



# The Perry Park Sentinel

## DECEMBER 2018

### HERE'S TO A VERY MERRY WHITE CHRISTMAS AND A SNOWY NEW YEAR!

This is the year I'm thinking, hoping, snow. We need it. I want it. I think of the fires in California and then I think, oh, please let it snow this winter. So in hopes...let's try to make it so with some of the world's best song lyrics. To get you in the mood here are the words—I'll bet you already know the tunes! Sing along. Maybe we can make it happen! ~KDale

Irving Berlin's incomparable "White Christmas" written in 1942.

*I'm dreaming of a white Christmas  
Just like the ones I used to know  
Where the treetops glisten and children listen  
To hear sleigh bells in the snow*

*I'm dreaming of a white Christmas  
With every Christmas card I write  
May your days be merry and bright  
And may all your Christmases be white . . .*



And from 1945, in a much more upbeat tone, but with the same message: "Let it Snow," music by Jules Styne, words by Sammy Cahn.

*Oh, the weather outside is frightful  
But the fire is so delightful  
Since we've no place to go  
Let it snow, let it snow, let it snow*

*Doesn't show signs of stopping  
And I brought some corn for popping  
The lights are turned way down low  
Let it snow, let it snow, let it snow . . .*



Sentinel Rock photo by John Baumchen, October, 2018



LAST CHANCE  
FINAL PHASE

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**PERRY PARK BOOK CLUB** will meet on Tuesday, December 18, 10 a.m. at the home of Bev Carson, 4917 Chippewa in Perry Park Ranch. The book for discussion is *The Wives of Los Alamos* by TaraShea Nesbit. Winner of

New Mexico-Arizona Book Awards (2014) in Fiction (historical fiction) and Best Book/New Mexico categories, the novel explores the invention of the atomic bomb through the eyes of the wives of the scientists, women who created a community and raised children despite the secretive nature of the work. This book is part of the DC Library's Book Club Express so copies will be available locally. For additional information and a peek at next year's reading list, visit the website, [http://applelane.com/Perry\\_Park\\_Book\\_Club.html](http://applelane.com/Perry_Park_Book_Club.html).

**STORYTELLERS AND S'MORES:** Saturday, December 8, 5-7 p.m., Festival Park, 300 Second Street in Castle Rock. Take a break from the hustle and bustle of the season with an evening around a campfire, listening to stories, and making s'mores. This event includes kid-friendly fare, hot chocolate and more. Bring a lawn chair, or blanket, and make sure to dress for the weather. Storytellers include Buddy the Elf, characters from the Disney movie Frozen, members from the Fire and Police Department, and Santa will wrap up the event with 'Twas the Night Before Christmas. Parking is available in the lot on Elbert Street, the parking lot surrounding the Douglas County Building on Wilcox Street, in the first floor of the County parking garage at Third and Jerry streets, and in the Town Hall parking lot at 100 N. Wilcox St. In addition, the Town trolley will run between Festival Park and the upper lot at the Douglas County Fairgrounds.

**REINDEER GAMES:** Friday, December 14, The Millhouse at Phillip S. Miller Park, 1381 W. Plum Creek Parkway Castle Rock. Join Santa for the 2018 Reindeer Games! It's free holiday fun for the whole family - enjoy kid-friendly activities in a winter-themed wonderland including live reindeer, Santa (parents bring your cameras!), cookies, hot chocolate, sleigh rides, outdoor games and an obstacle course. Kids will receive an elf buddy at the end of the obstacle course while supplies last. The Winter Express train station will be at the Millhouse. The train will take passengers on a one-mile ride along paved trails in Philip S. Miller Park through a winter wonderland. spirit. Parking is available at the park.

**FREE CARRIAGE RIDES IN DOWNTOWN CASTLE ROCK:** Dec. 1, 8, 15 and 22 from 5 to 8 p.m. Pick up is at Festival Park. Carolers will be entertaining throughout downtown from 2 to 4 p.m. until December 22.

**ELECTRIC SAFARI, CHEYENNE MOUNTAIN ZOO IN COLORADO SPRINGS:** Celebrate holiday lights and cheer during Electric Safari with 85 light sculptures on over 50 acres! Warming fires throughout the Zoo offer a reprieve from the chill, as do select indoor animal exhibits that remain open during the event. Top off this astounding display by gazing out

at the city's lights and watch all of Colorado Springs sparkle. 2018 DATES – open 21 nights! Nightly, December 7-9, December 14 – 23 December 25-January 1, 2019 (\*Electric Safari is NOT open on Christmas Eve, December 24). TIME: 4:30 to 5:30 p.m. – early entrance for Zoo members and their paying guests; Non-members: 5:30 to 8:30 p.m. (last admission sold at 7:30 p.m.). Ticketing information and purchase for non-members of the Cheyenne Mountain Zoo available at this website: <https://4187a.blackbaudhosting.com/4187a/tickets?tab=2&txobjid=05b0ccd8-e55c-4a30-b790-248fa6e79c82>

**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 Krystine at 413-348-3579.

**COLORADO GIVES DAY** is Tuesday December 4, from midnight to midnight. Choose your favorite Colorado nonprofit and donate through the Colorado Gives website: <https://www.coloradogives.org/cogivesday>. If you want your donation to go to even more local organizations, check out the Douglas County Gives page for suggestions and procedures: <https://www.coloradogives.org/DouglasCountyGives/index.php?section=partnershipContent&action=main>.

**The Perry Park Sentinel does not publish in January. The next issue will be on February 1, 2019. Happy New Year!**

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

# THE CHRISTMAS STARS

Karen Dale...

The 1930s were grim times in Colorado. The Great Depression that began in 1929 interrupted economic growth in the cities and threw millions of people out of work, but the most terrible events of the time were caused by drought and other environmental conditions on the eastern plains. Enormous black dust storms swept across the plains, and agriculture, the major economic activity in Colorado, was brought to its knees. Over two million people left the state of Colorado during the Depression, fleeing the Dust Bowl in desperation.

Depression and darkness also swept through the little towns along the Front Range, largely dependent on the railroad and shipping of agricultural products. But in two of those little towns, people sought a symbol of hope. It came at Christmas in the form of a large Christmas star, a celebration not only of the season but of the future, a declaration that they believed light would follow the storms of dust that were choking eastern Colorado.

Palmer Lake constructed the first star. In 1935, B.E. Jack and Bert Sloan proposed the construction of a large Star of Bethlehem on the side of Sundance Mountain in Palmer Lake. Even today, it is the largest illuminated star in the world.



Bert Sloan said, "We tried to keep the town from dying and make it a good place to live. We wanted to do something the town could be proud of for many years, and the star did just that." During construction of the star, Sloan's dog, Dizzy, helped to take tools and supplies to the workers on Sundance Mountain. Dizzy has been immortalized in a statue at Palmer Lake City Hall, a monument to the spirit of volunteerism and a tribute to those who built the star.

Palmer Lake's star was an inspiration, and the following year, 1936, the people of Castle Rock also affirmed their own hope through the construction of a second star on top of the rock that

gave the town its name. Castle Rock Hose Company No. 1 (the original name of the Castle Rock Fire Department) volunteered to cart the construction material up the rock. Town Council provided financial aid, and the Castle Rock Motor Company donated the gas for welding. The owner of Schweiger Motor Company, Mr. William Sloan, did much of the design and welding. George P. Stewart donated the land, and Mountain States Telephone donated used electrical wire for the project.



The star is still maintained by Castle Rock Fire and Rescue, and is traditionally lit from the Saturday after Thanksgiving until the end of the Fat Stock Show. There have only been a few times the Castle Rock star has not shined its traditional white lights. Following World War II, the Star was illuminated with a "V" for victory. Then, in 1998 and 2014, the star was lit blue and orange when the Denver Broncos played in the Super Bowl.

Today, people who travel I-25 during the Christmas season can look forward to seeing two guiding stars, one high above the freeway on a large rhyolite outcropping that looks rather like a castle, and another to the south, illuminating the side of Sundance Mountain. They're shining beacons of hope, leading us to believe in better days ahead.

## PET TALK WITH PILAR

Pilar Starman, DVD...

*When we are left Forever (an hour or longer)*



Hello, it's Frankie the Aussie Cattle Dog again. I'm seeing snow fall and shiny lights (LOVE the lights!) so the holiday season must be here. I know holidays bring challenges to many pet parents in regards to who will take care of us when the human family goes away and leaves us. There are many options of boarding facilities for us dogs and cats and even some for

**Continued on page 5**

### **PET TALK Continued from page 3**

our more exotic feathered and scaly friends. I always recommend you check out where your family members are going to be taken care of before you leave any of us. Some are better than others. It's a great idea to make an unannounced visit and ask to have a tour. If you are not comfortable, listen to your instincts and don't leave us there. Word of mouth is a good way to find references. If you need to know of some places call my mum and pop at Larkspur Pet Hospital at 303-681-3980 for recommendations.

When you check with the boarding facility, find out what its vaccination requirements are so you are not surprised by a last-minute requirement that may upset your plans. Don't put off getting vaccines updated until three days or less before boarding, as it takes at least a few days to stimulate an immune reaction. The minimum vaccine requirements for dogs are DAPP, Rabies, and Bordetella. Some facilities require Canine Influenza and Leptospirosis vaccines. The minimum requirements for cats are FVRCP (Feline Distemper) and Rabies. Some may require the Leukemia vaccine. It is a good idea for cats and dogs to receive a dose of flea control prior to boarding as you never know where their neighbor may have been and you do not want to come home with more pets than you dropped off.

Your boarding facility will require your vaccination record. If those vaccines have been provided by Larkspur Pet Hospital we can easily email this record to you or the boarding facility. If you have an email address on file, you can even obtain the record through the Pet Health Portal. If Larkspur Pet Hospital did not provide the vaccines, we are happy to contact the veterinarian that did to assist in getting the record for you. I have a hard time with answering the phone and using the keyboard, so it will be my Mum or Pop helping you.

If possible, allowing my mates to stay at home is usually the least stressful. We have recommendations for "in-home sitters" as well. My GrandMum and GrandPop are coming to take care of me and my black slinky brother over Christmas week. It is especially stressful for my meowing mates to be taken away from home. While kitties can be left more easily than pups, they still need to have someone check on them at least every other day to clean their restroom facilities, change their water, make sure they have enough food, and, most importantly, give them love. Even if your pets are left with an in-home sitter it is a good idea to be sure a current vaccination record is available in case of an emergency happens and they need to be taken to a boarding facility.

When taking my mates to a boarding facility, bring their food, any medications they need to take, and, if allowed, some personal belongings (toys, blanket, etc.). Keeping them on their regular food keeps them from having stomach trouble and the smells of home can reduce anxiety. If my buddies do get nervous, there are some supplements and pheromones that can help; call and we can discuss them with you. Having a plan and maybe even a back-up plan will take some of the stress out of your travel plans.

If there is anything we can do to help you or you have any questions, please call your local Larkspur Pet Hospital at (303) 681-3980.

### **INCREASED CONSTRUCTION ACTIVITY IN SOUTHERN END OF I-25 SOUTH GAP CORRIDOR, NEAR MONUMENT**

*Information courtesy of CDOT*

As part of the I-25 South Gap project, the Colorado Department of Transportation and contractor partner, Kraemer North America, began increased construction activity on the southern end of the project near Monument.

Since breaking ground in September 2018, the most active construction has been within a 5-mile stretch on the northern end of the project—between Castle Rock and Sky View Lane (Tomah Road)—where new, wider shoulders and Express Lanes are being built in the I-25 center median. But starting this week, crews are working on the southern end of the project between Greenland Road and Monument.

#### **What Drivers Can Expect**

Work on this 7-mile stretch at the southern end of the project will result in wider shoulders, new Express Lanes, new wildlife crossings, a new interchange at Greenland Road and the flattening of vertical curves approaching the Greenland Road exit. Work zones will vary along this portion of the corridor—some will be in the center median, while others will be on the outside. At some point, all traffic will be shifted to the northbound or southbound sides of I-25 sides to reconstruct the bridge at Greenland Road.

To prepare for building the work zones, crews are repairing damaged asphalt and restriping the pavement. As part of this work, drivers can expect overnight single lane closures from 8 p.m. to 5 a.m., Sundays through Thursdays. The lanes and shoulders will become narrower, and speeds will be reduced. Please pay attention to and drive appropriately for the changing roadway conditions.

Work on the northern section will continue. Watch for trucks entering and exiting the center median. Please maintain a safe following distance, obey all posted speed limits, allow trucks to

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## GAP Continued from page 5

merge, and do not follow trucks into the work zone.

By summer 2019, the entire 18-mile corridor will experience active construction. Remember, all construction schedules depend on weather.

### About the I-25 South Gap project

CDOT is improving 18 miles of I-25 from south of Castle Rock to Monument by widening the road from two to three lanes in each direction. The new lane will operate as an Express Lane, allowing motorists the choice of taking the Express Lane for a faster and more reliable travel time in exchange for a toll, or driving the general-purpose lanes for free. Carpools with three or more people and motorcyclists will be able to ride the Express Lane for free.

Other improvements include widening the shoulders, rebuilding bridges, building new wildlife crossings, resurfacing with new pavement and modernizing technology. The cost of the project is \$350 million. Substantial completion of the project is expected in late 2021 with Express Lanes opening in 2022.

## WALT'S WORDS

Walt Korinke...

*Stay away from negative people. They have a problem for every solution.*  
~A. Einstein



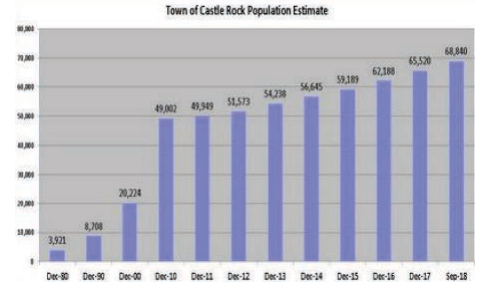
*Many thanks to all of you who have put up with my real estate ramblings and tales of area growth over the past dozen years. The changes have been many, and our south I-25 corridor has brought Denver and Colorado Springs closer and closer together. Some changes are good and some not so good as they continue to approach our doorstep. Perry Park has grown to over 800 homes and as the park itself continues to squeeze out a few more sites, the planned Remuda Ranch development adjacent to Perry Park expands the growth even more. Even the Perry Park entrance is undergoing change. Castle Rock is virtually unrecognizable to someone who has been away for the past 10 years, and its population has doubled over the period. Even the **Sentinel** has changed, going from hard copy to digital format which has benefited from the expanded presentation capabilities, though I still miss the monthly printed issue. Now it is time for me to lay down my pen and make this my final dissertation. So long and thanks for the readership.*



Walt Korinke

## CASTLE ROCK –

“Within the past 15 years --- Adventist Hospital opened. Ongoing improvements occurred at the Castle Rock Outlet Mall. The Meadows Town



Center is developing in accordance with the vision of the community. The Promenade project is approximately 70 percent completed. The Millers Landing site is currently undergoing landfill remediation and will begin development of a hotel and mixed use employment based business soon. Opportunities abound for expansion of existing businesses and opening new businesses. Cranes are an indication of strong economic growth; several cranes are operating downtown. Development of vacant land and redevelopment of aging buildings provides opportunities for jobs and commerce.”

Bill Detweiler,  
Director, Development Services

The population growth continues to expand at a rapid pace adding 3,320 new residents for the first nine months of this year.



Good news! – though there is no visible activity at the former **King Soopers** at I-25 and Founders Parkway, **MURDOCH'S** continues to work with the Town as they prepare to open a hardware / farm store operation in the building.

The Town approved a sales tax rebate earlier this year to encourage their occupancy, and currently Murdoch is seeking approval for a 25,000 square foot outdoor sales yard to be included on the west side of the building.

The former KinderCare, (4981 Metzler Way – across from Taco Bell and Kentucky Fried Chicken) closed for the past year, has found a new operator, **STEM CHILD CARE**. Founded this year, the local operator “strives to be more than a daycare center--our institution promotes an interactive and collaborative scholastic environment.” They operate in a 15 year-old, 10,555 square foot, one-story building located on a 1.73 acre parcel that shares the block with a water retention parcel.



The first of two **CVS Pharmacies** is preparing to open across the street from the Adventist Hospital. The other pharmacy is in the ground work stage on the east side of town at the north-

Continued on page 8

"I am a Larkspur resident and have been specializing in selling Larkspur real estate for the past 14 years. I am the managing broker and owner of Wolfe Realty Group, an independent residential real estate brokerage firm. By choosing to specialize in the Larkspur and Perry Park real estate market, I can provide you with the highest level of knowledge and insight when buying or selling your Larkspur or Perry Park home or land. If you have any questions about Colorado real estate, please contact Wolfe Realty Group Inc. at 303-681-3553 or go to [www.DiscoverLarkspur.com](http://www.DiscoverLarkspur.com)"



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



**For Sale!**  
1375 Grayhawk Place | Bear Dance  
Larkspur ~ \$1,595,000



**Just Listed!**  
7378 Cameron Circle | Sage Port  
Larkspur ~ \$675,000



**Under Contract In 5 Days!**  
1065 Buttermilk Road | Perry Park East  
Larkspur ~ \$699,000



**For Sale!**  
7151 Fox Circle | Perry Park  
Larkspur ~ \$950,000

## CLIENT TESTIMONIALS



"Need a great realtor? You need Ben Wolfe. Ben lives in the neighborhood and is an expert on our local market. He sold our house in nine days, and for a lot more than we would have dreamed of asking, much less what we thought we'd get. He was very confident in his valuation of the house and was right on; the buyer's appraisal came in rounded up from the asking price. He held firm when we were ready to drop the price. He is incredibly thorough, explaining his methods and array of tools in detail and always keeping us informed of status. He listed our house on a Thursday afternoon. We started getting calls first thing Friday and had 27 showings over the following nine days. He and his assistant, Debbie, spent several hours helping us stage the house. He was on site for all inspections and was able to recommend local contractors to get needed work done quickly. Ben is a pleasure to work with and he made the whole process as

smooth, efficient and as painless as selling your home can be." - **Charles & Debra Nienburg, Regarding the sale of 6126 Torrey Pines Drive, Larkspur, CO 80118**

Office 303-681-3553 | Cell 303-667-7995 | [Ben@DiscoverLarkspur.com](mailto:Ben@DiscoverLarkspur.com)

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east corner of Founder's Parkway and Route 86. CVS is about three times the size of Walgreens, with 9,700 pharmacies and 1,100 walk-in medical clinics located nationally. Their recently approved \$69 billion purchase of Aetna is an effort

to change the healthcare industry, providing a one-stop-shop healthcare pharmacy/clinic with an affordable cost compared to the emergency care industry. They will also continue to operate in the Target store, whose pharmacy/clinics they purchased in 2015. This is just one of the many well needed changes forthcoming in the medical industry. The store should open in the first quarter of next year.

A block from the CVS, Castle Rock's second **Sherman Williams Paint Store** has opened its doors. The 152 year old paint company is the global leader in the development, manufacture and sale of paint and related products, and a long term favorite of your local house painters. With over 33,000 employees, they operate in 109 countries with reported annual sales of \$9.5 billion. If neither of the two Castle Rock stores has what you want, they have another 3,952 stores you can shop at.

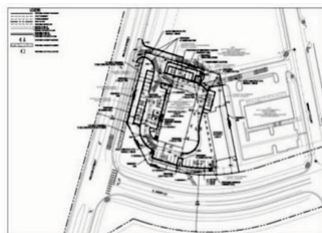


Ground breaking and start of construction for the new **Deputy Zack Parrish Memorial Park** was held on Oct. 17th. Located at the intersection of Low Meadow Boulevard and Red Hawk Drive, the 5.5 acre



parcel will complete \$2.6 million in planned amenities by next spring which will include playground equipment, picnic shelters, trails, a multi-use field and infrastructure for playing pickle ball, bocce ball, corn hole and horseshoes.

Just south of MedVed on the east side frontage road, two more **flex space buildings** are proposed. Building #1 will be a spec building of about 8,500 ground floor space with the ability to add another +/- 4,000 square feet of mezzanine space if required. The second building will be about 4,500 square feet for a seven-bay automotive repair shop to include office, reception and break room space. The developer is Plum Creek Investments. This corridor has been growing with additional flex space buildings over the past several years.



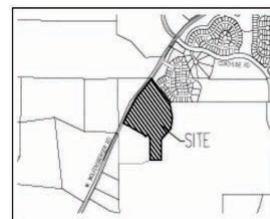
Last time I am going to mention **Culver's**, because they are finally opening this month. It took a couple of years battling with Castle Rock Planning due to its location in the heavily growing

traffic corridor brought on by the development of the Promenade, but finally! They are located south of Meadows Parkway between Arby's and the International House of Pancakes. Culver's is one of my favorite franchises because it actually has a selection of choices from burgers, fish, shrimp, and a variety of sandwiches that all actually taste very good.

The corner lot at **519 Wilcox Street** dates back to 1875 when the parcel was purchased by George Leonard for \$2. He built the Carriage House in 1887 and the Victorian House in 1902. Two more changes of ownership and it remained a home until 1964 when it was converted to the Golden Dobbin restaurant. Two more ownership changes and in 1994 it became the **Augustine Grill** where many of us enjoyed a warm character and fine dining. Alas, another new life for the property with the purchase by **Wild Blue Yonder** (named after the three Air Force veterans who are new owners) in 2018. A portion of the old home remains, but the remainder has been replaced with a modern new restaurant/brewery which opened for business a month ago. The menu lists nine appetizers, five soups and salads, burgers, Elk brats and sandwiches, but their reason for being is their list of outstanding brews, i.e. Narwhalicorn Nectar and Ryolite Pale Ale. Their hours of operation are 11-9 p.m.

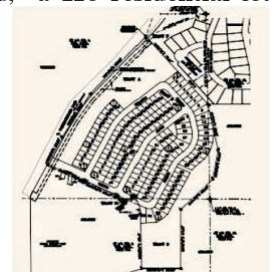


weekdays, and 11-11 p.m. on the weekend. Still a quaint setting with a pleasant atmosphere. Times are a changing.



On the southeast side of **Wolfensburger**, just west of the new traffic circle under construction at Coachline Road, a **116 residential lot** development is proposed

on the 27 acre parcel continuing the very active Wolfensburger development activity as the growth continues out from Town. Current zoning calls for low density multi-family, and a change to residential lots would be an upgrade. Castle Rock Development Company is the developer.





WORDS Continued from page 8

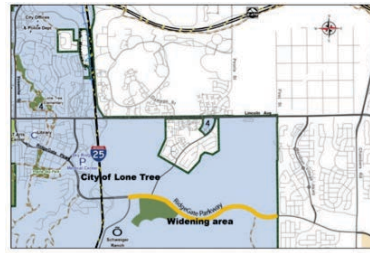
**PALMER LAKE – The Depot Restaurant** in Palmer Lake which also serves as **American Legion Post 9-11**, will go under new management with the start of the new year. Long-time owner/ operator Alicia has been trying to sell the restaurant operation for the last couple of years. Over the past year, she has



reduced the operation down to weekends only and of course maintained Saturday night bingo with the American Legion. Alicia is ready to step aside and has leased the property to the current operators of **Dex's Diner** which is located just down the street in the old country store/ gas station. Dex's building will be demolished for development as a multifamily property. The Depot will return to a full-time operation, with new menus, new management and a new life for the restaurant. It has always been a pleasant place to eat with a great outside balcony and wonderful view overlooking Palmer Lake. Don't know what name it will carry on its banner, but be sure to try the new operation early in the new year.



**RIDGEGATE –** I remember when Arapahoe Road and Lincoln were both two lane roads and offered the only east-west routes between Littleton and Parker. E-470 came along and improved the flow, though you had to pay for the use. About five years ago **RidgeGate Parkway**



opened, and the traffic burst through the yellow ribbon to travel the new route over to Parker Road. It is already time to double the capacity from two to four lanes which will be started in 2019 taking about 18 months to complete at a cost projected at \$22 million. It already includes planning for its next addition, that when it comes will increase the width to six lanes. Oh, the joys of growth. Over near the hospital, the RTD southernmost terminal has been completed, test runs have begun, and the station should be open for business later in 2019. With connections, you will be able to park, and express your way to downtown and, more importantly, Denver International Airport.



**COLORADO SPRINGS –** The Great Wolf Lodge at the In-

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terquest MarketPlace will be getting a new neighbor. With plans to open by April 2021, the Fargo-based **SHEELS** sports retailer will open its 220,000 square foot store. It

sells equipment for all sports, fitness, camping & hiking, and activities, i.e. sking, sleds, cycles, etc. The giant sporting goods store's design is similar to the Bass Pro (but larger) with large open areas, animal displays, a saltwater aquarium stocked with over 600 fish, a 65-foot Ferris wheel in the middle of the store, "wild mountain" arcade games, and restaurants. This will be the company's 29th store in the 12-state chain, and Colorado's second with a store already up north in Johnstown. This continues the activity theme of the Interquest MarketPlace which already has a water park, cinemas and bowling along with restaurants and hotels. It will also bring about 350 new jobs to the area.

A **Marriott Springhill Suites** is under construction a short block off of Interquest Parkway at 1320 Republic Drive. The 104 room, 4-story structure adds to the many other hotel rooms in the corridor that support the office research complexes and rapidly expanding recreation oriented properties nearby.



The bustling Powers corridor is also about to get another hotel to be located on the 2.6 acre parcel just east of the Fox & Hounds in the First and Mail Town Center. The S. Carefree Circle at Tutt site will house a four-story, 103-room **Residence Inn** by Marriott. It is estimated to cost

\$18,000,000 to build, and will open in late 2020. The Inn will be an all-suites hotel with kitchens in each suite, and include a fitness center and indoor swimming pool. This will be RHW Management's second hotel property in the area. Their first was an 82-room Holiday Inn Express which they built at First and Main in 2013. Surrounding shopping includes Best Buy, Lowe's, dozens of sit-down restaurants, a Cinemark movie complex and many more retailers.

The ever popular Denver-based breakfast restaurant, four-state chain **SNOOZE** is opening its first Colorado Springs restaurant at 7587 N. Academy Blvd., just north of Woodmen Road. It will occupy 4,000 square feet of a small complex under construction



which will also include a 1,491 square foot Bishops Cuts/Color barbershop and another 3,000 square feet of space to be leased. Plans call for a March 2019 opening with a menu full of egg and pancake items, breakfast burritos and tacos, barista coffee drinks and morning cocktails. They also have an interesting lunch menu i.e. "Peter Paul Rubens," stacked with corned beef, sauerkraut, and swiss cheese on a pretzel roll. The Springs will be their 29th store. Bring your dog along and sit on the dog-friendly patio.

The six year old **National Museum of World War II Aviation** located at the Springs's airport (755 Aviation Way), is about to get a 40,000 square foot addition, the



**Kaija Raven Shook Aeronautical Pavilion**, which will add 15 planes from billionaire Jim Slattery's collection. The Grumman F3F biplane, a P-38 Lightning fighter, and a pair of flying boats are among the additions. Construction has already started and you can plan a visit by late April or May. There has been no shortage of antique planes; display space has been the problem and future plans include doubling the size of the new pavilion.



**MONUMENT**— Another parcel adjacent to the **Jackson Creek Market Village** (King Sooper Center) on Baptist Road is being developed. An 18,000 square foot **ARBA Auto Body Shop** will be built on the 1.46 acre lot 2B. ARBA is a 30 year old chain of auto body/glass repair shops started in Findley, Minnesota; it has grown to over 350 shops. Among their services is Paintless Dent Removal (PDR) offering consumers a viable low-cost repair involving dings or dents commonly known as "parking lot rash."



Midway on Jackson Creek between the new Cipriana Shopping Center, and the ARBA Body Shop, behind the new Jackson Creek Retirement Center, an 11.5 acre parcel fronting on both Leather Chaps and Harness Roads,

will develop **31 new residential lots**.

At the north end of Jackson Creek, off of #105, behind the Kum

**Continued on page 12**





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& Go is the small **Cipriana Shopping Center** that houses two popular restaurants, the Back East Bar & Grill and the Jasmine Garden (my favorite Chinese restaurant). Plans call for the addition of a **new 3,700 square foot (unnamed) restaurant** addition to the rear of

the Jasmine end of the center along with a much needed parking addition of 37 cars. If its as good as the other two, this is becoming an eclectic addition of eateries including even good pronto-pups (corn dogs) at the Kum & Go.

*Many thanks - Goodbye*

## NOVEMBER NEWS FROM THE WATER DISTRICT

**Jim Matchett...**

The November meeting of the Perry Park Water & Sanitation District began promptly at 4:30 p.m. on the 14th with four directors present. The first order of business was to approve the minutes of the October 17th regular board meeting and that approval was unanimous. Disbursements totaling \$277,630.83 were then reviewed and also approved unanimously.

Next, the draft 2019 Budget was again reviewed. An initial draft of this budget was originally presented to the board and discussed at their regularly scheduled meeting in September. The draft was subsequently updated, revised, and further discussed at the regularly scheduled board meeting in October. The draft of the 2019 budget will be finalized and approved by the board in the Budget Hearing during the scheduled December board meeting. The Budget Hearing is open to all residents of the district.

A discussion regarding the pros and cons of changing the residential billing cycle from bimonthly to monthly and a brief



review of the equipment necessary to enable this to occur optimally was then held. This idea needs to be more fully explored during the 2019 calendar year. District Manager Diana Miller then updated the board on the successful closing of the Spring Canyon Gravel Pit Mine.

The District Systems Report for October submitted by Semocor was reviewed. All operations across the district were normal, while water sales continued strong at almost 18 percent higher than those of October, 2017. The Monthly Staff Report submitted by the district manager was then reviewed and briefly discussed. Permits to date totaled 22, slightly behind the 2017 result. With regard to capital project progress, the Bannock Lift Station has now been completed on time and within budget. Finally, a request for an easement has been received from Thrive Broadband, LLC, which will be further negotiated by the district manager in the forthcoming months.

There was no audience participation, and the meeting was adjourned at 5:19 p.m. As always, further information is available on the district website, [www.ppwsd.org](http://www.ppwsd.org).

## REPORT FROM THE LARKSPUR FIRE PROTECTION DISTRICT

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

In the November 6th election, approximately 50 of the 250 special fire districts in Colorado put forth ballot measures designed to prevent the continued erosion of their tax funding caused by residential assessment rate reductions mandated by the Gallagher amendment. Most of those ballot measures were successful, and Larkspur Fire Protection District's (LFPD) measure 6B was among them. Like the ballot measures of other special fire districts, the passing of 6B will, without an immediate mill levy increase, provide a more stable primary funding source. In the event the residential assessment rate decreases in the future, the language of 6B allows for mill levy increases to compensate for the corresponding loss in funding. This enables LFPD to continue providing the high-quality fire and emergency medical services its citizens deserve. The Board of Directors and all members of the LFPD would like to extend our gratitude to all residents of the district for your continued support.

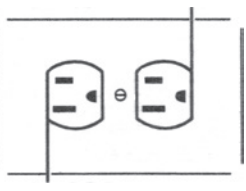


### Call Review:

Between January 1st, 2018, and October 31st, 2018, LFPD has had a total of 895 calls as compared to 794 calls for the same time frame in 2017, an increase of 101 calls (11.28 percent).

There was a **total of 115 calls in October 2018** compared to 96 calls in October 2017.

**Continued on page 13**



**electric**

**Pete Dunbar**

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



## LFPD Continued from page 12

Fires: Total of 4 calls:

Structure fires: Two (both mutual-aid)

Brush/Grass Fires: Two (both in-district)

EMS: Total of 52 calls

Medicals: Thirty (29 in-district, 1 mutual-aid)

MVA's with Injuries: Twenty-one (17 in-district, 4 mutual-aid)

Vehicle accident, nothing found: (1 in-district)

Alarms: Total of 3 calls

Fire Alarm System Malfunction: Two (both in-district)

CO detector malfunction: One (in-district)

Other: Total of 56 calls (52 in-district, 4 mutual aid)

Our next scheduled board meeting is Wednesday December 12, 2018, at 7 p.m. at Station 161.

## REPORT FROM THE METRO DISTRICT

**Sean King, Secretary, PPMD...**

On Thursday, November 7, the Perry Park Metro District board met at the Perry Park Country Club for the monthly meeting. In attendance were:



### Directors:

Randy Johnson – President

Craig Van Doorn – Vice President

Linda Black – Assistant Vice President

Vanessa Dao – Treasurer

Sean King – Secretary

### Visitors

Kurt Schlegel; Special District Solutions, Inc.

Mark Greyson

Terrell

Wayne Moore

Todd McCusker

Bonnie Schwan

Artie Lehl

Stacie Sneider

Kirsten Traul

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

## Parks and Recreation Survey

The Parks and Recreation committee has created a survey to gather feedback from neighbors as to what types of improvements they would like to see. Questions seek to understand the desire for a pool, recreation center, updates to Wauconda park, and a dog park.

Please provide us your feedback online here: <https://goo.gl/forms/mwLldAq83NdV69gO2>

## Fireworks on New Year's Eve

Due to the cancellation of the July 4th fireworks last summer, we have rescheduled the show with the help of the Perry Park Country Club for New Year's Eve at 7 p.m.

We will continue to work with PPCC to narrow down the details over the next few weeks. Mark your calendars now!

## The New PPMD Weekly Update

If you haven't seen it yet, there is a new weekly e-mail to help provide timely information regarding Perry Park Metropolitan District matters. If you are not already on the mail list, you can register at <http://www.perrypark.org> by clicking on the registration button on the right-hand side.

## Next Board Meeting: Thursday, December 13th

The next Perry Park Metro District Board meeting will be held starting at 6:30 p.m. on Thursday, December 13th at the Perry Park Country Club. All Perry Park residents are welcome to attend and participate.

**The Metro Board does not meet in January.**



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## A WALK ON THE WILD SIDE...

Susan Peters...

*Squirrel Antics...New Suet Recipe...New Species...Short Takes*

### Those Dang Squirrels

I recently viewed a PBS Nature program on those nuisance squirrels. I came away with a new impression of these agile, often high-flying acrobats. My father was obsessed with trying to keep the squirrels out of his bird feeders. He bought a book entitled, *How to Outwit Squirrels*. He read to the end only to come to the last sentence that said that you CANNOT outwit squirrels.

Just learn to coexist with them. Stinkin' little rodents.



Squirrels have a unique set of traits that makes them one of the most highly successful animals on the planet: one of the smartest, most adaptable, most agile, with the ability to outwit other animals (like us), with extraordinary decision-making skills that they use in a split second.



The tree squirrels appear to be the smartest with larger brains than other squirrels. Their complex three-dimensional environment contributes to this. They can engorge their tails with blood that helps in temperature regulation and for warning off predators, such as snakes. The engorged tail makes them look larger, particularly when it is swishing back and forth. They can also communicate in complex languages, like "Here doggie, doggie!" which the dogs of course fully understand. Their front teeth grow continually throughout their lives to compensate for all the gnawing they do. The teeth would grow to be more than six feet long if they did not wear down.



They are amazing problem solvers, aided by their strong grip and memory. They can leap eight-to-ten feet because of their strong leg muscles that act like a rubber band. Researchers have set up elaborate series of contraptions for the squirrels to negotiate to get to one nut. They manage to do it, figuring out and remembering each challenge and what it took to resolve the challenge. Trust me. I have seen this in my own back yard.

I have often groaned, watching the squirrels stuff bird seed into

**Continued on page 15**

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## WILD SIDE Continued from page 14

their mouth pouches to later bury somewhere. More like everywhere. I thought that they did not remember their various stashes. But, no, they do remember. Tests have shown that they can find 90 percent of what they bury. The other 10 percent is not remembered or not needed. In the fall the tree squirrel brain enlarges in order to make a memory map of their buried treasure to have during the winter. In the spring their brains shrink back down. Fascinating. I wonder if they can help me find the holiday presents I have hidden all over the house.



Prairie dogs are a kind of ground squirrel, as are chipmunks. That reminded me that I have not seen the once-abundant chipmunks around here in a

couple of years. And the tree and ground squirrel have obviously driven out most of the once abundant black squirrels with their tufted ears.

I can't more highly recommend Nature. It just grabs you and educates you. The photography is outstanding and amazing. What a perfect way to spend a snowy afternoon!

### High-Energy Homemade Suet Recipe

Courtesy of the National Audubon Society: With this vegetarian version of suet (traditionally it's made from rendered animal fat) you can provide the perfect winter substitute for birds that normally feast on insects. This lipid-rich treat can help prepare year-round residents for the long winter and is quite the draw for birds such as woodpeckers, wrens, chickadees, and nuthatches. Check out this recipe, inspired by "The Misfit Baker" blog.

#### Materials:

- 1 1/2 cups shortening (look for palm oil free options)
- 3/4 cups nut butter (any kind)
- 3 1/2 cups wild bird seed
- 1 cup quick oats
- 1/2 cup corn meal
- Ice cube tray

#### Steps:

1. Mix the dry ingredients of bird seed, oats, and corn meal together and set aside.
2. Combine the shortening and nut butter in a separate bowl and melt. Stir until completely combined.
3. Pour the melted mixture into the dry ingredients and stir until combined.
4. Spoon mixture into the ice cube tray.
5. Freeze for one to two hours and place in your suet feeder!

Note: Not recommended for outdoor temperatures above 50 degrees.

### New Bird Species

An astute birdwatcher in Pennsylvania spotted what looked to

be a cross between the golden-winged and blue-winged warbler, called a Brewster's warbler. But it had the song of the chestnut-sided warbler and the signature red patch of the latter on its side. The birdwatcher, Lowell Burket, contacted the Cornell University ornithology lab, which sent someone out to meet him. They were able to capture one of the birds and take a drop of blood. From



the DNA they were able to determine that indeed the bird was a cross between the Brewster warbler, which is a cross between the golden- and blue-winged warblers, and the chestnut-sided warbler. And the three

species of birds are across two genera. Amazing! The new warbler species has been appropriately named Burket's Warbler.

A similar discovery was made in the Hudson Valley of New York, but this time with sparrows. Maybe we could mate with Martians.

### Short Takes

A certain fox has claimed a spot on our property for its personal boudoir. I guess I will have to set up a toilet paper stand.

Good grief. The local wild turkeys have decided that they live here. They are not content with scattered cracked corn on the ground. They can fly up onto a deck 14 feet above the ground to help themselves to the mixed song bird seed. And what a mess.

Check out the Northern Goshawk high up in a frosted pine tree in our front yard. He is looking for breakfast and hoping hubby Dave will put out a few mice on the deck.



The suet feeders have gone untouched by the bruins in the last month. Ah, the bears must be snuggled in bed for the winter. Peace.

*And peace and a furtastic season to all of you and your resident fauna....*

\*\*\*\*\*

That's all, folks, for this month. Gotta run...have to power wash the deck to get rid of the turkey poop. Ugh.

**How to Contact Me:** Email is best at [susan@larskurconsulting.com](mailto:susan@larskurconsulting.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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:clayton.saunders19@gmail.com)

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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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**Advertising/** Diane Jauch 303-663-1867  
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