



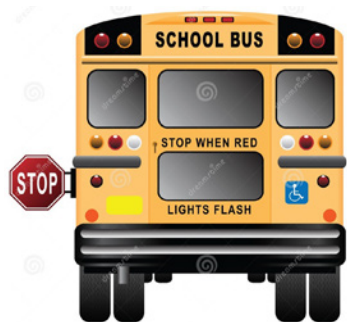
The Perry Park Sentinel

SEPTEMBER 2018

Happy New Year!

Well, no, I haven't gone bonkers. I am simply insisting that everyone's calendar is personal, unique. After many, many years as both student and teacher, I always think of the starting of school as "the new year," and for me, school starts in September.

Back in the old days, school always started after Labor Day, usually the Tuesday after Labor Day because no one traveled extensively over that last summer weekend. We had community or family picnics, maybe a last trip to the swimming hole/pool or—if you were lucky—a local beach.



And, so, on the first Tuesday in September, we were ready for "the new year" to begin. There was no fall break—except for Thanksgiving Day and the following Friday. My mother always snorted at the whole concept of "fall break." When she was a girl growing up in west Georgia, "fall break" meant harvest time. Get out there and pick that cotton. Hardly a vacation!

For years the fall semester ended in late January with the spring semester beginning in February. We came back from Christmas break to last minute projects and final exams. I spent many a Christmas holiday hunched over a table in a local library, working away

on the term papers I should have done much, much earlier!

And then ... change happened. The school year began to start earlier and earlier—before Labor Day. And now? Douglas County schools started on August 9 this year! What a travesty!



What happened to the long lazy days of August, still summer vacation, still free?

I was teaching the year Texas schools shifted the fall semester—starting before Labor Day and ending before Christmas. It was a major shock to the system. What? I have to get grades BEFORE Christmas break??? But ... but ... but ... That was the year all my loved ones got IOUs for Christmas instead of presents! I finally adjusted, but it was a major wrench of the calendar in my head, I can tell you!

When I finally retired for good in 2010, the most important pattern in my life was gone—no more "new semester" markers—in fact, almost no "time" markers at all. People once asked how my semester was going. It went—gone, gone. They still ask me how my weekend was. Uh—just like any Tuesday or Wednesday or Thursday.... It's called retirement. Time is pretty much meaningless. But—in my head, the first of September is still the first day of the new year. And in my head I still feel it's a major milestone. A new year! Hooray!



CASTLE ROCK ART FEST:

Outlets at Castle Rock, east parking lot, Saturday, September 8, 9 a.m.-6 p.m.; Sunday, September 10, 10 a.m.-5 p.m. The weekend after Labor Day, the Castle Rock Chamber of Commerce hosts a

juried fine arts show with artists from across the country. Castle Rock provides the perfect canvas for the Annual Colorado Art-fest, which has become a summertime tradition for residents and art enthusiasts alike. Enjoy continual live main stage entertainment featuring popular musicians, interactive exhibits for the kids, and savor fabulous food/beverages. This two-day event is held in the parking lots of the Outlets at Castle Rock. Delight in the artistic impressions of more than 170 Artists from across the country. Continual live main stage entertainment, featuring popular musicians, will provide a complimentary backdrop to this year's program.

SEVENTH ANNUAL LARKSPUR AUTUMN ARTS & CRAFTS FEST,

Saturday and Sunday, September 15-16, 10 a.m. to 5 p.m. at Larkspur Community Park in the middle of the town of Larkspur. Enjoy over 70 booths, hayrides, music, plus good food and refreshments. Plenty of free entertainment for the kids with bounce houses and hay rides.

PERRY PARK BOOK CLUB

will meet at 10 a.m., Tuesday, September 18 at the home of Beth Long 5114 S. Perry Park Road, Sedalia to discuss *The Storied Life of A.J. Fikry* by Gabrielle Zevin. A. J. Fikry's life is not at all what he expected it to be. He lives alone, his bookstore is experiencing the worst sales in its history, and now his prized possession, a rare collection of Poe poems, has been stolen. But when a mysterious package appears at the bookstore, its unexpected arrival gives Fikry the chance to make his life over--and see everything anew. In October, the group will discuss *Before the Fall* by Noah Hawley, winner of the 2017 Edgar Award for Best Novel and the 2017 International Thriller Writers Award For Best Novel. For additional information, see the Book Club's web page: http://applelane.com/Perry_Park_Book_Club.html.

HOUSEHOLD CHEMICAL ROUNDUP:

September 29, 9 a.m., 3 p.m. at 175 Kellog Court in Castle Rock. Acceptable: 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 drop off and/or 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

PERRY PARK MARATHON BRIDGE will commence Friday, October 12 at 9:30 a.m. at the Perry Park Country Club. It will be held on the second Friday of each month except January when the club is closed. If anyone is interested in joining this group as a regular or a sub, please contact Jackie Flowers at 303-681-2802. The cost is \$12 per person which will cover expenses and monthly winnings plus end of the year winnings. You do not have to be a club member to play. All players are obligated for a \$13 food and beverage service each play date. This covers a delicious lunch served by the Chef for us plus coffee, tea and water.

2018 COMMUNITY RECYCLING EVENT

Recycle your old electronics, shred documents and donate gently used clothing and shoes.

Join us on **Saturday, September 29, 2018, 9 a.m. to 1 p.m.**, at **Castle View High School**, 5254 N. Meadows Drive in Castle Rock and recycle these items for free.

Gently used clothing and shoes will also be accepted. No toys or books.

NOTE: This is a drive-through event. Volunteers will unload your vehicle.

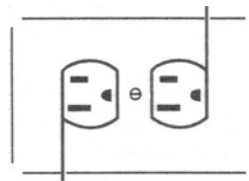
ACCEPTED ITEMS: Three file boxes or kitchen-sized trash bags per person for paper shredding. All household electronics that plug into a wall, including televisions.

ITEMS NOT ACCEPTED: Large home appliances including refrigerators, washing machines, dryers,

Any cash donations received will benefit Douglas County Search and Rescue.

New Mailing Address Effective July 3, 2018

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



electric

Pete Dunbar

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



**CALLING ALL
VETERANS IN THE
LARKSPUR AREA:**
**Larkspur Veterans 3rd
Appreciation Day**
September 8th, 2018
11:30 am, Larkspur Town Park

Flag Retirement Ceremony
(Bring the flags you've been holding)
Veterans, Spouses, and your families
(Playground for children)
Food , Beer, and Wine
(a donation purchase)

**Please RSVP so we make sure to have enough
Food, Beer, and Wine**
To: tonyperconti@msn.com
Call or Text to 303-919-1996

**Please share with other
local larkspur veterans**

RUN WITH FIRST RESPONDERS IN 2018 WILDLANDER



Great news, The Wildlander is BACK! After a two-year hiatus, The Wildlander is returning to the spectacular Sandstone Ranch. Come out and run with first responders from up and down the Front Range. Join us on Saturday 22 September 2018, for the 5K, 12K or Responder Challenge.

Walkers are welcome on the 5k course!

The Wildlander is organized by and benefits the Larkspur Fire Department. The Wildland Firefighter Foundation (WFF) also receives a portion of each race entry. The WFF is a national organization that supports families of wildland firefighters killed or seriously injured the line of duty.

The Sandstone Ranch has been purchased by Douglas County. Following the development, adoption, and implementation of a Master Plan, Sandstone Ranch will be open to the public for non-motorized use only.

The Wildlander has received a permit from Douglas County for 2018 for this one-day event only. In the meantime, respect the fact that the property is not yet open to the public. The Wildlander attracts about 200 participants.

Event	Regular • Sept	Start
12k	\$45* • \$50	9:00 am
5k	\$35* • \$40	9:30 am
Responder Challenge	\$20 each	9:30 am
*T-shirt available for \$5		
Kids Races Free!!		

To register for the race:

https://www.imathlete.com/#/legacy?url=%2FEvents%2FEventReg%2FEventReg_SelectType.aspx%3FfeID%3D69010%26fNew%3D1%26fsource%3DimaEOverview

Martha “Marty” Jane Dellinger

Born September 5, 1927;
Transitioned to Heaven
July 21, 2018



Marty was born of German parents who both emigrated from Russia in the late 1800s and met in the melon fields of Sugar City, Colorado. Marty was born in a farmhouse and delivered by her father and a neighbor lady.

She was one of 10 children, of which only seven lived to adulthood. Many years later she and her siblings thought it would be a good idea to have birth certificates created after the fact.

Farming life was hard work with many sacrifices. Being born at the beginning of the Great Depression, she often told the story of having only beans to eat for breakfast, lunch and dinner. Everyone worked on the farm, old and young alike. It was a time and place of kerosene lanterns for light, wood and coal burning stoves for cooking and heating and shared bath water for the entire family with tin wash basins instead of bath tubs. This is where Marty learned and taught her family the value of always working hard, a great sense of humor and celebrating the good things in life.

After leaving the farm during WWII, she started nursing school but later started working as a secretary for insurance companies. She met Bill Dellinger and quickly fell in love with her 6’ 4” Marine and wed on August 19, 1947. They settled in Aurora, Colorado, and raised three children: Buck, Dede and Denver. For a brief time, from 1967 till 1974, the Dellingers lived in Dallas, Texas, where they quickly found many lifelong friends. After moving back to Colorado they lived in Perry Park, and Marty worked at Safeway in Castle Rock and eventually retired in 1993. Marty and Bill then moved to Littleton, Colorado, and

Continued on page 5



ELIZABETH OWENS



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4214 CHEYENNE DRIVE | PERRY PARK | OFFERED AT \$679,900 | JUST LISTED!



4010 CHEYENNE DRIVE | PERRY PARK | OFFERED AT \$615,000 | JUST SOLD!



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 | JUST SOLD!

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!**

MARTY Continued from page 3

after Bill's passing Marty moved to Brookside Inn in Castle Rock. She was a favorite resident there. Her bright eyes, great smile and "giggles" brightened up everyone's day as it did for everyone her entire life.

After her husband's passing in 1998, she continued to keep very busy with her gardening, women's club, attending Foothills Bible Church where she was baptized in 2009, camping trips and many family gatherings. She also would still work part time while well into her 80s instructing water aerobics and taking care of "little old ladies" although she never considered herself one. She was able to have her wish fulfilled for her 80th birthday when her children took her floating down the Gunnison River and later camping and cooking around the campfire in the high country.

Marty is preceded in death by her husband Bill (August 1998) and her son Denver (April 2018). She is survived by her brother Benny Ells, sister Ester Morse, son Buck (Connie), daughter Dede (Leonard) Shackell, grandchildren Jennifer Dellinger, M.R. Dellinger, Amanda Dellinger, Tara Shackell and Ryan Smith.

INFORMATION TO THE LARKSPUR COMMUNITY:

The town of Larkspur received a visit on Wednesday, August 8, from Edna Primrosa, USDA's Deputy Administrator for Water and Environmental Programs out of their Headquarters in Washington, DC. She was accompanied by Ted Buelow, Acting Deputy Colorado State Office Director and Native American Coordinator, and the USDA State Office Rural Development Area Specialist, Allison Trujillo, who has been working with us on our Water Treatment Plant project. The Deputy Administrator was interested in meeting the people making the project happen and seeing the plant site.



Town staff included Public Works Manager Arlen Goertzen, Project Coordinator and Administrative Assistant Becky Mobley, Deputy Town Clerk Sharon Roman, myself, and Paul Grant and Will Parker from Semcor. Also present were project engineers Wayne Lorenz and Jeff Nelson from Wright Water Engineering (WWE).

We briefed our guests on the project and visited the site before taking them to lunch at the Spur. The Deputy Administrator and Deputy State Office Director were very impressed with the project and extended numerous compliments on how we have been interacting with the State Office, administering the project, and managing the funding. They also informed us of new monies available for our Waste Water Treatment Plant project

and encouraged us to apply with USDA for full funding.

Needless to say, they were impressed and pleased with what they saw and heard and made it abundantly clear that we (the Town) know what we are doing and have established a solid reputation with USDA.

It was nice to hear positive comments for a change and coming from an agency that has invested millions of dollars in the Town.

Matt Krimmer, Manager, Town of Larkspur
303-681-2324

NEWS FROM THE LARKSPUR FIRE PROTECTION DISTRICT Cindy Applegate, Secretary-Board of Directors...

At the August meeting, the Larkspur Fire Protection District Board of Directors approved RESOLUTION 2018-003 which sets ballot language designed to stabilize the district's funding by offsetting revenue losses resulting from projected statewide Residential Assessment Rate (RAR) decreases.

The projected RAR decreases are directly related to the effects of the Gallagher amendment and rapid growth, primarily in the urban areas of Colorado. The resolution also served to appoint a designated election official and to give Douglas County and the Larkspur Fire Protection District the authority to conduct a mail-in ballot in the November 6, 2018, general election. Also approved was an Intergovernmental agreement (IGA) between the District and the Douglas County Clerk and Recorder regarding the conduct and administration of the upcoming general election. For information regarding these items please contact LFPD at (303) 681-3284.



Call Review:

Between January 1st, 2018, and July 31st, 2018, we have had a total of 584 calls compared to 517 calls for the same time frame in 2017, an increase of 67 calls (11.5 percent).

There was a total of 110 calls in July 2018 compared to 105 calls in July 2017.

July 2018 Call Review:

Fires: Total of 7 calls:

Structure fires: Two (mutual-aid)

Vehicle fires: One (in-district)

Brush/Grass fires: Three (all mutual-aid)

Smoke investigation: One (in-district)

EMS: Total of 56 calls

Medicals: Thirty-seven (32 in-district and 5 mutual-aid)

MVA's: Sixteen (all in district)

No medical needed: Three (in-district)

Continued on page 6

LFPD Continued from page 5

Alarms: None

Other: Total of 47 calls (42 in-district and 5 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, September 13, 7 p.m. at Station 161.

THE LATEST FROM THE PERRY PARK METRO DISTRICT Sean King, Secretary...

On August 18th the Perry Park Metro District board met at the Perry Park Country Club for the monthly meeting. In attendance were:



Directors in attendance:

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

Tony Perconti

Sherri Perconti

Steve Rea

Derek Meredith

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

Gateway Lake: Time to clip the cattails

There has been much discussion in our community recently around the cattails in Gateway Lake. With the water levels getting low at the end of summer, the time to act is now. The board has asked Ron Campbell from MowJo to assess and cut down all of the cattails in and around the lake. The cut cattails will drown when submerged under water next year, preventing them from growing back.

Tony Perconti has graciously offered to dispose of the cut cattails, but volunteer help is needed to collect the cut cattails and move them to a location where Tony can collect them. Be on the lookout for more information from the Social committee on how to volunteer if you are interested.


Continued on page 8

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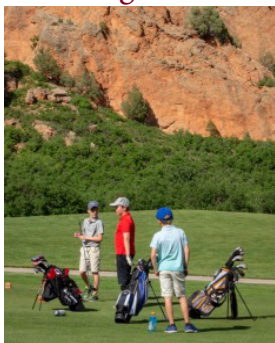
Food & Wine Pairings



Hiking Club

Dining Specials nightly.

*Bring your family and
guests and overlook
beautiful Lake
Wauconda!*



Kids Club Activities Monthly & Junior Golf in the summer



Women's Team Golf

Golf Special

Full Golf Preview \$3000

October 1, 2018 - December 31, 2019! (15 months)

No monthly dues, no green fees!

Limited to the first 15 to sign up. Sign up Oct 1- Dec 31, 2018

Course open year-round, weather permitting!

Contact Amy for details.

Social Membership

Just \$30/month

Includes all dining and social activities, golf
privileges available.

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Membership Contact: Amy Morrow Phone: 303-681-3305, ext 4

Email: amorrow@perryparkcc.com

PPMD Continued from page 6

Sandstone Ranch Ice Cream Social on September 8th

Many residents received an invite to the ice cream social being held at Sandstone Ranch on September 8th from 10 a.m. to 2 p.m. This is a great opportunity to hear the Douglas County plans for the Sandstone Ranch and provide your feedback. It's also a nice excuse to enjoy a picnic outdoors with some music and great neighbors!

Next Board Meeting: Thursday, August 9th

The next Perry Park Metro District Board meeting will be held on Thursday, September 13th at the Perry Park Country Club. All Perry Park residents are welcome to attend and participate.

AUGUST NEWS FROM THE WATER DISTRICT

Jim Matchett...

The August, 2018, meeting of the Perry Park Water & Sanitation District was held on the 15th and called to order at 4:30 p.m. All directors participated in the meeting. The first order of business was the approval of the minutes as amended of the July 18th regular meeting, and that approval was unanimous. Next was the approval of the minutes of the July 18th Executive Session which was also unanimous. Disbursements totaling \$486,840.34 were then unanimously approved.



At the previous board meeting in July, the request to approve a property owner's OWTS (On-Site Wastewater Treatment System), due the very high projected cost of connecting to the closest main sewer line, had been discussed. Several possible ways had been suggested to reduce this cost. Feedback from the district's consulting engineers was requested by the board and has now been received. After reviewing these findings, the board has directed the District Manager to write a letter to Tri-County Health advising them of the Board's agreement to an OWTS for this lot and requesting Tri-County to approve the design and installation of the OWTS accordingly.

Another feasibility study had recently been completed for the Remuda Ranch development, which the board accepted unanimously. Also getting a unanimous approval from the board was moving forward with proposed changes by the district staff to construction/bulk water rates. The District Systems Report for July was then reviewed and operations were noted to be normal. Then the monthly Staff Report was reviewed with progress noted on the Country Club Loop, the Bannock Lift Station and the Sage Port Waste Water Treatment Plant projects.

Finally, in the audience participation portion of the meeting, an incoming resident with a home under construction requested a

variance to the normal standards for the trenching of a water service line. Since this water line will be of HDPE which results in far fewer couplings and the need for resulting inspections, the request to use a trencher rather than a backhoe and thereby minimize the amount of earth to be moved was made. The district manager will contact the district's consulting engineers and proceed on their recommendation accordingly.

The meeting was adjourned at 5:40 p.m. As always, further information is available on the district website, www.ppwsd.org.

WALT'S WORDS

Walt Korinke...

In youth we learn; in age we understand.

Von Ebner-Eschenbach



If you prefer physically visiting the **Douglas County Motor Vehicle license or vehicle registration** office located in Castle Rock's old Court House to do your business, you can be greeted with a "no wait" or a "long wait" situation. They are always friendly and courteous, and now

they have added a new service that tells you exactly what to expect upon your arrival. Fire up your iPad or smartphone and go to www.DouglasDrives.com and the page will display the number of customers waiting, the expected wait time and, the number of customers they have already served that day. When you go, you start with their automatic registration machine in the hallway that issues you a number which displays on the wait room monitors telling you when you are up and which office or window to go to.

CASTLE ROCK – The first phase of the **RIVERWALK** rental



apartments, downtown Castle Rock has topped off, windows and balconies are going in and the façade is going on. The second phase is being

paced to allow the first phase leasing to progress before it also comes on line. Phase two has the concrete garage and foundation in place and is starting the construction of the first floor retail and midrise rental apartments. The project will make a major change to the community providing more downtown living and the vitality of a 24 hour/7day central business district.

Supplementing the RiverWalk rental supply, the same devel-



Continued on page 9

WORDS Continued from page 8

oper, Confluence Companies, began the new adjacent **39 unit condo development** for the corner of the same block (**221 N. Wilcox**), across from the old Court House, with the demolition of the former bank, turned retail building. The main structure was knocked down in two days, but the old vault was quite a challenge taking about two weeks to demolish. The building will have 39 for-sale units on floors two through five with 8,500 square feet of retail / restaurant space on the first floor. There will be two below-grade floors providing 62 parking spaces, which are at a premium for this tight area. Final design approval by the Design Review Board is pending.



Fuzzy's Taco Shop will be the first tenant for the retail building just finished across from the new carwash and King Soopers at the **Promenade**. As the remaining 4 or 5 shops fill in, three more similar buildings will

be completed on the site. Fuzzy's has an extensive three-meals a day menu starting with nine salads, two soups (Baja Tortilla and Drunken Pig), 12 tacos, 11 burritos, seven dinner plates, seven quesadillas, burritos, nachos, etc which all go nicely with

a beer or frozen margarita. The breakfast menu has a variety of 16 choices including chilaquiles, migas, shrimp-egg and cheese burritos, etc. Fuzzy's got their start on Berry Street in Fort Worth, Texas, in 2003 and developed a cult-like following as they grew to over 100 stores across the country including 12 in Colorado ranging from Greeley to Colorado Springs (both existing or coming). Tenant finish is scheduled to commence shortly and hopefully we will be able to put a napkin around our neck by mid-fall.



The **parcel at the top of the hill** is bustling with activity – the **Del Taco** is nearly ready to open and the **7-Eleven** is not far behind. The **Emergency Center** has its steel framing in place, and they just started on the ground

work for Castle Rock's second **Chick fil-A**. **Los Lobos** is displayed on the tenant board, and should be starting soon, and the remaining building for the parcel is a **credit union** which has not commenced yet.

The adjoining **parcel on the hillside** with the entrance across from Sam's started major ground work and underground utili-

Continued on page 10

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INSURANCE

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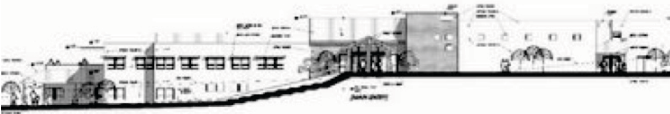
ties the first week of August and is moving quickly. Plans call for **10 buildings** of various sizes including one that would be perfect for the still rumored Whole Foods. The developer keeps a tight lip on pending tenants, but the folks at Tony's Meat Market tell me that Whole Foods is coming ????



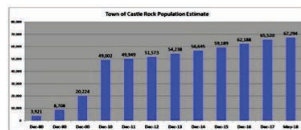
Culver's Restaurant (between Arby's and International House of Pancakes) is framed and should be selling "butter burgers", etc by late this year. Joining them on the parcel in a second building which has been steel framed (not

from China), will be the new location for **Safe Splash Swim School** which is moving from 24-hour Fitness Center (just north of King Sooper's) The independently owned franchise is the nation's leading "learn to swim" school brand. Safe Splash has 99 locations across the country with 15 in Colorado, their second largest concentration after Texas with 24.

The **Calvary Chapel** site plan was approved by the town council for the development of a 22,788 square-foot, 758 seat church on the 5.4 acre site which is located at the northwest corner of the intersection of Fifth Street and Woodlands Blvd. They will be leaving their old location at 1100 Caprice Drive in the industrial sector behind Jack-in-the-Box on Wolfensberger Road. The church suffered some questionable financial problems in 2011 resulting in the departure of the founding pastor – it appears to be in better financial standing currently.



The surrounding neighbors are not opposed to the church; however the planned retaining walls that reach as high as 19 feet in some locations have caused quite a stir and the hiring of an attorney in an effort to effect a change. Other concerns i.e. street congestion and water flow issues, will hopefully be resolved when the town reviews the construction plans in about two months.



Castle Rock population growth continues at a breath-taking 5 percent per annum growth rate adding +/- 3,000 new residents each year, with the new housing striving to keep up the pace. As of May, there were 67,294 residents and growing.

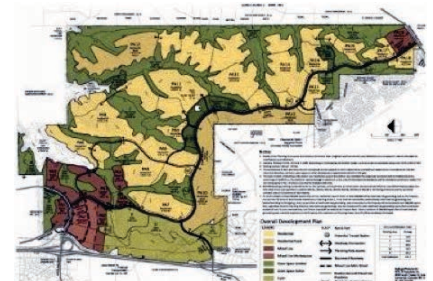
CASTLE PINES – Last year we watched the parcel at the southeast corner of Santa Fe Drive and Daniels Parkway undergo carving into forty-six 7,500 square foot lots, extension of Castle Pines Drive through the parcel, and installation of the utilities. The first two model homes broke ground with pegged



sales prices of \$1.1 to \$1.4 million and currently 19 (almost half) of the lots have been sold, three homes are in the framing stage and eight foundations are underway. Looks

like a quick build/sell-out for the addition to the Gated Community managed by the Village Homes Association which takes care of the lawn maintenance, snow removal and guarded entrances. If you have an interest, better hurry – Gate 3 across from the shopping center provides access to the model homes seven days a week, including Sundays from noon to 4:00 pm.

Denver growth continues to spread its fingers south. If you take the Castle Pines exit off of I-25, take a look to the southeast about 1/2 mile from I-25 and you can see that Shea Homes, true to their promise, has



kicked off the ground work for **The CANYONS** development with massive dirt work underway. The first of two phases provides for 1,100 homes on 650 acres with an ultimate goal of about 2,000 homes on the total 1,270 acre development. Shea's current leaning is toward ranch style homes focusing on main floor living and a variety of price ranges. Actual home building to start next year (2019) with move-ins by the end of the year. The city is already on top of the changes that will be needed to handle the traffic growth, and the increased retail demands. The pending highway expansion will sure help, and you can bet on the city putting pressure for extension of Fast Tracks to the area in the long term future.

PERRY PARK – The good news is the rapid progression



of the street repaving of our streets. It looks like they may be finished before this issue hits the street. Hats off to Douglas County!

The more questionable news is the update on the Remuda Ranch proposal. Wiens presents new **Remuda Ranch**

development plan to Douglas County Planning where he relocates the building site from the northern portion of his ranch abutting Dakan Road to the southwest portion of the ranch where the emergency road enters Perry Park where it would no longer be visible from Perry Park Road – Route #105. Still lots of reports and approvals required, but the new location is a step to resolving some of the **surrounding ranchers (West Plum Creek Alliance)** concerns about the view shed. Sill open

Continued on page 12

Save the Date!



Which of the following statements about Florida are true?

- A) golf, swim, and fish all year
- B) state of the art health care
- C) excellent theater, dining, and night life
- D) lower housing costs and no state income tax
- E) all of the above!

If you picked "E" you're correct! Please join Jean with Legend Title, Derek with The Mortgage Company and Nancy with Link at any of our **2nd Annual** wine and cheese bars for an informal chat about retiring and investing in Florida. Learn how you can enjoy the best of two worlds--mountains and beaches.

Where: Perry Park Country Club

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

Dates: September 13th

October 11th

November 8th

Space is limited! Please text or call RSVP to Nancy at
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for discussion are the control and limits to the conservation areas and limiting of additional changes to the plans. The overall area is increased 134 acres to 1,754 to include 94 buildable lots. Open space represents 83 percent of the area or 1,451 acres with the housing concentrated in 94 acres of primarily one-acre lots which is similar to Perry Park. Key concerns to Perry

Park residences will be how they plan to access the sites (via Perry Park or limited to Dakan Road) and the effect of 100 new residences on the Park's very busy single full time access. With surrounding farm wells drying up, and the development's plans to use Perry Park water and sanitation, an already heavily taxed and aging system is another concern. The already-approved plan provides for small ranchets spread over the entire development area, whereas the requested amendments would change the development to a concentrated subdivision style project. The ranchers appear to prefer concentration in an out-of-sight location – not sure what Perry Park residents think of the new location? With the process being an amendment vs. a new development approval, citizen participation in the outcome is very limited.

MONUMENT – While the political war continues in Monument (Town Manager fired, Town Clerk appointed, Town Council meetings lacking a quorum as half the trustees refuse to attend, etc.), the Planning Commission continues to function. A hot new development issue has



arisen with the August \$4 million purchase of the old **Woodmoor Ramada Inn** by California-based Sunshine Behavioral Health with the intent to convert the property into a rehabilitation facility (**Mountain Springs Recovery**) for non-criminal, voluntarily admitted patients suffering from alcohol or drug-related illness. Shades of the former effort three years ago when a similar facility was planned for the old post office building in Monument's Old Town where the City reversed their position due to citizen pressure, denied the permit and settled with the entity for \$900,000. So far, it appears that this development has the appropriate approvals and expects El Paso County Planning approval within six weeks. With over 130 angry residents attending the Town Meeting, I expect another major battle is evolving for the new members of the Town Council, and/or El Paso County Planning and Development.

PALMER LAKE – Dex's Diner, Palmer Lakes new diner offering gourmet hot dogs, a few sandwiches, and Friday Night good old southern catfish has joined the area's book box effort (take and bring books) to support the move to more read-



ing, less I-padding with a shiny new book box beside their entrance. Darla, who loves to read, got the idea from the Perry Park book box and plans to also leave some "non bear" food for the hungry along with books. Larkspur's free book exchange is also providing more reading opportunities making good use of the former Town Hall.

COLORADO SPRINGS – Last year, Denver through Castle Rock was introduced to **Raising Cane's chicken fingers** – now they are entering the Colorado Springs market where the new 3,067 square foot building will replace the former Elephant Bar restaurant that closed in 2016. The location at N. Academy Boulevard and Agora Point is



four blocks south of the I-25 / Academy interchange. The site will include an additional 8,411 square-foot, multi-tenant retail building on the two-acre parcel. If you have not tested their menu yet, it is limited to very tasty chicken fingers and their own Cajun sauce which you may or may not like, accessorized with good french fries, cole slaw and Texas toast. Your only real decision is how many pieces of chicken you desire. The Cajun sauce is a pass for me and their backup honey mustard is also not a favorite of mine (I bring my own honey mustard), but their chicken fingers are hard to beat. The twenty-two year old Baton Rouge chain has over 380 locations in 24 states including four opened last year in the Denver area (including the Castle Rock – Target location) and one in Fort Collins, and this store will be the first of several expected for the Springs. Still looking forward to the first In-N-Out to open in about a year at Interquest and Voyager.

One of my local favorites, the **Biergarten Dog Haus** located by the Bass Pro **POLARIS POINTE CENTER** on Northgate last year, is about to open their second 3,700 sq. ft. Spring's location at the cross roads of **Powers and Dublin Boulevards** targeted for next summer. If you have not



had the opportunity to enjoy their gourmet hot dog, sausage or hamburger yet, the secret to their taste includes the royal Hawaiian buns. The new store is 1,300 larger than their first and will include 120 indoor seating and a 30-seat patio. The quickly growing chain was started in Pasadena, California, in 2010 and has grown to 35 locations in nine states. I really enjoy

Continued on page 13

WORDS Continued from page 12

their hormone and antibiotics-free meats as well as excellent fries and onion rings topped off with one of their craft beers.



Across from Bass Pro, the Bourbon Brothers Smokehouse & Tavern has commenced work on their adjacent multi-purpose event center (**Bourbon Brothers Presents**) and farmers market with a target to open by

the end of the year. The 15,000 square foot structure will seat 750 for concerts or 500 in a banquet setting with tables. Weather permitting, the outside, seven-fireplace 4,000 square foot patio adds another 1,700 to the capacity. Entertainment includes music (featuring country music and southern rock), comedy and theater, movie nights on the 16-foot wide stage screen and sanctioned boxing matches. A 100 foot bar will have 100 beer taps and 50 bourbon varieties. Weddings, corporate events and trade shows are included in the venue. A year around, weekly

indoor/outdoor farmers market will provide 96 fair weather vendor booths, and 34 winter booths. Once they get the event center up and going, the next phase will be a 68-room boutique hotel that will include a nationally named, upscale steak house. This should become the action center of our area with daytime farmer's market and the whole "kit and caboodle" of evening dining and entertainment experiences.



DENVER – If you are planning a visit to **DIA**, while you are waiting (and waiting), you might want to test some of the new epicurian choices. Terminal A is the site of the new Denver-based **Snarf's Sandwiches** which opened in June. Additional choices coming, another waiting experience, include the **Breckenridge Brewery** and **Brother's BBQ** planned for a fall opening. A major overhaul of the Great Hall shops and restaurants – all operated by



Paradies Lagardere which runs similar operations in many airports across the country, has commenced with a 2022 completion targeted. The projected

\$1 billion cost will be spread out over 34 years and includes moving the security checkpoints from the main floor to north ends of the upstairs level, consolidation of ticketing counters and tripling of the concessions space, all in preparation for the continued passenger growth. Built 22 years ago with an eye towards 50 million passengers, it already surpasses that number and the new plan is for 80 million annual passengers – (the current Metro population is 3.1 million).



BEAR WISE

Greetings, bear lovers and all others who don't yet recognize that we black bear are the sunshine



in your lives. Admit it, life would be drab without the thrill of finding your garbage cans ransacked (remedy: buy a bear proof container) or your garage fridge emptied of the hors d'oeuvres you intended to serve at your party the night of the intrusion (solution: keep all doors closed and secured).

September is bear binge-eating month. This is the time of year when we begin to really pound down the grub, putting on the pounds to ready ourselves for the big sleep this winter. The good news is, there are ample wild berries and acorns around this year to satisfy our calorie intake needs. However, easy human food always wins out over harder to locate food sources, so be extra careful to not feed us bear unintentionally.

Family Matters

Since there is a lot of chatter around Perry Park and outlying areas this summer about our mom bear (Lucile) and her two adorable cubs (Peter and Gordon), I thought you might enjoy knowing more about bear family life from birth to inevitable separation.

Continued on page 15

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BEARY Continued from page 13



Black bear mothers give birth in January and stay with their cubs for about a year and a half. Everything is cool between mom and her kiddo's right up to the day of the breakup. They play together, groom each other, sleep together. Mom bear teaches her cubs how to hunt for food and run or climb from danger. Like human cubs, yearling bears sleep very soundly, trusting their safety to the alertness of their mother. Mom bears like Lucile are very loyal and protective of their young families.

Family Break Up



Then it happens, the day of mom/cub separation begins with the abrupt arrival of a stranger to the camp – an adult dude bear. Shockingly, the previously devoted mom is suddenly more interested in him than her cubs. Is it his brawny looks, neatly trimmed toe nails or the faint scent of Jade East cologne that is luring mom away from her family? The answer is: none of the above; it's simply hormonal. Family breakup happens suddenly during mating (dating) season in May or June when the mother is nearly ready to mate. At first, she is torn between her cubs and the persistent male, but within a day after family separation she will chase her cubs away whenever she encounters them. This sounds harsh but it's nature's way of keeping the bear life cycle alive.

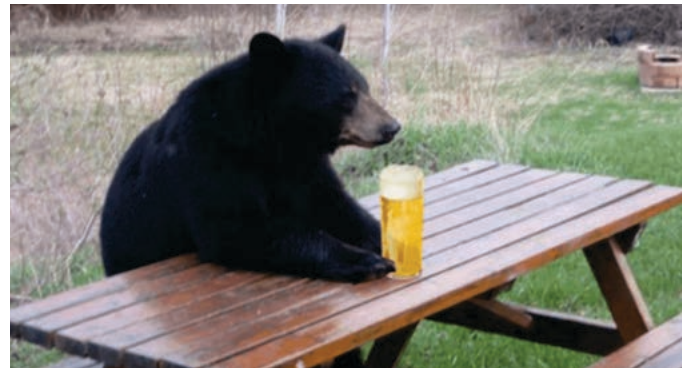
Independence achieved

Littermates like Peter and Gordon may also separate from each

other after mom gives them the boot (or paw if you like.) Each settles in a separate area usually still within their mother's territory. The mother then avoids those areas, giving the yearlings nearly exclusive feeding rights. "I'll take all garbage cans and bird feeders north of Perry Park Road, you take everything to the south."

Without their mom, young adult cubs are initially skittish, spending long periods high up in the safety of Ponderosa tree limbs pondering questions like: Why was I abandoned? Was it that Mom liked my brother/sister best? Should I go to bear therapy to address my abandonment issues or just stuff my feelings like the coyote cubs do? Yet by the end of summer, newly solo bears develop into confident young adults. Most young males voluntarily leave the area within a couple years after the family breakup. Females eventually establish territories in or near their mother's territory – or at least within cell phone range.

Empty Den-er



After a long eighteen months of non-stop cub parenting, I think mom bears should kick back and enjoy the serenity before the cycle begins again. Bring on the libations and... are those Doritos under the picnic table?

By the way, on no occasion have I ever heard of grown bear cubs returning home and living in their parent's den basements, a peculiarity exclusive to human families I guess.

Send your bear questions, stories and pictures to:

wisebeary@gmail.com.

Until next time, keep your muzzle up and your paws where I can see them.

Your local bear expert,

Beary

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A WALK ON THE WILD SIDE...

Susan Peters...

As the Days Chill...Water Strider Ecstasy...Someone Say Turkey?... Short Takes

Autumn Debuts this Month

But we are more ready than last year with the scrub oak draped in acorns and the berry-producing floral, particularly the choke cherries, prolific in fruit to appease the appetite of the bruins as they gorge for their long winter's nap. And you can hardly see the trees for the pine cones.

The first of the woolly caterpillars ambled across my door frame. The sunflowers bow their heavy heads as their seeds ripen and the goldfinches visit to grab a morsel.

And the house flies! Once again it is time for the fly killing fields as they stream into the house afraid to be caught outdoors in the coming autumn chill. Wop! Wop! Wop! go the fly swatters--sort of their own "do-wop" sounds.

Water Strider Rated X



As we sat next to our pond one evening, a pair of water striders put on quite a titillating show, one to blush to. Hubby Dave had dug our pond deeper last year to keep the raccoons from catching our koi. That meant the loss of water striders, most mesmerizing as they skate across the water surface as if in an Olympic competition. Last year none came to the newly refurbished pond. And then this summer, wah lah! First a male and then a female.

It had me pondering as to how they get to a pond. It turns out that SOME, not all, have wings. This phenomenon is known as wing polymorphism. Say, what? A water strider can produce a batch of young with no wings, another batch with short wings, and still another with large wings with dispersal capabilities being different in each variety. Clearly the ones with no wings go nowhere; the short-winged ones can only go short distances; and the long-winged ones go long distances but can drown if their wings get wet. Obviously, the ones in our pond have wings of some size. The striders are attracted to the reflective

nature of the water. And they like STILL water.

I digress. A male strider to attract a mate will make ripples in the water, which in turn creates a frequency. If another male is in the vicinity, he will issue a different "repel" frequency. If the original male does not detect the repel frequency, he will make another frequency to attract a female. Our mini-dude was very busy with his romantic frequencies. And sure enough, a female showed up.

If the female has a headache, she will not expose her genitalia to the male. If she does, it is game on! But sometimes a female does not want to mate but she does so anyway, so she is not exposed to predators, like fish, too long. Such it is. But our two lovers really got it on. True action. They are bonded for life now. Awwwww. Where are the violins when you need them?

The female ejects her eggs onto firm surfaces such as rocks and plants using a sticky gelatinous material. 7-10 days later little nymphs appear, and it takes 60-70 days for the nymphs to become adults. Adults are able to winter over as they have sufficient fuel to see them through the long months. We will have to wait until next spring to see if "our" baby water striders were able to mature in time before cold weather.

Stay tuned for more exciting tidbits on water strider life. Like how do they glide on water?

More Turkey Talk



The turkeys have stirred up lots of hype recently as evidenced by all the postings and pictures in *Next-door Digest*. Not to be left out, we have had frequent sightings through the summer on our property. They show up to scoop up the bird seed flung from the various feeders around our decks.

On one property walk in early summer with our pooches, we came across a flock with many poults (baby turkeys.) All flew up into the trees for safe harbor. A flock of about 20 visits regularly. I have started putting out cracked corn to fatten them up. But not for Thanksgiving. Plucking birds is not for this gal. See the attached photo of one hen and her poults posing for their photo op (most are hidden by the vegetation.)

Turkeys in Colorado were virtually eliminated due to over-hunting and loss of habitat with the removal of trees for farmland

Continued on page 17

WILD SIDE Continued from page 16

and a source of wood. The stands of Ponderosa pines make a great habitat. Today hunting is encouraged to keep turkey populations in check. But first you have to catch them, meaning...

They can fly. The domestic ones cannot. They can roost in trees at night. They can run up to 50 MPH. Go, turkey, go!

Short Takes

I recently read a discussion about feeding hummingbirds diluted honey. But an expert came back and said do NOT do it, as the honey causes bacteria to grow faster than with a sugar solution, sickening the birds and causing their death. So, stick with the formula of 1 cup of sugar dissolved in 4 cups of boiling water. We still have a couple of weeks for the juveniles to gorge themselves before they go looking for the adults basking in warmth far south of here. I will repeat this discussion next spring.

AND please leave a feeder up through October for the stragglers making their way to hummer winter retreats. And it will give them nourishment during that early snowstorm. Dang. I said the word. SNOW.

Cathy Croy in Perry Park East was fortunate to watch and photograph a sow and her two cubs horsing around. See them all crowded into a kiddie pool to do laps. Next winter we will



publish a picture she took of bobcats in the snow. There. I said it again. SNOW. Get used to it.

Birdie check-out time has begun in earnest. It instantly became quieter as soon as the raucous brown-headed cowbirds took flight to their winter digs, leaving the feeders for the other birds and giving my pocketbook a break from their voracious appetites.

That's all, folks, for this month. Gotta run – turkeys are calling for their grub.

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



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

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

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

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

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

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

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

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

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

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Proofreaders: Thanks to Terry Brownfied for carefully proofreading!

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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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