. CDOT has been working with localities and the public along the corridor to develop and complete the study phase of the Environmental Assessment. CDOT will be ready to start construction summer of 2018, pending funding.

The Project

Numerous alternatives were evaluated to improve the Gap, with three key needs identified: improve travel reliability, safety and mobility. The proposed improvements are shown to best meet the project's purpose and needs, as documented in the Environmental Assessment:

- Widen 18 miles of I-25 from south of Castle Rock to Monument by adding an Express Lane in each direction. Drivers would have the choice of using the Express Lane for a reliable trip in exchange for a variable toll or ride the two existing general purpose lanes for free. Carpoolers (vehicles with 3 or more people) could ride the Express Lane for free. This is likely the best option that offers motorists trip reliability over the long-term.
- Widen shoulders outside and inside the travel lanes
- Add new wildlife crossings
- Add new overlay to existing pavement
- Repair or replace bridges
- Modernize highway with communications and power to enable advanced technology
- Estimated project cost: \$350 million
- Construction scheduled to begin summer of 2018, pending funding

<https://www.codot.gov/projects/i-25-south-monument-castle-rock-ea>



2018 FALL CITIZENS ACADEMY APPLICATION PERIOD NOW OPEN



District Attorney George Brauchler is pleased to announce the dates for the 2018 Fall Citizens Academy.

This free, seven-week academy will be held on consecutive Wednesday evenings from 6 p.m. to 9 p.m., September 12 – October 24, 2018. It will take place in the 18th Judicial District Attorney's Arapahoe County office located at 6450 S. Revere Parkway in Centennial.

Each class will explore the role of various members of the office in different parts of the criminal justice system. The academy will give students an in-depth look at what happens on a case between the time of arrest and post-conviction.

In addition, attendees will get to explore the different functions of the specialized units within the District Attorney's Office, including but not limited to the Special Victims Unit, Economic Crimes Unit, Cold Case Unit, Crime Scene Investigations, County Court and Juvenile Justice. Students also will have the chance to learn the intricacies of a jury trial.

Limited spaces are available. Preference will be given to applicants who live in the 18th Judicial District and are first-time attendees. Participants must be at least 18 years old, complete an application and pass a criminal background check to be considered for attendance. Members of the media and family of employees are welcome to apply.

The application form can be found on the website at:

<http://www.da18.org/community-outreach/citizens-academy/>

The deadline for applications is **Friday, August 10, 2018.**

Please submit your application one of the following ways:

- Via mail: Office of the District Attorney, c/o Mayra Navarro, 6450 S. Revere Parkway, Centennial, CO 80111
- Via email: mnavarro@da18.state.co.us
- Via fax: 720-874-8790

Once the academy is full, applicants will be placed on a waiting list. Attendees will be notified of their acceptance in the academy no later than August 22, 2018.

New Mailing Address Effective July 3, 2018

**Perry Park Sentinel
c/o Diane Jauch
12637 Washington Lane #F2
Englewood, Co 80112**



THE VILLA

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Bottomless Bloody Mary and Mimosa \$13

BEER GARDEN NOW OPEN

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COUPON

20% OFF ANY ENTRÉE

Coupon not good with any other offer.
Offer Expires September 30, 2018.



PET TALK WITH PILAR

Pilar Starman, DVM...

Too Hot for Spots



Hello all. I asked my mom, Pilar Starman, to let me write this article because I wanted to share with you the risks of the heat we have been having (and I'm hoping to get you to come by and give me treats!). My name is Frankie. I am a 1.5 year-old Australian Cattle Dog cross.

The temperatures have been so high that my spots are melting and I don't like going outside as much as usual. When it is this warm I need more water after I have been outside. Risks of overheating include collapse, cardiac disease, blood disorders, and multiple system organ failure. Yikes! We pups and kitties (I have one of those creatures in my home) cannot cool ourselves well. We don't sweat like humans do so we can only try to cool ourselves by panting. I can't reach the thermostat to turn on the AC.

If the pavement is too hot I could burn my feet. If we're walking in the street (I prefer to be on dirt or grass) my mom or dad holds their hand to the pavement for a minute before I'm allowed on it so I don't burn my dainty paws. If I had to walk on the pavement when it is too hot, booties would help protect my pads. If my pads are to get burned they may peel and be painful.

I've been told by some of my friends that they have been left in a car while their owners run an errand. Their parents think they'll only be gone for a minute, but sometimes they get delayed. My puppy pals tell me they feel like they are baking! If you must run an errand with your furry child in tow, either take them with you on the errand or take another human with you to stay with them to make sure they do not overheat. I've seen stories on the news about pets and even human children being cooked to death in cars. It does not take too long for us dogs to be overheated.

My squash-faced friends (there's one named Lacy that is very energetic) like French and English Bulldogs, Pugs, Boxers, Shih-Tzus, Pekignese, etc suffer even more in the heat than I do. That's because they do not have a long nasal passage, they tend to have a long soft palate, their nostrils are often too small, and they may have a small trachea. These signs are called Brachycephalic Syndrome and cause them to have a much more difficult time breathing, so it is very hard for them to pant and cool themselves. Brachycephalic syndrome can be surgically addressed to improve their quality of life.

Some of my buddies like to swim, but not me because it soils my lovely coat. When they are swimming they will drink a lot of water and sometimes that water can cause a fatal intoxication. Sounds crazy doesn't it? When you're having fun you do not always realize what you're doing can be harmful. When too much water is consumed the water can overwhelm the body's



ability to process it and lead to severe electrolyte disturbances, which then cause heart problems.

If any of my pals out there are not feeling well or your parents have questions please call my mom or dad at Larkspur Pet Hospital, 303-681-3980.

WALT'S WORDS

Walt Korinke...

I really should do something with my life, maybe tomorrow.



CASTLE ROCK – ON – OFF – ON AGAIN!! Several misstarts over the past couple of years by **Murdoch's Ranch & Home Supply**



to lease the former **King Sooper's building** in the Milestone Center (188 Founder's Parkway) resulted in the store sitting vacant since King Sooper moved to their new Promenade store over a year ago. Without

the anchor, the remaining small stores have been attempting to survive in a "ghost" center with several already departing and the remainder generally suffering reduced sales. The problems included 1] King Sooper's ownership, 2] Space too large, 3] expensive repairs, conversion cost (especially replacing the antiquated hvac system which included food coolers, to a modern retail system, and problems with the basement space). As a result, a deal could not be made.

Sale of the King Sooper store in May to Gary Dragul was at first a bonus, but soon after he was charged with nine felonies related to his conduct in the real estate industry making his ownership somewhat a negative.

In June, the Castle Rock town council, in a 4 to 2 vote decided that the future of this center with its gateway location was crucial to the overall success of the Town's retail corridor and voted to provide a four year, 25 percent tax break to Murdoch's subject to Murdoch's signing a 10-year lease for half of the 70,000 square-foot store which in effect provides about \$300,000 economic relief to Murdoch's initial occupancy cost. This represents about the first year's net taxable revenue payable to the Castle Rock, i.e. a wise investment on the part of the town. It won't be a done deal until you see the interior work commence and the store open, but it is looking a lot better now

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than a year ago!

On the south end of town, Wilcox just north of Plum Creek, the ancient **Pizza Hut** will be demolished and a new Pizza Hut will become a part of a new 5,500 strip center that will run back to front on the narrow site. The small .85 acre site will have 32 parking space with a drive thru the Pizza Hut which will be located towards the rear of the parcel.



With most of the downtown's development occurring from midtown south, finally the old abandoned **Phillip's 66 filling station** at downtown's north end (825 Wilcox), located adjacent to the I-25 off ramp, is getting a new life. **Fit Republic Foods** has acquired the property and plans to remodel it into a "drive-thru-only" pick up for prepared foods. The meals would be prepared in an off-site location and delivered daily for distribution from this site, either warmed for ready consumption, or packed for home. The building will be enhanced and the site set up for drive-thru access.



A very successful sales operation at **Columbia Sports** located in suite 190 of the southern-most building of the **Outlets** complex has prompted a 1,993 square foot building addition to the rear of their existing space. The space

is intended to add additional storage as well as expand the retail sales floor area further to the rear of the store. This requires some tricky alignment at the rear to avoid various utility connections, removal/relocation of some trees at the rear, loss of six rear parking spaces and the addition of a new rear-door access.



PROMENADE UPDATE - Land preparation of a **1.3 acre portion** of the restaurant collection (Mod Pizza, Smashburger, etc.) at the entrance to the Promenade is nearly complete for the addition of another small speculative retail building that

should commence construction momentarily. That leaves a small parcel immediately adjacent that was originally going to be a beer distillery and another small parcel adjacent to Mad Greens.

On the north side of Lowes, the **Hobby Lobby** construction raced forward at record speed after redoing its foundations which allowed it to beat the **Ross** store opening which is still dragging its feet fitting out the space. The two stores add to the "big box" atmosphere of the Promenade. Still to come is the promised downtown-type strip of walking stores.



At the top of the Hill, the **Taco Bueno** is nearing completion and advertising for help wanted. The **Seven-11** store is framed and progressing as well. With all the undergrounds in place, the **Chick Fil-A**, **Credit Union**

and **Emergency Health and Los Loma** properties should start their construction activities this summer. All are located in Block 2, illustrated on the left side in "purple" on the site plan.



The Promenade developers are in the third year of their five-year targeted completion and declare themselves on schedule.



The Castle Rock Town Council has approved plans for two unattached parcels at the Meadows Town Center north of Meadows Blvd. between Ambrosia and Future Streets. Lot 1B-Block 3 provides for the construction of a 17,191 square foot, three-story mixed use building to include **retail, office and apartment** uses.

The first and second floors will contain 11,741 square feet of retail/office space. The third floor will have six one-bedroom apartments ranging in size from 803 to 966 square feet. The second site, Lot 1A is located across the street and will be used for additional parking.



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PERRY PARK – Douglas County has started the new asphalt layering to our ancient roads – provides a real refresh to the neighborhood, and definitely a less bumpy ride. If you are wondering about the road way leveling and utility activity on the **west end of the Country Club**, it is part of the Water District's \$8 million capital improvement program with the intent to create a water line loop that will increase the pressure for improved fire protection along with improved water quality. **It DOES NOT include any paving, sewer or other utilities.**



LARKSPUR – The Larkspur Country Store has completed renovations to its facade along with a coat of exterior paint, giving the store a fresh cheery look. Across the street, the **Vision Real Estate Building** is improving its clean but dull appearance with the addition of a large



mural painting underway on its northern facade (c'mon down and take a peek at art in process). The result of both efforts brightens the center of town and improves the visitation desirability. Beautification continues as the **Renaissance Festival** has added a three-rail fence along its Perry Park Avenue frontage, improving the look of the bare parking areas.



MONUMENT – If you have been over to Monument's Home Depot or Walmart lately, you can not miss the dramatic change to the look of Jackson Creek Parkway as the **Jackson Creek**



Senior Living Community nears completion. The \$28 million development of this 128,000 square foot, 137 unit retirement complex on six acres has completely changed the appearance of the area, and could serve as the trigger for the much needed road widening for this portion of JC Pkwy. They are already taking reservations for a probable early fall opening. The full-service, independent- living apartments, assisted living and memory care



units will have chef-prepared culinary dining areas, a barber and beauty salon, chapel, and community store along with tailored activities and wellness programs. Twenty-four hour staffing and nursing staff, concierge services, medical, dental and podiatry services complete the picture for a well-rounded living experience. Some of us can't stay on the ranch forever, and it is comforting to know that other options are available that allow us to remain in this great area.

PALMER LAKE – Ground work at the Lake has prepared the site for the new **rail-car-walking bridge** that will be built hopefully this summer when the railroad approves the plans. The town has added a new **launch deck** to improve upon the kayak and paddleboard rentals access which are put to good use, especially on the weekends. They tell me they actually have fish in their lake.



DENVER – New shopping center development is becoming a rare commodity across the U.S. as the retail industry continues to shrink due to the heavy on-line competition. It takes a unique location to



prompt the development risk today. Mel Simon thinks he has such a location in Thornton where next month, Denver's new Premium Outlet opens. The nation's leading mall developer, Simon Property Group, Inc, is completing the 94-acre development at a cost of \$134 million. Simon also owns the Colorado Mills Mall in Lakewood. The former empty field on the northeast corner of 136th Avenue and I-25 is surrounded by Cabella's, Lowes and Walmart. The 350,000 square foot, +80 tenant center will include Kate Spade New York, Michael Kors, Coach, American Eagle, Banana Republic, Gap, Guess, Nike, Polo Ralph Lauren, Sketchers – and the list goes on. The City of Thornton has invested \$25 million in the development and expects to generate about \$100 million in sales tax revenue over the center's lifetime.



Denver's downtown crane has returned, and is about to have twins. The second announcement of a downtown high-rise in recent months is for a project known as **Block 162** located at 675 15th Street between California and Welton.

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Please Join us for our Second Annual "Is a Florida Retirement right for you?"

If you enjoy lower taxes, walks on the beach, golf, boating,
and year-round sunshine, the answer may be yes!

Not ready for retirement?

Buy Now, Retire Later

Nancy from Link Real Estate, **Derek** from The Mortgage Co.,
and **Jean** from Legend Title invite you to explore Florida's opportunities for
Retirement or Real Estate Investment. Second home!

Enjoy the wine and cheese bar as you explore Florida possibilities.

Where: Perry Park Country Club, Larkspur, CO

When: September 13, October 11, or November 8, 2018

Time: 5:30 to 7:00 p.m.

Topics we will cover:

The Florida lifestyle!

Learn about Florida homestead rights from title experts and explore
financing options

Space is limited! Please text or call RSVP to Nancy at 720-849-0718

Equal Housing Opportunity

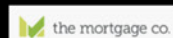
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720.591-6390



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The 595,000 square foot, 30-story building will have 29,500 square foot floor plates, with the first floor of office located on the 12th level, thereby providing all office floors with views of the mountains. The generous 1.7 parking spaces per 1,000 rentable square feet are in three underground parking levels along with a 10-floor above-grade podium garage (makes me dizzy thinking about it). Or, you can leave the car at home with the light rail accessible at the adjacent California Street stop. The building will also include 10,000 square feet of on-street retail. The strong development team consists of the national Patrinely Group and its co-partner, USAA Real Estate – a subsidiary of USAA Financial Services.

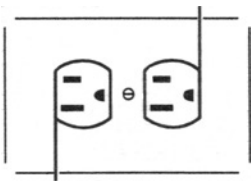
TURN LANE FOR PERRY PARK RANCH ENTRY



Douglas County will executed a contract on July 27 with 53 Corp in the amount of \$467,527 for the period running from July 27 to Dec 31 for the purpose of completing the modifications to entrance to Perry Park Ranch (Perry Park Road and Red Rock Road) to:

1. Enhance the ingress/egress to Perry Park,
2. Provide for continued flow on Perry Park Road while cars await access to the Park.

The Metro District has executed the necessary easement covering District land at the entrance.



Pete Dunbar

electric

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

REPORT ON THE METRO DISTRICT, JULY BOARD MEETING

Sean King, Secretary, PPMD...

On July 12th the Perry Park Metro District board met at the Perry Park Country Club for our monthly meeting. In attendance were:



Directors:

Randy Johnson – President
Craig VanDoorn – Vice President
Linda Black – Assistant Vice President
Vanessa Dao – Treasurer
Sean King – Secretary

Also, in attendance:

Kurt Schlegel; Special District Solutions, LLC
Keith Worley
Tony Perconti
Sherri Perconti

The full meeting minutes will be available on <http://perrypark.org/metro-district/meetings/> right after next month's board meeting.

COMMITTEE UPDATES:

Firewise Committee: Seven Mitigation Grants are Still Available for 2018.

The Metro District has received 23 applications so far for resident mitigation grants, and all have been approved. There are still 7 grants available for 2018. If you would like to apply for a remaining grant, please go to <http://perrypark.org/resident-information/resident-mitigation-grants/> to find the application, then be sure to mail it to the following address:

Perry Park Metropolitan District
P.O. Box 183
Larkspur, CO 80118

The first round of slash pickup for 2018 is complete. The second round begins in October. For more information on the slash pickup schedule and rules, please reference <http://perrypark.org/resident-information/slash-pickup-free-mulch/>

Social Committee: Fireworks Rescheduled for New Year's Eve

In spite of adversity, the Perry Park Independence Day celebration was a success! The annual parade was great fun, followed by some exciting new family activities at the Big D. Unfortunately, the fireworks show was cancelled for safety reasons, and the concert was rained out! But the Denver Concert Band sounded fantastic until the storm clouds forced everyone to find cover.

The board is working with the Perry Park Country Club and

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the fireworks provider to organize a New Year's Eve fireworks show as a replacement for the cancelled 4th of July display. The board is also in discussions with the Denver Concert Band to possibly schedule another concert date in the future.

Next Board Meeting: The next Perry Park Metro District Board meeting will be held on the second Thursday of the month, **August 9, 6:30 p.m.** at the Perry Park Country Club. Residents are always welcome to attend and participate.

REPORT FROM THE LARKSPUR FIRE PROTECTION DISTRICT

**Cindy Applegate,
Secretary, Board of Directors...**

The Larkspur Fire Protection District (LFPD) Board of Directors and staff would like to thank those who attended the community outreach meetings concerning the Gallagher amendment and the implications for rural districts such as ours. We appreciate the thoughtful questions and comments and will continue to work on this issue as it relates to funding for our department. More meetings are being planned, and we will post that information as soon as it is available.



Conditions remain dry, so please check the website for the latest information: <http://www.dcsheriff.net/sheriffs-office/divisions/emergency-management/fire-restrictions>

CALL REVIEW: Between January 1, 2018, and June 30, 2018, LFPD has had a total of 474 calls compared to 412 calls for the same time frame in 2017, an increase of 62 calls (13.08 percent).

There was a total of 105 calls in June 2018 compared to 84 calls in June 2017 (a 20 percent increase for the month of June).

June 2018 Call Review:

Fires: Total of 14 calls:

Structure Fires: One (mutual-aid)

Vehicle fires: One (in district)

Brush/Grass Fires: Eight (4 in district, 4 mutual aid)

Smoke Investigation: Four (all in district)

EMS: Total of 48 calls

Medicals: Thirty-four (32 in district and 2 mutual aid)

MVA's: Thirteen (12 in district and 1 mutual aid)

No medical needed: One (in district)

Alarms: Total of 5 calls

Fire alarm system malfunction: Five (all in district)

Other: Total of 38 calls (31 in district and 7 mutual aid)

On behalf of the entire Larkspur Fire Protection District, we thank you for your continued support. Our next scheduled board meeting is Thursday August 9, 2018, 7 p.m. at Station 161.



Let's create a strategy to get you on course to pursue your financial goals.



Jackson Financial Management
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gregory.jackson@lpl.com | F 303-663-2159

Gregory S. Jackson, MS, CMFC | C 303-918-9271

Securities offered through LPL Financial, Member FINRA/SIPC. Investment advice offered through Western Wealth Management, a registered investment advisor. Jackson Financial Management and Western Wealth Management are separate entities from LPL Financial.

JULY NEWS FROM THE WATER DISTRICT

Jim Matchett...

The July meeting of the Perry Park Water & Sanitation District was held on the 18th. Two directors were unable to attend the meeting, but three were in attendance and a quorum was established. The meeting was called to order at 4:30 p.m., and the first order of business was to enter into an Executive Session for a conference with the District's attorney to receive advice on questions related to the proposed Apache Court development as authorized by C.R.S. 24-6-402(4)(b). The Executive Session ended at 4:55 PM. Next was the approval of the minutes of the June 20th regular meeting and that approval was unanimous. Disbursements totaling \$298,876.41 were then unanimously approved.

The District had received a request from a property owner to install an On-Site Wastewater Treatment System (OWTS) as the cost to connect to the closest main sewer line is estimated to be prohibitive. After discussion with the District's operating and technical personnel, several possible ways were suggested to reduce the cost of such a connection. District Manager Diana Miller was then requested to pass on these suggestions to the property owner for further investigation. This OWTS request will be further considered at a future board meeting as additional information is supplied by the property owner.

The Systems Report for July submitted by Semocor was then reviewed. As could be expected, water usage in the District was 126 percent of June, 2017. Operations across the District were described as normal excepting two main water line breaks recently experienced. The Monthly Staff Report submitted by the district manager was then reviewed. Growth continues in the District as 17 permits have now been issued year to date. Finally, construction progress reports were reviewed for the Capital Improvement Projects of the Sage Port Wastewater Treatment Plant, the Main Water Line Looping on Country Club Drive, and the Bannock Lift Station.

The meeting was adjourned at 5:49 p.m. As always, further information is available on the District website, <https://www.ppwsd.org/>.



LETTER TO THE EDITOR

Required Fire Safety Project, Apache Loop, Ignored by PP Water & Sanitation

The Apache Loop Capital Improvement project, specifically for Perry Park community Fire Safety and listed in the 2016 PPWSD Master Plan as Required, originally scheduled for 2017, now has no start date.



PPWSD manager and board are playing games- literally- with fire safety. Call/write them now to demand commitment to this Loop. (681-2050, board_ppwsd@comcast.net)

This project is already funded and will provide fireflow to much of the NW interface with Windfield Ranch and Pike Forest while also providing a needed second line from Hog John Tanks for times when the aging Pike line is down for repair. This loop is listed in the Master Plan as same importance as Country Club Loop, which is now being built.

Apache Loop has been planned for decades- why would they delay now that it's in their plan and budget?

Something is smelly and needs district members' drawing attention to end this arbitrary delay.

As a home owner on Apache, this loop will be an improvement of fireflow for my entire neighborhood. NOTE: I own several lots, the last on upper Apache, and this loop is not a requirement for service to my lots, although PPWSD is trying to make up rules to say so, and to delay the Loop and potential service to my lands-despite being already on District mainline with in-service hydrant.

As Larkspur Fire Protection District captain and manager stated, any and all fire safety improvements in the district are important- and needed, but they also stated, in 2016, that my land, having current fire protection, requires no specific hydrant or fireflow upgrade for individual service connections for build-out of Apache Drive dead end.

The Water and Sanitation District Board feels it can ignore public fire safety and pick and choose who will be serviced, ignoring Required Capital Improvements and their obligation to provide service. Tell them public safety improvements come first and their rules matter. Ask for the November 2017 Board meeting recording to hear how they operate. (They discontinued recording meetings after that.)

Questions? Comments? Discussion?

Phil Hayward
rdrx80118@yahoo.com

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



Just Sold!
1219 Fremont Drive
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Just Listed!
1375 Grayhawk Place
Bear Dance
Larkspur ~ \$1,595,000



Just Listed!
404 Roosevelt Drive
Palmer Lake
Palmer Lake ~ \$575,000

Just Listed!
17777 White Marble Drive
Village Center at Woodmoor
Monument ~ \$509,000



CLIENT TESTIMONIALS



Ben, I just wanted to write to let you know how much my husband and I truly appreciated your astute professionalism and passion for selling

our home in Perry Park four years ago. We are in the process of selling our current home in another Colorado location, and this home-selling experience simply makes us appreciate you all the more! Keep up the GREAT work, and we wish you much success and prosperity. Keep smiling, and keep selling! :-)

Michael & Jeane Varone

Regarding the sale of 7199 Perry Park Blvd, Larkspur, CO 80118

Home Of The Month!
8376 Sugarloaf Road
Perry Park East
Larkspur ~ \$999,000



Just Sold!
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BEAR WISE

Greetings, Neighbors! Beary Bear here. I'm your self-appointed bear ambassador bringing you bear

tidings and tidbits during our mid-summer drought and heat wave. It's so hot, by the time we find the left-over bread in your garbage can, it's toast!



If you feel like you are seeing more of us around your property this summer it's not because there are more of us, it's because you are simply seeing us more. This is due to the extreme dry conditions. When natural food sources dry up, we

begin to rely on other methods to meet our nutritional needs. Soooo you know the drill: Close all house and garage doors – even when you are home. Don't leave garbage cans and bird feeders out at night. Purchase a bear proof garbage container. Lock car doors – we open unlocked vehicle doors easily, especially if you leave food, air fresheners and mint flavored dental floss inside. Never feed us intentionally; it's against both civil and natural laws.

Record time robbery: A neighbor reported seeing a bear enter the garage through an open door early one morning. The bear was in the garage for about 90 seconds before the home owner chased him out. Within that short time the bear raided the empty milk box, tipped over the bear proof garbage can, and rooted through the recycle bin. Since we bears know we have limited time in your garage, we are very efficient in our efforts to check all possible food sources in record time.

Remember, if you don't want us around, quit inviting us over!

Bear activity up-date: I recently spoke with a local Colorado Department of Wildlife officer who reported they believe there are currently six different adult bears in the Perry Park area, not counting yours truly. One local bear had to be euthanized so far this year. This was the result of an out-of-state camper storing food in his tent over at the local camp ground. No injuries – other than the bear being killed. Another bear, a young medium sized dude sporting coal black fur is on the "watch list." PLEASE do your part to keep this guy from becoming local casualty number two.

A jolly good time: Many residents have seen the bear mom and two adorable cubs making their rounds. The cubs are getting bigger and more adventurous as the summer progresses. If

Continued on page 16

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4975 CROW DRIVE | PERRY PARK | \$749,000 | JUST SOLD!



14232 STRAIGHT PATH LANE | THE TIMBERS IN LARKSPUR | OFFERED AT \$1,230,000 | 36 ACRES & LAKE!



17075 VISCOUNT COURT | BENT TREE | OFFERED AT \$1,099,000 | 2.5 ACRES!



4915 RED ROCK DRIVE | PERRY PARK | OFFERED AT \$499,300 | UNDER CONTRACT!

ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 14 years, Elizabeth and her team, the Elite Group, have been providing **Top-of-the-Line Service with Bottom-Line Results** to both Buyers and Sellers. Elizabeth Owens is a Master Certified Negotiation Expert, Certified Residential Specialist, Certified Luxury Home Marketing Specialist and is a graduate of the Realtor Institute. Elizabeth Owens is a Broker/Owner at RE/MAX Alliance in Castle Pines. View the virtual tours for these homes and all Elizabeth's listings at ElizabethOwens.net **Thinking about Selling? Call Elizabeth today!**



you spot them, enjoy the view, but from a good safe distance. Mama is always watching.

Send your bear pictures, stories and questions to wisebeary@gmail.com

Until next time, keep your garage doors closed and your hearts open!

Beary Bear

A WALK ON THE WILD SIDE

Susan Peters...

Dog Days of Summer...Black versus Brown Bears...Egregious Hunting Changes...Short Takes

Changes in the Air

The signs abound for the waning summer season. Too soon!!! The sunflower blooms droop their heavy heads as birds hang on and pick out the ripened seeds. Soon the golden rod and purple asters will appear. And some



deciduous trees have a tinge of yellow leaves on them.

Yeah, and Costco already has its winter clothes in. We verified this on a day where it hit 100 in Denver – such an incentive for shopping for winter attire.

Sitting outside on warm summer evenings is quite a decadent activity considering our too long winters. Crickets provide a symphony of chirps as they rub their legs together to attract a mate. That does not work so well for us Homo Sapiens. The most we get are chapped inner thighs. While gardening the other day, I came across a baby tree cricket – its lime green color served as camouflage on the leaves.



We have spotted sphinx moths that can be mistaken as hummingbirds. But hummers do not lay eggs that hatch into large green tomato hornworms on pepper and tomato leaves for their salad buffet. Check your out your plants before you are left with just twigs.

For us, this has been a very quiet hummingbird season. The invasion of the brightly orange clad Rufouses livened things up a bit. I have four feeders out and would usually have a fifth, but so far, no need. Things will get hectic towards the middle of the month when the young ones start making regular appearances at the feeders, and the time to catch the southbound train gets closer.

We only sighted two Miller moths this summer.

Bears – What's the Difference?

I have been amused at the number of sightings of brown bears in our neighborhoods, as reported in the Nextdoor Digest postings. If we had brown bears, it would be ***“RUN FOR THE HILLS, SALLY!!!”*** Oh, we ARE in the hills. Darn.

Continued on page 18



PERRY PARK LIV ELEVATED



7185 FOX COURT | \$1,975,000

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A classic masterpiece with 360 degree views spanning from north to south and backs to the Pike National Forest. This architectural stunner has been completely renovated inside. It is an absolute must see!



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Brown bear or Grizzly

There is quite a difference between brown bears and black bears. The confusion is that black bears (the America black bear) come in a range of colors like cinnamon, brown, and black. A young one hanging around our place is cinnamon with black ears. The young are usually lighter in color. Brown bears are also known as grizzly bears. There have been no proven sightings of them in many, many years in Colorado. They are typically far larger and more aggressive than the native black bears. The nearest population to us is in and around Yellowstone National Park.



Kodiak bear

One other bear species, a cousin of the grizzlies, occupies the U.S. But you can feel safe that you will never see them here: the giant Kodiaks. They live on, of all places, Kodiak Island off the shore of Alaska. Kodiak Island used to be part of the mainland Alaska with the bears being grizzlies, but the waters rose and segregated the land mass. The bears on Kodiak Island adapted and have become the size of polar bears as they have plenty to eat: fish, many varieties of abundant berries, and for the adult males, their young. We once saw a sow and her two cubs while on a fishing expedition, and then two huge males by plane. The lodge we stayed at had a Kodiak bear paw print on its door, and, no kidding, it was the size of a dinner plate! If you go through the Anchorage Airport, you can see a stuffed Kodiak and feel like a dweeb standing next to its HUGE frame.

Appalling New Proposal

The following was published by the Humane Society on May 21st of this year.

“The Trump administration is trying to bring back some of the worst and most appalling hunting practices for wolves, grizzly bears and other wildlife on 20 million acres of federal public lands in Alaska. A rule proposed today by the Department of the Interior would roll back an Obama-era regulation that prohibits such controversial and scientifically unjustified methods of hunting as using artificial light to kill hibernating bears and their cubs, shooting wolf and coyote pups and mothers in their dens, using bait to attract brown and black bears, shooting vulnerable swimming caribou, and using dogs to hunt black bears.”

This proposal is unlawful because it conflicts with clear statutory directives from Congress that the National Park Service must conserve and protect wildlife in national preserves.”

This is clearly NOT sportsmanship, but entrapment, like placing deer in a pen and having people fire on them.

Short Takes

Hubby Dave recently went to a friend's in Crested Butte for a fishing holiday. He noticed that they had very popular wren feeders up, so a new gizmo for me to try next spring.

The hummingbird fruit fly feeders were a bust. It must be too arid here, as the bananas dried up and produced no fruit flies. Maybe I should put out my compost bucket, which seems to be overflowing with fruit flies.

Does anyone like to collect snake skins? With the abundance of garter snakes hanging around the pond and an occasional bull

Continued on page 20

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WILD SIDE Continued from page 18

snake on the property, we encounter LOTS of snake skins from 8 inches to several feet long.

Soon the bears will start their frenzied feeding, fattening up for a long winter. Fortunately, this has been a good year for berries, acorns, and pine cones unlike last year.



OK, a moment for a non-wildlife anecdote: But, I guess you could call our foster vizsla mix, a WILD thing. One evening while Dave was on his fishing trip, I was reaching down to pick up a hose to fill a bird bath. Canelo, Spanish for cinnamon, playfully jumped on me from behind. I took a tumble into our pond. It took me 1.5 hours to get out while Canelo was licking my face. It was dark by then. And my body is nothing but bruises and scabs from the sharp rocks.

I won't go near the pond now when Canelo is nearby. He is quite the home stager, too. See the attached photo of the treasure he took from the garage. It's like he marked off a crime scene.

Wow, we just witnessed water strider copulation...stay tuned for more titillating details.

That's all, folks, for this month. Gotta run – the bird bath needs filling, but this time Dave will do it while I ready the camera.

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

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DOUGLAS COUNTY HOUSEHOLD CHEMICAL ROUNDUP AUGUST 11

You've cleaned your house from top to bottom. Now it's time to dispose of common hazardous household products that you don't use or need any more as you button up your home for fall. Douglas County Household Chemical Roundup makes it easy to drop off your household hazardous waste. Just go to Shea Stadium in Highlands Ranch on Saturday, August 11, 2018, from 9 a.m. to 3 p.m. The stadium is located at 3270 Redstone Park Circle, one block southeast of Santa Fe Drive and Town Center Drive.



Many common products found in the home may be hazardous and should be used and disposed of carefully. These include motor oil, antifreeze, vehicle batteries, solvents, house and garden chemicals, compact fluorescent lights (CFLs), fire extinguishers, items containing mercury, propane tanks, paint, and passenger vehicle and pickup truck tires (off the rim).

Residents just drive up and volunteers will unload the materials. Douglas County participants should bring proof of residency, such as a driver's license or utility bill, and \$25 per vehicle to offset the high cost of hazardous waste disposal. Residents are encouraged to register in advance online at www.tchd.org/hcroundup

A free Drop-and-Swap area is available where citizens can pick-up household cleaners, paint, car wax, antifreeze, fertilizer, and garden products that are still in their original containers. Reuse of these items promotes environmental stewardship by reducing the amount of waste disposed and additionally decreases the total disposal cost of the Roundup.

Residents with architectural paint and paint products can now conveniently drop off unwanted paint for recycling year-round at many locations in the Denver Metro Area. The Paint Stewardship Program is operated by PaintCare and is a free option for paint recycling throughout the year at participating retailers. Visit www.paintcare.org for paint drop-off locations.

The Douglas County Household Chemical Roundups cannot accept waste from businesses, and are not able to accept radioactive waste, smoke detectors, electronic waste of any kind, scrap metal, oil drums, asbestos, or explosives.

Individuals or community group volunteers are greatly needed at this event to help with registration, vehicle off-load, and waste processing. Volunteers are allowed to dispose of their waste for free. For more information or to volunteer visit www.tchd.org/hcroundup or call 720-200-1592.



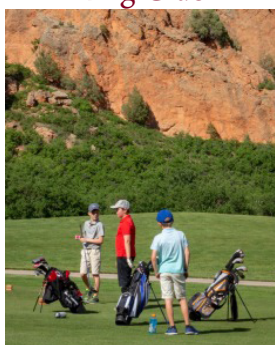
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beautiful Lake
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Kids Club Monthly & Junior Golf



Women's Team Golf

2018 Perry Park CC Summer Music Series

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June 7 - Neil Zimmerman
June 28 - Anthony Russo Band
July 26 - Kelly Spicer
August 16 - Man of 1000 Songs
September 6 - Alan Glenn Unplugged
5pm
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Email ads to ppsntinel@comcast.net (you will receive an acceptance receipt.) Charges and submission instructions will be advised via email after typesetting. Please include physical billing address. We reserve the right to edit or refuse any submitted advertising.

CLASSIFIED AD DEADLINE IS THE
20TH OF THE MONTH

TEEN FOR HIRE

Hi! I'm Dawson Dwernychuk, I am 17 years old looking to do any job you need. I can provide yard work, watch/feed your animals or plants, shovel snow, or anything you need. Contact me at 720-288-9607.

Experienced and responsible 17 year old available to pet sit and babysit. To reach Mallory Meeks, please text or call (832)363-7933 with any questions.

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

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

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

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

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

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

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

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

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

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

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

THE PERRY PARK SENTINEL

DEADLINES: All articles are due the 20th of each month.

Display Ads - the 15th of each month with art and payment due by the 20th.

Classified Ads - due the 20th of the month.

Editor: Karen Dale 303-681-2504

email - sentineleditor10@msn.com

Advertising/ Diane Jauch 303-663-1867

Business Mgr.: email - ppsntinel@comcast.net

Proofreaders: Thanks to Terry Brownfield for carefully proofreading!

The Perry Park Sentinel staff reserves the right to refuse any article or advertising submission.

The *Sentinel* invites your letters, comments and ideas for columns. Deadline for advertising is the 15th of each month, and editorial copy is the 20th of each month. Letters should be limited to 300 words. Because of space limitation and legal ramifications, we reserve the right to edit any submitted material and cannot assure that submissions will be printed verbatim or unedited.

The *Sentinel* will correct all errors occurring in the paper. If you find a problem with a story - an error of fact, or a point requiring clarification, please call a member of the Editorial Staff. The opinions expressed in the *Sentinel* are not necessarily the opinions of the staff or its advertisers.

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PAYMENT IS DUE AT TIME OF RESERVATION

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