



Serving Perry Park, Larkspur, and the surrounding community

March 2021

It's March! March comes in like a lion, right? Let's hope it brings with it lots of moisture – wet snow, rain, I'm sure we won't be picky. According to our fire marshal, Randy Johnson, our drought situation is very bad again this year. So, let's shovel happily and do the needed fire mitigation so we are prepared. Randy is available for assessing fire hazards on our property, and he'd like to be "swamped" with phone calls to schedule his time! See his Wildfire 2021 article, and we'll have an article next month about how those property assessment visits work.

Life's most important lessons often come unexpectedly and from the most unlikely places. It's amazing to me how these lessons are learned again and again, or maybe I'm just a slow learner. . . I'm a big fan of Don Miguel Ruiz's book "The Four Agreements." They are easy, straight-forward statements to live by. . . be impeccable with your word, don't take anything personally, don't make assumptions, and always do your best. Sounds simple, right? I was reminded recently of the third one – don't make assumptions.

I had some communication (at least I thought it was communication) with a neighbor – sent a text regarding a mountain lion sighting by another neighbor, got a terse reply, sent another text, received no reply. A text about a mountain lion is not something this neighbor would ignore, especially a neighbor we are quite friendly with. . . so, I was pretty sure that I had done something to offend; that the good neighbor relations we have enjoyed were gone, and I would end up behaving awkwardly with them. Assume, Assume, Assume. So, after holding that assumption for an uncomfortable day, I walked next door, and chatted. Turns out they don't have that cell phone number anymore. . . (who knows who I was texting!). . . they weren't mad, and had not yet heard about the mountain lion! Awkward behavior set aside for now.

How many of our interactions are based on incorrect, unfounded assumptions. . . at work, in our families, in our neighborhoods? How easy it is to explore the accuracy of those assumptions! Lesson learned: don't make assumptions. That and the other 3 agreements certainly could do a lot to improve our interactions with each other. And now I'll get down off my soapbox!

Have a wonderful March – Spring is coming!!!

And, please, be kind,

Margot Patterson

Editor

Front page photo credit with appreciation. . . Mike Montgomery



ELIZABETH
OWENS



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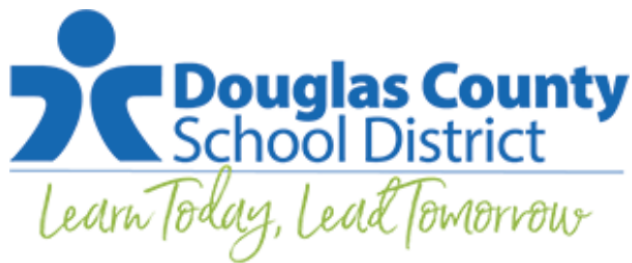


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ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 17+ years, Elizabeth and her team, the Elite Group, have been providing **Top-of-the-Line 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



Free Meals for Kids 18 and Younger until the End of 2020-21 School Year

The U.S. Department of Agriculture (USDA) has extended the meal program through the end of the 2020-21 school year. DCSD Nutrition Services began these services on September 18. Breakfast and lunch bags are available every Friday for pick-up at select DCSD neighborhood middle schools and at all DCSD neighborhood high schools.

- Free for all kids 18 and under regardless of enrollment
- For 100% Remote Learners, bags will contain 7 days of breakfast and lunch meals.
- For Hybrid 2.0 Learners, bags will contain 5 days of breakfast and lunch meals.
- For Full In-Person Learners, bags will contain 2 days of breakfast and lunch meals.
- During pickup, please tell us if your child is a Remote, Hybrid or In-person learner.
- For the safety of our employees, please wear a mask during pick up.
- Pick-up time is 1:00-2:00 p.m. on Fridays

[Click here to find a pick-up location near you \(https://www.dcsdnutritionservices.org/\)](https://www.dcsdnutritionservices.org/)

For In-Person Learners, lunch will still be free at all Elementary, Middle and High Schools, as well as participating charter schools until the end of the school year. Additional items such as extra milk, snacks and seconds will be available for purchase at cost.

Road to Return

Through continual collaboration with the Board of Education and staff we continue to move forward with plans and preparations to return our middle and high school students to full, in-person learning after Spring Break.

Next Steps

On Tuesday, March 2, recommendations will be presented at the DCSD Board of Education meeting for middle and high school students to return to full, in-person learning beginning on Monday, March 22. Those enrolled in eLearning would remain in that learning model through the end of the 2020-2021 school year.



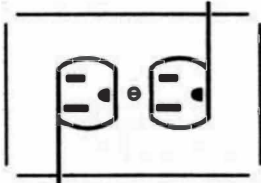
Blanket Brigade Warms Hearts

The Larkspur Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. Formed in 2015 by 4 women, we have grown to 15 dedicated souls, that create and give away about 300 quilts each year. We are a 501 (c)3, operating mainly with donations of fabric. We meet on the first and third Thursday of each month (due to Covid, our venue changes, but the meeting days remain the same) so please contact us and we will send you the info on where we will be meeting. Please consider joining us in this fun endeavor. If you like to sew, or even if you do not have any special sewing skills, we can use your help. All you need to know is how to thread a needle. Come join us!

How can you help?

- Let us know of someone who needs a quilt
- Donate fabric, batting, or yarn
- Help us with quilt tying at our bi-monthly meetings
- Help with the sewing of the quilts.

Contact: Gwen Underwood at gwenpur@icloud.com
Cindy Hotaling at cjaspsjr@yahoo.com



Pete Dunbar

6123 County Road 106
Elbert, Colorado 80106
303-681-3809
Cell 303-638-6762



Perry Park Metropolitan District

The Special District For Perry Park Ranch

by Sean King

Gateway Pond Water Rights

In October of last year, the Metro District received a letter from the Division of Water Resources directing the Board to cease and desist from storing water in the Gateway Pond. The DWR has recently started pursuing many neighborhoods across the state for “holding water” and our pond has come under scrutiny.

The Board immediately reached out to legal counsel and has recently hired a water consultant to help navigate the ongoing conversation with the Division of Water Resources as the water rights for the pond are researched and negotiated. The most likely outcome to this action is that the Metro District will need to budget for a water lease in order to keep the pond in the future. There are other options to meet the DWR demands, but none are financially suitable.

If you wish to know more about this effort, please attend the next board meeting or reach out to info@perrypark.org with your questions. Updates on this issue will be provided in future Sentinel updates, meeting minutes, and social media.

Planned meeting with Douglas Land Conservancy

The Board has worked with the Douglas Land Conservancy consistently over the past few years, largely dealing with the project to dredge and deepen the Gateway Pond in 2019. To that end, the board is planning to meet with the DLC in early March to review the current Conservation agreement and get the DLC’s perspective in regards to multiple important current issues, the most pressing being the water rights issue mentioned above, the management of the parking lot on the easement, and fencing to keep cars from parking on the berm next to the pond. The outcome of this meeting will be discussed during the planned Board meeting in March, and the meeting minutes will be available online after they are approved in April.

Vacancy on the PPMD Board of Directors

We were all deeply saddened to see Linda Black tender her resignation last month, but her new job conflicts with her ability to participate on the Board. Personally, I will miss Linda because she brought a unique perspective she wasn’t afraid to voice, and helped provide more diverse and thoughtful discussions around the topics facing the Board.

With Linda’s resignation, there is now an opening on the Board, and we are looking for another unique voice to join. If you are interested, please fill out the Applicant Questionnaire and send to submit@perrypark.org along with a copy of your resumé. The Board will stop receiving applications and resumé after the next board meeting in March. Board members will review candidates, schedule interviews, and likely select the new board member as part of the April board meeting.

The PPMD Board of Directors

Randy Johnson – President (through May 2022)
Craig Van Doorn – Vice President (through May 2022)
VACANT – Assistant Vice President (through May 2022)
Joe Brickweg – Treasurer (through May 2023)
Sean King – Secretary (through May 2023)

Continued on the next page

Wildfire Hazard Removal Project Continues

Teams continue to make good progress removing dead trees from the Upper Cheyenne area and now roughly 39% of the 167 acres are complete. As expected, this work will continue through spring.

There is a proposed second phase to clear an additional 80-100 acres that is being drafted. Cost sharing opportunities are being explored with Denver Water and we should know more in the next couple of months if that proposal is approved.

As a reminder to residents, for the duration of the project, a portion of Cheyenne Drive west of the gate will be closed to the public due to the safety issues surrounding the operation of heavy equipment and large trucks.

Information will continue to be shared in monthly board meetings, meeting minutes, and posted online at <http://perrypark.org/perry-park-wildfire-hazard-fuels-and-standing-dead-tree-removal-project/>.

Next Board Meeting: Thursday, March 11th

The board is planning to meet virtually due to COVID-19 concerns. Details for how to access the Zoom meeting will be shared the Monday before the meeting on the PPMD mail list. Please go here to sign up: [PPMD Mail List Sign Up](#). All Perry Park residents are welcome to attend and participate.

Larkspur Gardeners by Renee Glover



I suppose weather prognostication by a groundhog named Phil is about as accurate as any other method. At least this year ol' Phil seems to have been correct with his prediction of six more weeks of winter. My garden is still frozen solid.

March is when things start getting exciting. I'll be starting the tomatoes, peppers, and eggplant indoors under lights in mid-March. I use a plastic shoe box with homemade cardboard dividers to categorize my seed packages by the date they should be started either indoors or outdoors. It helps to keep me organized and on schedule.



When you map out your vegetable garden, be sure to rotate crops. Broccoli, corn, cucumbers, eggplant, melons, peppers, squash, and tomatoes are all heavy feeders. They take a lot of nutrients out of the soil. Consider planting beans where you had those crops last year. You could

also add compost or other organic material to those beds.

Test your soil's pH to see if any amendments are necessary. A rule of thumb is 4 pounds of lime for

each 100 sq ft of garden for every pH point BELOW 6.5, or 1 pound of sulfur per 100 sq ft for every pH point ABOVE 7.5. Saw dust, composted oak leaves, wood chips, and peat moss lower the pH. Ashes from hardwoods, bone meal and crushed oyster shells raise the pH. The best way is to adjust the pH gradually over a few seasons instead of all at once.

If you haven't removed the old plants from last year's garden, now's the time to get started on that. Raised beds should be checked over in case the freezing and thawing have caused boards to shift or split.

Frost heave can push perennial plants and roots right out of the ground. If you notice any plants that heaved, push them back into the soil gently and tamp the dirt lightly to tuck them safely back in.

Houseplants will start to react to the longer days by pushing out new growth. Turn their pots a quarter turn each week to keep the shape of the plant balanced.

And don't forget to clean out your birdhouses. Nesting season begins soon. You want your houses ready. It's almost game time, gardeners!

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PROGRESSIVE



NEWS FROM THE WATER DISTRICT

By Brian Arthurs

"Aquifer: a mysterious, magical, and poorly defined area beneath the surface of the earth that either yields or withholds vast or lesser quantities of standing/flowing water, the quantity and/or quality of which is dependent on who is describing it or how much money may be at stake." - R. Radden



Facts about water:

- A jellyfish and a cucumber are each 95% water.
- 70% of the human brain is water and each day we lose a little more than a cup of it when we exhale.

The February 17th regular meeting was called to order at 4:30 pm with all Directors available.

Prior monthly regular meeting and January 18th dedicated work session minutes were unanimously approved. In addition, \$201,435.18 disbursements were approved. The January District Systems and Staff Reports were reviewed and described as normal.

TST Infrastructure was in attendance to present the Water Use Study requisitioned by the District. The study noted that in order to ensure a reliable and accurate reporting of the water use within the PPWSD distribution system, the metering infrastructure needs to be expanded. Three metering improvement options were presented for consideration.

The Waucondah Wastewater Treatment Plant improvements continue to move forward. The piping in the digester has been repaired. This has significantly improved the dissolved oxygen readings in the digester. A new blower and silencer are on order. This should further improve the dissolved oxygen readings and improve the SOUR (Specific Oxygen Uptake Rate) test results once installed.

The next item on the agenda concerned the proposed 2021 rate and fee increases. Information and rate options prepared by Ehlers, Inc., the District's financial advisors, were presented, reviewed, and debated. The Board came

to a consensus on a 10% rate increase on billing rates and tap and development fees. Additionally, a \$50 increase in the District's capital improvement fee. The District will be mailing a newsletter with additional information to all Customers in the District.

The need for added funding to ensure the present and future operation of our system is necessary. Water is a rising cost industry because of expanding regulations, and aging infrastructure. Additionally, the District has increased focus on infrastructure maintenance, as well as electrical improvements that help with power surges and inconsistencies. Critical wastewater treatment equipment and water and sewer main lines as old as 50 years are still servicing residents and need replacement. Additional money will also be needed to pay for recent technologies to keep our system in compliance.

Water is a service that must be available all day, every day, 365 days a year. Perry Park Water and Sanitation District needs highly trained people available for any situation that affects the quality or accessibility of water and to ensure wastewater is treated, released, and used for renewable water augmentation.

To ensure reliable cost-efficient deliveries of clean, safe water to our community, we must continue to invest in the replacement and rehabilitation of aging infrastructure to meet the needs of future generations as well as today's.

There being no further Board member discussions nor audience participation the meeting was adjourned. Further information is available on the district website, www.ppwsd.org.

Mountain Lion Videos - *by the Colorado Parks and Wildlife Department*

Given how many mountain lions are seen in the Larkspur area, there might be interest in this informative video series.

Episode 1: Mountain lion biology & historical perspective

Episode 2: Mountain lion habitat & human expansion

Episode 3: Hunting

Episode 4: What to do if you encounter a mountain lion

All four videos total about 32 minutes, and the series can be found on the Parks and Wildlife [YouTube page](#), then click on Mountain Lions in Colorado or on Facebook [Colorado Parks and Wildlife](#).





From the Larkspur Fire Protection District

By Cindy Applegate, Secretary-Board of Directors

Yearly Call Review:

Between January 31, 2020 and January 31, 2021 we ran a total of 908 calls compared to 1213 calls for the same timeframe in 2020. This is a decrease of 305 calls.

January 2021 Call Review:

From January 1-31, 2021, we ran a total of 66 calls compared to 74 calls for the same timeframe in 2020. This is a decrease of 8 calls.

FIRES : Total of 3 calls

Passenger vehicle fire: 2 (in district)

Special outside fire (not otherwise classified): 1 (in district)

EMS: Total of 34 calls

Medicals: 26 (25 in district, 1 mutual aid)

MVA's with Injuries: 8 (7 in district, 1 mutual aid)

ALARMS: Total of 2 calls

Fire alarm system malfunction: 1 (in district)

Carbon monoxide detector malfunction: 1 (in district)

OTHER: Total of 27 calls (24 in-district, 3 mutual aid)

Fire Protection District

Board Meeting

Thursday March 11

6:00 PM at Station 161

The meetings are open to the public.

It is possible this may be a virtual meeting. Please

check the website for details.

larkspurfire.org

Fire Academy to be Held in Spring

Applications are now being accepted for the position of volunteer firefighter at Larkspur Fire Protection District. The application period is open through March 31st. Successful applicants will have the opportunity to earn a Firefighter 1 certificate, the basic certification required of firefighters in Colorado. "Anyone 18 or older who wants to give something back to their community and learn new skills is welcome to apply," says Lt. Calvin Brown, Training Lieutenant and Volunteer Coordinator. Brown says current plans call for the academy to begin in May, running 14-16 weeks with classes two nights a week and every other Saturday.

Complete details about requirements, the applicant screening process, and the volunteer application can be found at www.larkspurfire.org/jobs-volunteers. Potential applicants with questions can contact Brown by email at cbrown@larkspurfire.org or by phone at 303-681-3284 M-F during regular business hours.

Larkspur Adds Mechanical CPR Devices

A \$44,212 federal grant will give Larkspur's emergency medical personnel a new tool to help cardiac arrest patients: an automated CPR (Cardio-Pulmonary Resuscitation) device. The grant, distributed through Colorado's Department of Local Affairs, was used to purchase three "LUCAS" Chest Compression System devices.

Wildfires Threaten Again in 2021!

by Randal Johnson, Larkspur Fire Marshall

Last year we saw drought conditions worsen in Colorado, which contributed to a number of large and devastating wildfires. The drought continues and Douglas County is the driest county on the Front Range at this time. We are in exceptional drought conditions according to NOAA.

So far this has been a very dry winter for the Front Range of Colorado. From now until next fall, NOAA's long-range weather forecasts are predicting warmer and dryer conditions than what is the historic norm. Drought conditions are expected to persist. At this point, we really need much more than normal precipitation to take us out of drought conditions and make devastating fire less likely to occur. If we do not receive this much-needed spring moisture and in great quantity, we are heading into a fire season that will equal or surpass last year in the number and intensity of wildfires.

Preparedness is the key! Prepare your family, your home, your property, and your community for the strong possibility of devastating wildfire within or near the Larkspur Fire Protection District. Be ready to evacuate at any time this year. To receive notifications on emergency events and evacuation notices, make sure you are signed up with Douglas County's Emergency Mass Notification System – CodeRED. Visit the website at: <https://www.douglas.co.us/codered/>

- Have your "72 Hour Kit" packed and ready to go. <https://www.fema.gov/news-release/20200716/how-build-kit-emergencies>
- Gather your irreplaceable documents and pictures and have them packed in a box and

ready to load in your vehicle.

- Make sure your family has a plan of where to meet should a wildfire necessitate evacuation and not everyone is home at the time.
- Address the particular evacuation challenges you may have if family members have special needs.
- Make arrangements ahead of time for the evacuation and boarding of your pets and livestock.



Don't wait for the government to tell you to evacuate!!! If there is a fire nearby, use common sense and get out early! Last year, all of the fires in Colorado had extreme fire behavior and were very unpredictable. Several fires ran vast distances in very short time frames. Do not think you can survive a wildfire by staying at your home. Do not wait to leave!

Prepare your home and property to reduce the impact of a wildfire. Encourage your neighbors to do the same. Our warmer winter and spring days are ideal times to get wildfire mitigation work accomplished. Reduction and alteration of natural fuels, regular maintenance of the property and the structure, and upgrades to fire resistive building materials are important steps to take. Contact Fire Marshal, Randal Johnson at 303-880-4724 to set up a no cost appointment to review your property and learn what steps you can take to improve the chances for you, your family, your home, your property, and your community to survive a wildfire event.



Please Support Our Local Restaurants!

Bear Dance Country Club - 303/996-1563
Charritos House - 303/681-2373
Corner Market - 303/681-3909
Larkspur Pizzeria - 303/681-2090
The Little Peacock - Next to the Pizzeria
Spur of the Moment - 303/681-2990

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



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



Under Contract!

**570 Independence Drive
Hidden Forest
Larkspur
\$1,050,000**



This immaculate 5,596 finished sq ft walkout ranch features 5 bedrooms, 5 bathrooms, large rec room with a full wet bar, study and a formal dining room. This stunning home showcases a chef's gourmet kitchen featuring stainless steel appliances, slab granite countertops, knotty alder cabinets, large walk in pantry, butlers pantry and a breakfast bar. The great room features 15 ft vaulted ceilings, a gas fireplace and lots of natural light. The luxurious master suite showcases a gas fireplace, access to the deck and a 5 piece master bath with a double shower, large soaking tub and a large walk in closet. The finished walk out lower level includes 2 bedrooms with a Jack and Jill bathroom, powder room, a family room and a rec room with a wet bar. Relax or entertain your family and friends on the partially covered deck while enjoying the tranquility of feeling like you are living in the mountains.



Under Contract!

**1219 Fremont Drive
Sage Port, Larkspur
\$799,000**

Consistent Winner Of



5280

For Outstanding
Customer Service!

Under Contract!

**1581 Sky Rock Way
Meadows, Castle Rock
\$550,000**



CLIENT TESTIMONIALS



"Despite what they will tell you, it is difficult to find an agent who will actually WORK to market and sell your property. Ben is the exception. We have, and will continue to

use Ben Wolfe exclusively to take care of our real estate needs because he has proven his willingness to WORK! He is very professional, knowledgeable and personable – and he gets the job done." **Feedback from JP & Karen Hulett**

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Sage Port, Larkspur
\$775,000**



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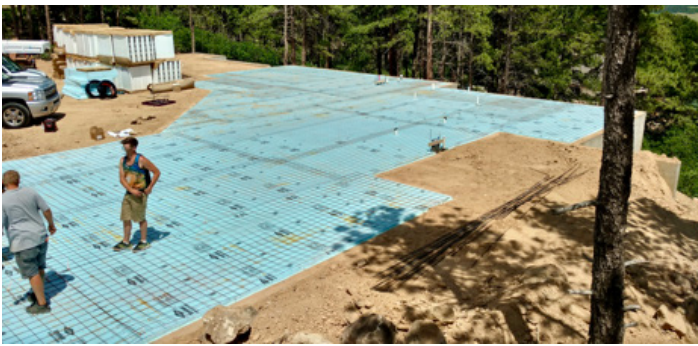
MONEY TO BURN

by Karl Roscoe

*How to keep what you've paid for
where you paid to put it...*

\$650 in utilities for 2020. That's just crazy. But we did it! No joke, that's what we paid for a year of utility costs. Last time I promised I'd tell you how, so here goes:

We started planning our house a year-plus before we ever turned the first spade of dirt. Of course we came up with a design that fit our life and needs. Beyond that, we gave careful thought to how the construction of the house was going to affect our energy use. We were extremely fortunate to have a building lot with an unrestricted southern exposure and that made many of our decisions much clearer.



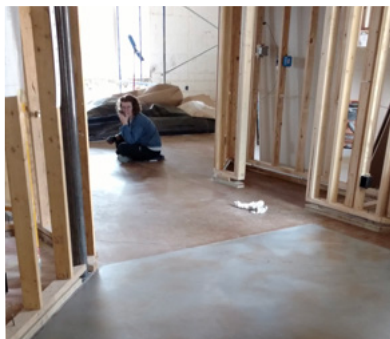
We started with ICF (Insulated Concrete Forms) for the outer walls. Our previous house was built from ICF, and we really appreciated the quiet, the deep window sills, and the snug nature of an incredibly well-insulated home. The first trick then, was to place 5" of styrofoam under the slab (this house was slab-on-grade). Here's a photo of how that looked:

If you examine closely, you can see that the styrofoam rises above the concrete footer. That's a really important detail. We set the ICF blocks (white, in the background) on top of the footer. That insured we had only foam-to-foam contact; no concrete-to-concrete joints. No touching equals no

heat loss. Our interior floor was completely isolated from the cold ground as well as from the concrete footer that was touching the cold ground.

Then we stacked the blocks. That was fun; kind of like Legos! After filling the voids with concrete, we put on a regular trussed roof. Inside the trusses we sprayed open cell foam—about 8", and left the attic as conditioned space.

We chose radiant heat in the floor slab and a low wattage pump to cycle it through the pipes. The southern exposure I mentioned was also put to work in the floor slab: our floors were stained concrete and absorb the sun's warmth all winter. The roof has 3-foot overhangs which shade the windows from the summer's heat.



Here's my wife during the staining and sealing process (not as much fun as it looks!).

All of this was planned and executed under the guidance of Phil Drotar, an Energy Management Consultant with The Energy Logic in Denver. He provided a wealth of information to get us where we wanted to be energy-wise, and the tax rebates we received more than paid for his services.

And here's the nearly-finished product: a regular-looking house. No weird angles, no sciency, space age stuff. Just a home that uses gas and electricity at only \$650/year. A little bit of homework before we started is going to pay off for the life of the place!

Next time: Better options for a frame house.



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1940 Quartz Mountain Dr. --- Perry Park East

Custom Post & Bean Ranch on 5-Acres with Tremendous Mtn. Views. Quality finishes throughout and wonderful outdoor living areas created Multiple Offers and a sale price well above asking.



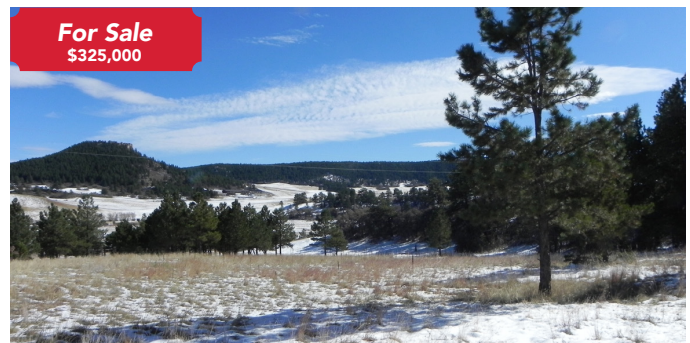
7178 Kiowa Rd. --- Perry Park

Mountain paradise on an oversized 1.4-Acre site backs to soaring red rock formations had Breathtaking views from all windows and decks. Multiple Offers and a sale price well above asking.



15367 Sierra Pines Ln. --- Larkspur

40-Acre Build-Site in Private Gated Community has the Guesthouse, Well, Septic, Driveway and all infrastructure COMPLETE. Fantastic Views and Privacy. Ready to add YOUR Dream Home.



12778 Greenland Acres Rd. --- Larkspur

Rare 4.85-Acre Build-Site is ready to add YOUR DreamHome. Soaring Ponderosa Pines AND Views! Zoned for Horses. NO HOA. Survey and soils tests complete. Electric extended onto LOT.



8280 Bannock Dr. --- Perry Park

"Ready-To-Build" 1-Acre LOT on County maintained and plow paved road has all utilities and is ready to go. South facing build-site had Multiple Offers and a sale price well above asking.



4666 Delaware Dr. --- Perry Park

4500 Square Foot Stucco and Stone 2-Story with Walkout Basement backs to open space and wonderful Red Rock Formations. We got our Buyer into this home BEFORE it hit the market!



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A Walk on the Wild Side...

by Susan Peters

March Happenings...Birds and Seeds. . .Who Knew?...Short Takes
Spring Forward

Yessiree...it is March happenings time. This is the month that we spring forward and lose an hour of sleep. Ugh on the latter.

The jackhammer sounds of the flickers and the woodpeckers disturb the air, but not as bad as the pileated woodpeckers. Their drilling on trees makes the ground shake, although there are none here in these parts. But people with siding had better be on alert for the woodpeckers that are here in Larkspur. There are suggestions on the web on how to deter them, like replace siding with stucco. Not trivial to the pocketbook.



Somehow, we survived the crazy cold and snow of February. Hopefully the bluebird eggs and youngins did not freeze. They usually do two broods, so they would be well onto the second brood, at this point, if they lost the first.

This is the month that the goldfinches don their bright yellow waistcoats, and the house finches are all ablaze in their red waistcoats. Remember to put out Niger thistle for the goldfinches and the pine siskins.

And along the same line, Murdochs in Castle Rock and Monument has an excellent selection of bird seed. What I like is the sizzling heat seed that you can mix in with your regular seed to thwart the squirrels. You will save a bundle on seed by using this variety.

And speaking of rodents, a great benefit of native plants is that the dastardly, destructive pocket gophers do not like them like those ornamental plants and bulbs. You can use natural sources to deter them, like using moth balls, or use coyote or fox urine sprinkled around your plants monthly. Good luck getting them to pee on your garden. . . Ah, but Amazon and Home Depot do carry it.

Pound for pound the Dollar Store is the best place to buy

mothballs. Enoz brand is the best mothball. To keep animals from eating them accidentally, put them in another Dollar Store product - GLASS salt and pepper shakers which are a dollar for the pair. Use superglue to put wire or a pipe cleaner wrap around the bottom of the shaker, and hang upside down from a stake or even a simple wicket type thing you fashion from a coat hanger. They do not have to be far off the ground. Space about 15 feet apart. You will only need a few boxes of mothballs and a few sets of shakers, depending on how your garden is laid out.

To obtain more information, check out the website of the Audubon of the Rockies at <http://rockies.audubon.org/habitat-heroes> or the Plants for Birds campaign info can be found at <http://www.audubon.org/plantsforbirds>, where you can find a listing of plants for your area that are appropriate.

During the cold days and snowstorms remaining, a good project to work on is planning your spring gardens to attract more birds, butterflies, and bees, you can also visit the National Wildlife Federation website for additional information.

Who Knew?

A different theory than an asteroid hitting the earth to demolish the dinosaurs has been published. Even though the results are the same, this paper says that a comet caused the large crater in Mexico. Supposedly Jupiter sucked the comet in from outer space and then thrust it in the direction of our sun. It then ricocheted, broke into pieces with one piece entering the earth's atmosphere in the Gulf of Mexico, causing the crater. The gasses found in the area are indicative of comets not asteroids.



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A report keeps circling that 3 billion birds have died from loss of habitat since 1970. Although much habitat has been lost due to global warming, a lot is because of development. The Migratory Bird Treaty Act (MBTA) was signed by the United States and Canada in 1918 for the purpose of ending the commercial trade in feathers. Around the turn of the 20th century, the long breeding plumes on many bird species were highly prized fashion accessories, and thousands of birds were indiscriminately killed for this purpose. This led to the formation of many conservation organizations. Although former President Trump cancelled MBTA, the Biden administration has postponed that cancellation for more study and input from the public. You can post your comments through Audubon.org. The abolishment of this act will be devastating to many already nearly extinct bird species.

And then there's the study that says that autism in birds causes them not to be able to sing. REALLY? Yeah, who knew?

According to observations in Oregon and Northern California, bird feeders should be taken down. Unclean feeders allow birds to transmit disease through sharing the bird seed causing illness and death. And hummingbirds are dying because of salmonella associated with feeders that are not cleaned properly using bleach.

Short Takes

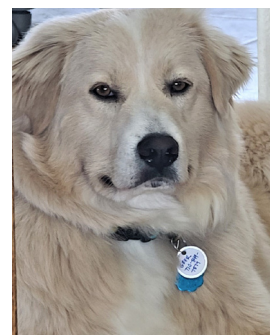
A recent NPR program featured a biologist who specialized in activities in the swamps. She caught a picture of a small fish called a mummichog in tidal water in Georgia eating a baby seaside sparrow out of the nest. Apparently, the sparrows built their nests low and near the water. The nest flooded but the baby was still alive. The fish thrashed the baby bird about and then started picking off pieces of it. Gross. But if you'd like, you can see the video at <https://www.cbc.ca/radio/asithappens/as-it-happens-the-friday-edition-1.5912313/a-fish-was-caught-on-camera-attacking-and-eating-a-baby-bird-1.5914600>. Rising seas are of concern because of the nests being so low to the water surface. Birds cannot adapt fast enough to incorporate changes to respond to global warming.

Oh, and did you see the cloned baby black-eared ferret named Elizabeth Sue? She was cloned from a ferret dead from over 30 years. This procedure was performed in Ft. Collins. The ferrets are an endangered species.



OK, get ready for April. Folks. Here come the bears, the hummingbirds, and the cacophony of mating bird songs! Oh, music to moi's ears.

That's all folks for this month. Gotta run. Our latest foster Tarah is expecting and we have to put together her whelping box. Puppies - so much fun and so much work. See the photo of beautiful Tarah.



How to Contact Me: 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.

March Weather:
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**by Richard Bangs,
DLC Board Member
photos by Curt Frankenfeld,
DLC Volunteer**



Residents of Perry Park, Douglas County and the entire Colorado Front Range have welcomed the chance to explore a new open space of more than 2,000 acres on a historic Colorado ranch.

Sandstone Ranch, a 2,038-acre expanse of prairie, pine covered bluffs, forests, and a wide variety of plants and animals, was purchased by the county in 2018 and put under the protection of a conservation easement in February. The conservation easement, held by the Douglas Land Conservancy (DLC) will be monitored annually by DLC, to ensure those conservation values will be maintained in perpetuity.

The ranch provides the public an opportunity to explore miles of trails, gaze at unspoiled scenic vistas, and view abundant plants and animals.

Douglas County purchased the ranch for \$18,750,000, paid for in part by the funds generated by the county's open space sales tax. Other funding partners include the Chatfield Reservoir Mitigation Company which provided \$6 million and Great Outdoors Colorado which funds open space projects with proceeds from the Colorado Lottery. CRMC used some of the property to offset destruction of

wildlife habitat caused by the expansion of the Chatfield reservoir. That mitigation will not diminish the quality of Sandstone.

Trail construction began last summer after the county spent months developing a management plan that will let the public explore some of the property while protecting the scenic views, conservation values, and historic nature of the ranch.

A trailhead was completed last fall on the eastern edge of the property and about 12 miles of trails were carved across the hills and tree-covered bluffs, just west of Highway 105, opening the area to hiking, biking, and horseback riding. Other areas of the ranch will be accessible through approved guided hikes and events which will be regulated by the county's Division of Open Space and Natural Resources. There are no fees to access the present trail system.

Sandstone Ranch has long had people wandering through the area. Archeologists have found evidence of occupation by Native Americans as long ago as 5,000 BC. Other evidence such as projectile points, pottery and grinding tools show occupation of the area into the early pre-history period prior to European discovery. A variety of Native American tribes such as Ute, Arapahoe, Cheyenne, and Kiowa roamed the area or used it as seasonal hunting grounds.

French and Spanish fur traders and trappers also travelled through the area in the late 1700s and early 1800s. The first organized European exploration of the area was by the Stephen Long expedition in 1820. By the 1860s, the rush to Colorado to find gold had turned into a gradual settlement of the area by farmers, ranchers, lumberjacks, and labor for local quarries. Castle Rock was named the Douglas County Seat in 1874.



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DLC, continued from previous page

At Sandstone several families homesteaded or purchased land now occupied by the ranch. Some evidence of those early pioneers is still visible on the ranch.

Early in the 1880s Elizabeth Robinson and her son George began buying land in the area, consolidating small properties to build the ranch. When George died with no heirs, he left the ranch to his ranch hand Earl Tucker. When Earl died in 1957 his wife Elsie and daughter Jean continued to run the ranch. When Elsie died in 1986, Jean continued to operate Sandstone as the Gove Canyon Cattle Company until 1989 when she sold it to Michigan native Frank Fazzio.

In 2005 the ranch was sold to 3M Companies out of Prescott, AZ, which had planned to develop the ranch into housing. The economic downturn of 2008 scuttled those plans, allowing the county to buy the land in 2018.

The future of Sandstone will lie in giving the public opportunities to recreate and explore one of the most historic and beautiful parts of the county.

“We recognize the value of this acquisition to our citizens’ quality of life and we take seriously the responsibility to balance the preservation and protection of the ranch with the opportunity for public access,” said Douglas County Commissioner Abe Laydon.

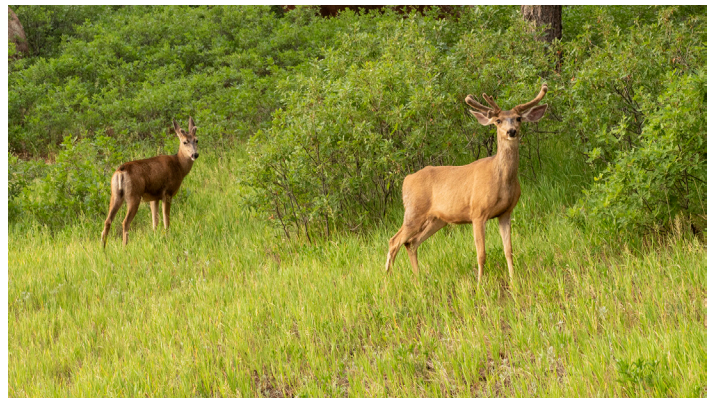
DLC has long been a partner with the county to give the public access to county lands with guided hikes, stargazing, wildflower exploration, and other events.

DLC Executive Director Patti Hostetler said DLC is happy to be a partner in Sandstone Ranch.

“Douglas Land Conservancy is honored to continue fulfilling its job as a conservation partner to Douglas County, ensuring that Sandstone Ranch will always remain as a protected open space and provide a great public benefit for many generations to come.”

Sandstone Ranch will continue to make history, and now serves as a place where everyone can enjoy its scenic and calming environment.

For more information, visit the county’s Open Space and Natural Resources pages at <https://www.douglas.co.us/dcoutdoors/openspace-properties/> and the DLC website at www.douglaslandconservancy.org.



Sunday, March 14 - Daylight Savings Time Starts

A bit of history about Daylight Savings Time from Wikipedia: George Hudson proposed the idea of daylight saving in 1895. The German Empire and Austria-Hungary organized the first nationwide implementation starting on April 30, 1916. Many countries have used it at various times since then, particularly since the 1970s energy crisis. DST is generally not observed near the equator, where sunrise and sunset times do not vary enough to justify it. Some countries observe it only in some regions; for example, parts of Australia observe it, while other parts do not, and the United States observes it, except Arizona and Hawaii, which do not. Only a minority of the world’s population uses DST; Asia and Africa generally do not observe it.

Chores often associated with DST include:

1. Replace the batteries in your smoke and carbon monoxide detectors
2. Replace /clean the filters in your heater and/or air conditioner
3. Clean out of expired items in your kitchen and medicine cabinet
4. Flip/rotate your mattress
5. Swap out the baking soda in the fridge
6. Reverse your ceiling fans
7. Wash your pillows
8. Vacuum the dryer vent





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From Colorado Springs to Castle Rock

The Larkspur Area Real Estate Market – As of 1/31/21

(Seller's Market---Low Inventory and Homes Selling Fast)

Homes Currently For-Sale (2/19/2021) --- 12 (\$599,900 to \$1,800,000) --- Median \$736,950
Average Days on Market --- 121

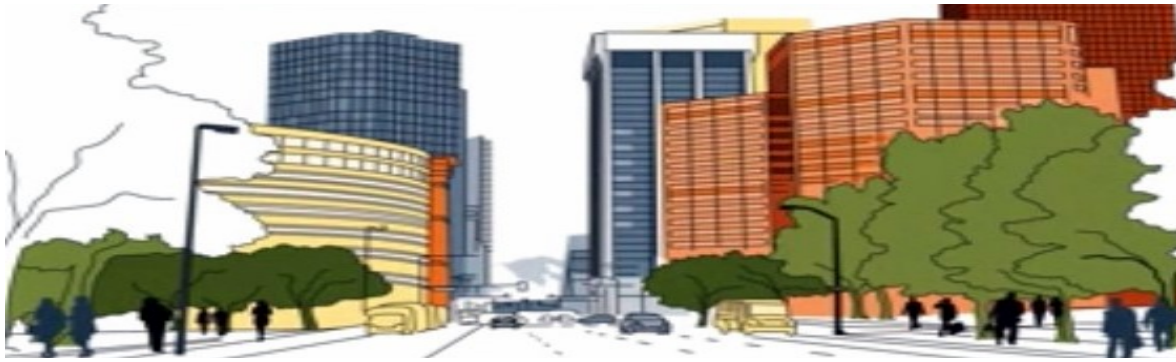
Homes Currently "Under Contract" --- 18 (\$585,000 to \$4,517,000) --- Median \$819,500
Average Days on Market --- 19

6 month period Ending in...	Number Sold	High Sale Low Sale	Average Days* on Market	Median Sold Price	High and Low Price Per FINISHED Sq. Foot *
1/31/2021	66	\$2,350,000 \$ 395,000	12	\$750,875	\$529 \$141
1/31/2020	69	\$1,350,000 \$ 290,000	67	\$675,000	\$362 \$116
1/31/2019	46	\$6,750,000 \$ 320,000	70	\$650,000	\$399 \$139
1/31/2018	70	\$1,471,000 \$ 303,000	51	\$607,500	\$301 \$112
1/31/2017	61	\$1,070,000 \$ 220,000	76	\$570,000	\$491 \$116

6 month period Ending in...	Ave Sale* Price	Gain Over* Previous Yr	Ave Price Per* Total Sq. Feet	Gain Over* Previous Yr	Ave Price Per* FIN Sq. Feet	Gain Over* Previous Yr
1/31/2021	\$808,236	+ 21.89%	\$202	+19.53%	\$225	+17.19%
1/31/2020	\$663,102	+ 0.63%	\$169	- 7.10%	\$192	- 6.25%
1/31/2019	\$658,921	+ 5.87%	\$181	+ 18.30	\$204	+10.27%
1/31/2018	\$622,358	+ 6.78%	\$153	- 4.58%	\$185	+2.77%
1/31/2017	\$582,895	-----	\$160	-----	\$180	-----

*---The calculations with an asterisk above have had the top 2 and bottom 2 home sales removed/deleted. Items such as very large acreage or very poor condition are factors that are out of the "norm". These items can skew the factors that reflect actual market conditions. Just because one property sells for over \$3 million does not mean that all other properties have gone up in value. Likewise, a property selling under \$250,000 does not mean that all others have gone down in value.

The above information has been researched from the Metro Denver MLS System (www.REcolorado.com) by Dave Gardner of HomeSmart from his office location in the Town of Larkspur, CO. It is believed to be accurate, but is NOT guaranteed. Every property will have unique factors affecting value such as location, condition, acreage, quality, size, age, upgrades and features. This is reflected in the wide range for "High and Low Price per Finished Square Feet" shown above. A thorough in-person assessment by an experienced real estate broker or licensed real estate appraiser is recommended to determine the actual current market value on an individual property.



WALTSWORDS By Walt Korinke

March 2021

CASTLE ROCK – Grading has commenced for a new section of **57 homes** at the southern entrance to the Meadows (Wolfensburg @ Coachline Road). The development consists of two phases. Twelve (12) lots are being graded on the east side of Coachline and a new road, Bramble Street will serve these units. Another new road, Oleander St. is being graded to serve the 45 lots being created on the west side of the road. Further development is planned for the future continuing north on Oleander adjacent to this development.

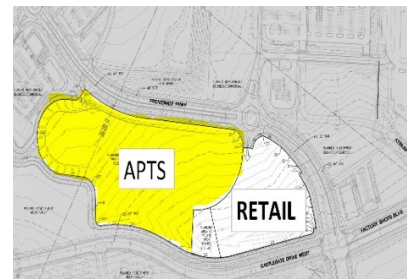


Miller's Landing is a 48-acre site currently zoned for a major commercial development and resort hotel. As a former dump, the property has completed a major environmental cleanup. The site is located northwest of I-25 and Plum Creek Parkway. Changes of economic conditions have caused the developer to request a change in the current zoning to include residential in the plan. The request is to **permit 1,350 multi-family units**, NO single-family, with no changes to the other mix of uses and development standards permitted which currently provides for 478,000 sq. ft. of lodging/event facilities, 243,000 sq. ft. of retail space, and 855,000 sq. ft. of office/commercial uses. Approximately 7.3 acres of the total 48 will be public and private open space.



The **Promenade** development, also experiencing the economic impact of the Covid virus, has also petitioned for a zoning changes to reduce commercial and add multi-family to its undeveloped 15.29-acre parcel 3A. Originally planned as all commercial/retail with a small town type of atmosphere, the current request is to permit up to **300 multi-family units** on approximately 2/3 of the site with the commercial/retail

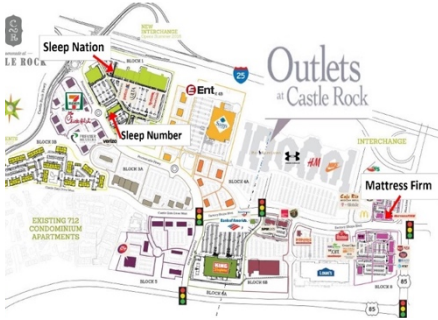
zoning still applicable to the remaining +/- 1/3rd of the site. The majority of the Promenade has been developed and this is an infill parcel. This request is for zoning purposes and will be developed as market demand dictates.



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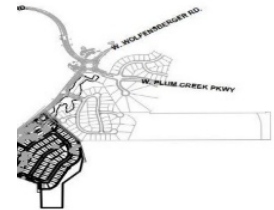
Nearing completion with a spring opening planned, the Promenade is getting its 3rd mattress store, **Sleep Number**. It joins Sleep Nation and Mattress Firm to compete for your company at night. The 4,000 sq. ft. free standing store is located at the second entrance to the top of hill stores joining T J Maxx, HomeGoods, Sleep Nation and others. This brings their total number of stores in the area to 10, including 7 in Denver and 2 in the Springs). It is a Minneapolis-based company founded in 1987 and ranked 87th “best small company in America” by Forbes. Their claim to comfort comes from your choice of a single or double air chamber and a selection of air pressure ranging up 100 choices. The reported customer favorite choice is in the 35 to 40 range. With the double chamber, two separate comfort ranges are available. Hopefully, Castle Rock’s aggressive growth will support three mattress stores in close proximity.



Castle Rock Development Company has received town approval for its plan to build a 10,000 sq. ft. single story **daycare center** and outdoor play area southwest of the intersection of Meadows Blvd and Painthorse Drive.



KB Homes is approaching the completion of its above- and underground work on its 26.9-acre site parcel located on Wolfensburg Road a half-mile west of Coachline Road where they will build **58 paired homes** for a total of 116 residential units. Only the site development plans have been approved to date.



Adamo Homes is developing a 0.92-acre parcel at 1101 South Gilbert St., adjacent to Baldwin Ranch Road, with a single 3-story, 5-unit townhome building with attached garages similar in design and layout to their other local development, Plum Creek Ridge.



MONUMENT– The Jackson Creek Land Company is in the initial planning stage to develop their 165-acre tract of land located between Higby Road and Remington Hill. Zoning is residential, and available water is acceptable. The Town is researching annexing the tract from El Paso County, and reviewing the various road changes that would be required (extensions, roundabouts, etc.) with a positive attitude. About 1/3 (65 acres) is zoned for 1.4-acre single family lots, and the remaining 100 acres calls for ½ acre estate lots. Thirty-four acres (20%) will remain open space and will include a 10-acre natural park. A total 390 lots (70 less than current zoning) are

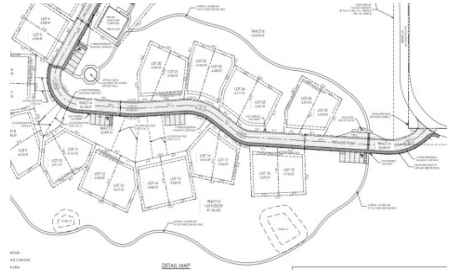


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asking about trails, sidewalks, open space traffic and schools. So far, we have a public and governmentally supported proposed development for the area – that is unique in itself!

Located just east of Monument, adjacent to Hwy. 83 between Hodgen and Evergreen Roads, is a 49.58-acre parcel which is home to the **Sisters of the Benet Hill Monastery**. The Sisters have received permission from the Planning Commission to build a small **26 single family**, one and two-bedroom residential cluster of homes along with a private event center for use by the new residents, their guests, and the Sisters of the monastery. The majority of the site (89%) will remain in its natural state. The monastery has been in

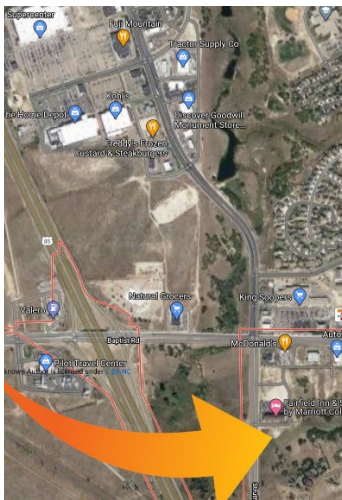
existence since the early 1960's. The Benedictine order is the first and oldest order of the Catholic Church dating back to the 6th century. Following the teachings of St. Benedict, the order has had its historical ups and downs, and currently consists of about 400 monasteries worldwide, 7,500 monks, and 13,000 nuns and sisters. Their website, **BennetHillMonastery.org**, reflects the many services the Sisters provide to the community.



Last year, the struggling **Village Inn** chain founded in 1958 ended its long run. The last day for the Monument restaurant was Jan. 24, 2020. We will miss their many breakfast choices. Now, one year later, the building is undergoing renovations for its new occupant, **Jarrito Loco** traditional Mexican restaurant with plans to open its doors within the next couple of months. Owned and operated by a Mexican family who runs a well-rated restaurant, La Cananita, in Glendale, CA (since 1990). Their menu is extensive with *authentic* Mexican dishes sure to satisfy your taste for the 'real thing.' The location is adjacent to the McDonald's, at 582 W Hwy 105 and it plans to operate from 9 to 9 six days a week. Breakfast, served all day is a truly spicy Mexican delight and for more information on their lunch/dinner menu, visit their website, www.jarloco.com.



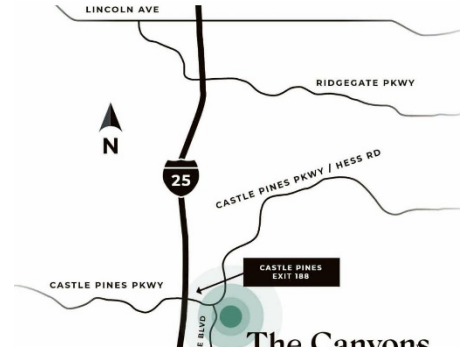
To be built just south of the Baptist Road / Struthers Road intersection, to the direct south of the Marriott Residence Inn, will be a 3,186 sq. ft. single story, wood frame **dental office building** on a .7-acre site.



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CASTLE PINES – The Canyons kicked off a great first year of development on their way to 2,000 new homes on the east side of I-25. Five builders with 20 models sold over 300 new homes with +100 occupied by year end. Their Exchange Coffee House & Information Center was completed, and their first cup of coffee served. 2021 will bring the resort style community pool, the Green – an outdoor gathering space, and of course many more new homes. Castle Pines is growing up! The 1,270-acre site will have 12 acres dedicated to future public schools and

about 1/3 of the acreage will be dedicated to parks, open space, and community gardens. Two community centers are planned, The Canyon House geared to families, and The Retreat for adults.



COLORADO SPRINGS – Electric car sales last year accounted for 1.5% of the +17 million cars sold (2019 Tesla sales – 367,500). With automakers continuing to press for change from gas to electric,

electric car sales are projected to reach 6% of sales by 2025. With all the propaganda for electric cars, this is still a very small percentage of total car sales. Buyers remain concerned

about the low access to recharging stations, time to charge, and overall distance on a charge. Until electric vehicles can effectively compete, people are unlikely to make the move. It will take time and inventive progress. However, in the



meantime, one step forward for *Colorado* with its Feb. 2020 approval allowing electrical vehicle manufacturers to sell their products directly to consumers, bypassing traditional dealership systems. **Tesla** currently has sales showrooms in Aspen, Cherry Creek, and Park Meadows Mall, a sales center in Littleton, and is in planning for Boulder County's 157 acre "Downtown Superior" complex. Folks in our I-25 south corridor now have a closer option with the new opening of the Colorado Springs **Tesla Sales and Service Center** in "auto row" at **1323 Motor City Drive**. The former 20,000 sq. ft. building and 3-acre site was vacated by One Source Auto and was acquired for \$7.8 million, remodeled, and repaved and is now ready to sell you a new Tesla and repair or service your existing Tesla. The next electric vehicle sales and service center you can expect to see in Colorado will most likely be the new Rivian electric truck. Happy motoring!

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TEENS FOR HIRE!!

Maggi: 17 years old. I live in Perry Park, and would love to pet sit / house sit for you. I am great at keeping plants alive, good with all animals, I am timely and responsible, and I can drive! Please contact me at 303-731-7751!

Antonino "T": Very responsible, honest, hard-working 15 year old. Willing to help with walking dogs, raking lawns, shoveling snow, outdoor work, help around the house, etc. Restrictions: school schedule and sports practices. 480-209-9003

Taylor: I am 17 years old. I live in the sage port area, I do yard work, babysit, and pet sit. The best place to reach me is to text 720-480-5441.

AJ: My name is AJ and I am 17 years old. I live in the Sage Port area and I specialize in yard work. I rake pine needles, mow lawns and weed wack! Call or text me at 720-483-5442.

Sydney: Responsible teen, age 15, available to watch your plants, house, garden, or kids. I have completed my babysitting class and have references. 720-244-1111

Mya: I'm 13 years old. I live in Perry Park. I am available to take care of your kids, house, plants or pets. References available upon request. Very reliable.

TEENS FOR HIRE WAS UPDATED 3/1/2021

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larkspursentinel@gmail.com

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Letters should be limited to 300 words. Because of space limitation and legal ramifications, we reserve the right to edit any submitted material and cannot assure that submissions will be printed verbatim or unedited. The Larkspur Sentinel will correct all errors that occur. If you find a problem with a story – an error of fact, or a point requiring clarification, please email larkspursentinel@gmail.com.

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