

Larkspur Sentinel



May 2020 - 1st Issue

Serving Perry Park, Larkspur, and the surrounding community

Welcome

Welcome to the first issue of the Larkspur Sentinel!

We are excited to introduce the next communication venue for Perry Park and Larkspur. As you may know, the well-loved, long-standing editor of the Perry Park Sentinel, Karen Dale, passed away in early January. The desire to have some kind of newsletter for our community is strong, the columnists from the Perry Park Sentinel are graciously offering to continue their volunteer work as writers, we have some new writers, we have a design and layout person, and our advertisers are eager to continue their participation. This is a completely volunteer-run organization.

So, here's the first issue – to welcome Spring and bring some much-needed written sunshine to all of our homes. It's loaded with a lot of news as columnists catch up on the last few months. Enjoy! We look forward to your feedback and comments.

Stay well and be kind.

Margot Patterson
Editor





ELIZABETH OWENS



THE
RE/MAX
COLLECTION®

Broker / Owner - RE/MAX Alliance - 7437 Village Square Drive, Suite 105, Castle Pines, CO 80108
720.988.4058 | ewens@remax.net | www.ElizabethOwens.net

Think This Is a Housing Crisis? Think Again.

With all of the unanswered questions caused by COVID-19 and the economic slowdown we're experiencing across the country today, many are asking if the housing market is in trouble. For those who remember 2008, it's logical to ask that question.

Many of us experienced financial hardships, lost homes, and were out of work during the Great Recession – the recession that started with a housing and mortgage crisis. Today, we face a very different challenge: an external health crisis that has caused a pause in much of the economy and a major shutdown of many parts of the country.

Let's look at five things we know about today's housing market that were different in 2008.

1. Appreciation

When we look at appreciation, there's a big difference between the 6 years prior to the housing crash and the most recent 6-year period of time. Leading up to the crash, we had much higher appreciation in this country than we see today. In fact, the highest level of appreciation most recently is below the lowest level we saw leading up to the crash. Prices have been rising lately, but not at the rate they were climbing back when we had runaway appreciation.

2. Mortgage Credit

The Mortgage Credit Availability Index is a monthly measure by the Mortgage Bankers Association that gauges the level of difficulty to secure a loan. The higher the index, the easier it is to get a loan; the lower the index, the harder. Today we're nowhere near the levels seen before the housing crash when it was very easy to get approved for a mortgage. After the crash, however, lending standards tightened and have remained that way leading up to today.

3. Number of Homes for Sale

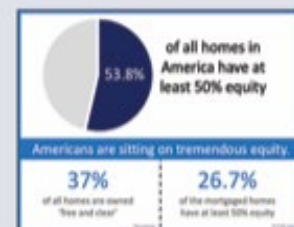
One of the causes of the housing crash in 2008 was an oversupply of homes for sale. Today, we see a much different picture. We don't have enough homes on the market for the number of people who want to buy them. Across the country, we have less than 6 months of inventory, an undersupply of homes available for interested buyers.

4. Use of Home Equity

In 2008, consumers were harvesting equity from their homes (through cash-out refinances) and using it to finance their lifestyles. Today, consumers are treating the equity in their homes much more cautiously.

5. Home Equity Today

Today, 53.8% of homes across the country have at least 50% equity. In 2008, homeowners walked away when they owed more than what their homes were worth. With the equity homeowners have now, they're much less likely to walk away from their homes.



Bottom Line

The COVID-19 crisis is causing different challenges across the country than the ones we faced in 2008. Back then, we had a housing crisis; today, we face a health crisis. What we know now is that housing is in a much stronger position today than it was in 2008. It is no longer the center of the economic slowdown. Rather, it could be just what helps pull us out of the downturn.

Call us today for more information and to learn how we can help with any of your real estate questions or needs. We are here for you!

Information provided by Keeping Current Matters, Inc. The information contained, and the opinions expressed, in this article are not intended to be construed as investment advice. Elizabeth Owens and Keeping Current Matters, Inc. do not guarantee or warrant the accuracy or completeness of the information or opinions contained herein. Nothing herein should be construed as investment advice. You should always conduct your own research and due diligence and obtain professional advice before making any investment decision. Elizabeth Owens and Keeping Current Matters, Inc. will not be liable for any loss or damage caused by your reliance on the information or opinions contained herein.

ELIZABETH OWENS has a reputation centered on residential, high-end and acreage properties in Larkspur, Castle Rock and throughout Douglas County. For the past 16+ 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 **Buy, Sell or Wait? Call Elizabeth today!**

In Memory Of...

A Tribute to Karen Dale

Editor of the Perry Park Sentinel from 1995 to 2020

Karen Dale was a remarkable woman. Her contributions to those around her and the communities in which she lived, are many. Karen was a highly educated person who earned degrees in English, Anthropology, and Journalism from the University of Texas. During her time at UT, she was editor of the university paper, The Daily Texan.



After a full career as a professor of English at the University of Houston, Karen retired and moved with her husband to Colorado, where they lived in Parker. Their daughter went to Ponderosa High School, where Karen spent 20 years volunteering. She was affectionately dubbed “The Purple Pen Lady,” editing English and History papers, tutoring students, and supporting faculty. She and her husband moved to Perry Park in 1995. Spearheading the Perry Park Sentinel became her passion. The task welded her to her love of Perry Park. She gave her neighborhood the gift of clear, fair, and interesting communication.

The word used most often to describe Karen is selflessness:

- In her long contribution to education
- In her editing of the Perry Park Sentinel for 25 years as a volunteer
- In her volunteer work with [Aging Resources](#) in Castle Rock
- In her service to others in need: cleaning their homes, driving them to the doctor, etc.
- In her genealogy research connecting parts of her family with each other

As her brother, Phil, said, “The sadness of Karen’s death is the untimeliness. Karen had much more to give. The lesson from Karen’s life to all of us is to keep on giving, for we do not know when that great gift will be taken away.”



Neighbors and friends spoke highly of Karen:

- *Karen remains one of the most gentle and capable women I’ve known.*
- *Karen was such an intelligent, extremely sharp lady right up to the end. She made our neighborhood newsletter entertaining and interesting. She was the backbone of our community the person who kept us all updated with news of our neighborhood and educated us on our beautiful environment!*
- *Karen was a good friend and a fine lady who gave so much of herself to the community. Always active in the community, Karen was the “forever” editor of the Perry Park Sentinel and she fought hard to keep it the voice of the community.*

Her many friends, her extended family, and Perry Park will all miss Karen’s light in our midst. We are grateful and better for her influence in our lives.





electric

Pete Dunbar

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

Hear Ye, Hear Ye,
Facebook Message from the King



**YOU CAN WIN \$25.00 GIFT CARD TO
THE SPUR OF THE MOMENT**

Sponsored by: COI Enterprises

Can you find the 6 words hidden in the Sentinel? If you can find the 6 words, please make sure to the fill out the google form below!

The winner will be contacted on June 1st, 2020 and will be announced in the June addition of the Sentinel.

6 Hidden Words

2008
District Systems
Organic
Development
Dutch
Wisdom

[Click here to Enter to Win!](#)

If you or your business is interested in hosting the next game, please let us know when you place your advertisement.

A graphic advertisement for COI Enterprises, LLC. On the left is a circular logo featuring a globe with the text "COI ENTERPRISES" overlaid. To the right of the logo, the text reads: "COI ENTERPRISES, LLC", "THE RIGHT AMOUNT OF COVERAGE FOR ALL YOUR PERSONAL & BUSINESS NEEDS", "JAMES WAYDA - OWNER", "Computer, Printer & Networking Specialist", "720.401.1488", "www.coi-enterprises.com", "www.facebook.com/coient", "COI.ENTERPRISES@OUTLOOK.COM", "1999 Oakcrest Circle", "Castle Rock, CO. 80104".

Water District News

MARCH NEWS FROM THE WATER DISTRICT

Brian Arthurs...

The regular monthly board meeting of the Perry Park Water & Sanitation District was called to order at 4:30 p.m. on March 18th with three directors present. Directors Jim Maras and Judy LaCrosse had received excused absences. The first order of business was the approval of the minutes from the February regular meeting and that approval was unanimous. Disbursements totaling \$331,428.28 were then also unanimously approved.

Next on the agenda was consideration of the Public Hearing Regarding Customer Rate and Fee Increases. The Board continued the Public Hearing regarding customer rate and fee increases until the next board meeting because customers in the District had not yet received the PPWSD Newsletter with rate and fee information due to COVID-19 uncertainty.

The Board addressed Non-Revenue Water Summary prepared by Semocor, Inc. The Board considered broadening the discussion around potential water loss to include metering at the District's wells and facilities.

A good deal of discussion then occurred with regard to closing the District Office temporarily due to COVID-19. The Board discussed the guidelines issued by the White House and Colorado Governor Jared Polis. After discussion the Board concluded that the Perry Park Water and Sanitation District Office should be temporarily closed effective March 19, 2020, with the staff working remotely and using distancing techniques.

The District Systems Report for February submitted by Semocor was then reviewed and discussed. Operations were described as normal. The Monthly Staff Report submitted by District Manager Diana Miller was also reviewed.

There being no further board member discussions nor audience participation and the meeting was adjourned at 6:14 p.m. Further information is available on the district [website](#).



APRIL NEWS FROM THE WATER DISTRICT

Brian Arthurs...

Following the guidelines issued by the White House and Colorado Governor Jared Polis, the Perry Park Water and Sanitation District Office closed temporarily effective March 19. The Staff will continue to work remotely and use distancing techniques while such guidelines are in place. In addition, the regular April board meeting of the District was held via conference call to follow these guidelines.

Chairman Gary Peterson called the meeting to order at 4:37 p.m. on April 15th with all directors available. The first order of business was the approval of the minutes from the March regular meeting and that approval was unanimous. Disbursements totaling \$371,552.91 were then also unanimously approved.

Next on the agenda was consideration of the Public Hearing Regarding Customer Rate and Fee Increases. This item was previously continued from the meeting in March due to customers in the District not yet receiving the PPWSD Newsletter with rate and fee information. Once again, COVID-19 uncertainty was cited as the exclusive cause of this delay. Following extensive discussion and concerns of conducting the hearing through a medium other than personal participation by District Customers, the Board once more passed a motion to continue the hearing to the May 20th meeting.

The District Systems Report for March submitted by Semocor was then reviewed and discussed. Operations were described as normal. The Monthly Staff Report submitted by District Manager Diana Miller was also reviewed. Updates to the Remuda Ranch Development and Sageport Water Treatment Plant Improvement projects were requested and provided to the satisfaction of the Board.

A motion to enter an Executive Session to receive specific legal advice regarding water rights claims that may conflict with the District's use of its water rights was approved.

There being no further board member discussions nor audience participation the meeting was adjourned at 5:07 p.m. Further information is available on the district website, www.ppwsd.org.

DAVE GARDNER'S *Results* Team

Selling Larkspur's Finest Homes for Over 30 Years



14197 Furrow Road, Larkspur | \$924,900 | True Mtn. Estates
Custom Ranch on 5.6-Acres, Breathtaking Views, 5 BR & 5,800 Sq. Ft.
Finished Walkout w/Theater and Sauna, This Home has been LOVED!



4393 Echo Butte Lane, Larkspur | \$644,000 | Perry Park
Enjoy Low Maintenance Living, BRAND NEW Luxurious 5
Bedroom 4 Bath "Paired Home" with Main Floor Master Suite.



9112 Frank Road, Larkspur | \$334,900 | Town of Larkspur



2998 Ivey Drive, Larkspur | \$432,000 | Bald Mtn. Estates



15661 Ray Drive, Larkspur | \$394,900 | Bald Mtn. Estates



6737 Perry Park Blvd, Larkspur | \$599,000 | Perry Park



Your Larkspur Real Estate Experts
LIVING, WORKING AND PLAYING IN LARKSPUR

303-681-1000
HomesInLarkspurCO.com

Keller Williams Realty DTC, LLC | Each Office is Independently Owned and Operated



Welcome Larkspur Sentinel!

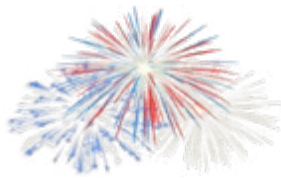
I am very excited to see the Larkspur Sentinel! It is a huge part of our community and I am truly impressed at the efforts of Margot Patterson and her team of volunteers pulling together a new version of Karen Dale's legacy.



By: Sean King

A Personal Note about Karen

I first met Karen Dale when my term began as Secretary a couple of years ago. Through our monthly correspondence around this column, she would consistently push me to provide a higher level of detail to better inform the community. A highlight for me was a few months ago when she sent me a compliment that ended with: "Good stuff, Sean. You're informing -- and encouraging consultation. Community leadership!" To know that I finally met Karen's high standards for district reporting felt great. Her presence, guidance, and true dedication to our community will be greatly missed.



I will always hear Karen's voice as I continue to write this column in the future, and hope to do her proud.

Fourth of July Fireworks Update

The board has approved the invoice for this year's July 4th fireworks! The show is the same size as last year's show, and should be just as spectacular.

However, while the show itself is still tentatively planned, the PPMD and the Perry Park Country Club need to assess how best to provide the show if COVID-19 restrictions are in place. Keep an eye out on the PPMD mail list for more information.

Slash Pickup Program Coming in June

For those new to the area, the Perry Park Metro District facilitates a twice-yearly program to collect "slash" -- short dry branches and tree trimmings -- to help mitigate against wildfires. The program takes place during June and October each year according to a schedule and rules posted here:

<http://perrypark.org/resident-information/slash-pickup-free-mulch/>

The schedule will go as follows:

- 1st week in June - Zone 1
- 2nd week in June - Zone 2
- 3rd week in June - Zone 3
- 4th week in June - Zone 4

Please reach out to info@perrypark.org with any questions.

Next Board Meeting: TBD

Due to Safer at Home regulations enacted by the state and Tri-County Health regarding COVID-19, the board is assessing each PPMD monthly board meeting. The health and safety of our community is our priority, and the board will notify the public as soon as the decision is made around the upcoming May meeting (tentatively scheduled for Thursday, May 14th).

The Board of Directors includes:

Randy Johnson – President (through May 2022)
Craig Van Doorn – Vice President (through May 2022)
Linda Black – Assistant Vice President (through May 2022)
Vanessa Dao – Treasurer (through May 2020)
Sean King – Secretary (through May 2020)

A Walk on the Wild Side...

By: Susan Peters

How to Contact Me: susan@larsspurconsulting.com.

Alternatively, call my cell phone at (303) 725-6868
or send a short write-up to 2255 Quartz Mountain Drive.



Catastrophe!!!...

Australia's devastating wildfires have touched people worldwide. The latest numbers report that 1.25 billion animals have perished with many more in danger from lack of food. This number does not include bats, reptiles, birds, and insects.

Except for Short Takes, this article is dedicated to the horrendous loss of life, particularly the koalas, and the valiant efforts to save the many endangered lives and injured animals of the Australian continent.

And it is also dedicated to the outstanding Sentinel editor, Karen Dale, whom I will miss for the rest of my life, but I am so honored to have known her.

Australia is unique in that millions of years of isolation have allowed animals native only to Australia to evolve and flourish in an environment rich with over 700 species of eucalyptus, (koalas eat 10 of them), along with a few other species of trees. Since then, they have been released into a safe area.



We were very fortunate to have visited Kangaroo Island a couple of years ago when it WAS pristinely beautiful with an abundance of a large variety of indigenous animals – koalas, kangaroos (black and albino), wallabies, wombats, and flying foxes. The island is located off the southern coast, southeast of Adelaide. It is often referred to as The Galapagos of Australia. Kangaroo Island is the size of Delaware and now half of it has burned. See the before and after pictures. Its population of koalas was 50,000 before the fire. At least half have perished. With much of the eucalyptus gone, many others will die from starvation. See the series of photos showing the International Humane Society rescue an injured koala appearing to mourn with his head to his chest while his dead companion lay nearby.



Kangaroo Island is the only location in Australia where the koalas do not have chlamydia.

The Humane Society has delivered truckloads of water and supplemental food to the island.



cont. on next page

Not to be left out of heroic deeds, many dogs in Australia have been mobilized to locate koalas, which they can sniff out far beyond our capabilities to even see them. Turn them loose and they go from tree to tree sniffing for koala scents which includes their poop. Then rescuers scan the trees looking for survivors or follow the dogs tracking smells of where koalas may be. The TATE Animal Training Enterprises, based in Sydney, has trained dogs specifically to find koalas with the command, "Koala, find!" Scores of koalas have been saved due to these dogs. Since koalas are near the brink of extinction, the dogs' efforts are particularly appreciated. See Taylor, a 4-year-old in a burnt-out area taking a break. The dogs are particularly effective in high-wind conditions.



It is estimated that it will take over 100 years to restore koalas to the pre-fire numbers, providing no other disasters occur. Fortunately, their eucalyptus food source regenerates and grows rapidly.

A group calling itself the Koala Relocation Society said koalas were "functionally extinct in Australia", thus proposing a new home for many in New Zealand.

AND, thousands of people in New Zealand have signed a petition to bring koalas to its the center of the North Island, which has 30,000 square hectares (over 74,000 acres) of eucalyptus trees. But the Prime Minister Jacinda Ardern told Television New Zealand that the government's focus was on helping to get the fires under control so koalas "can stay in their natural habitat," along with helping other animals in need.

Now days of torrential rains and flooding have hit Australia. That has brought a new set of problems. We all know that wildfires mean erosion and flooding. And the rain storms have brought thunder and lightning that have caused even more wildfires. At the Australian Reptile Park, north of Sydney, the paths turned into rivers and alligators expanded into their new waterways with the zoo staff fending them off to save drenched koalas.

And, just think, folks, with our massive forests and wildfire dangers, all this could be happening to Larkspur one day sans the alligators and koalas.



How You Can Help?

A number of organizations are collecting funds. Locally, the Denver Zoo is contributing to the Victoria Zoo, which has teams out in the field. The zoo is doing matching funds through this [link](#).

The Denver Dumb Friends League also helps non-local rescue efforts, this time Australia, using this [link](#). In addition, the International Humane Society [link](#) is on the ground down under, providing disaster relief and leading local rescue efforts.

And one enterprising 6-year-old from Massachusetts started making miniature clay koalas, giving them out in exchange for a donation towards saving the animals of Australia. His dad grew up in Sydney and he spent a few months as a toddler in Sydney, so Owen Colleys has a special spot for Ozland. His goal in fundraising was \$5,000. Now his fund has exceeded \$1,000,000. Proceeds are going to Wildlife Rescue South Coast, a wildlife rescue group in New South Wales. Owen's biggest problem is locating enough silver Sculpey clay to keep up with demand. His parents have bought out all the clay in a 20-mile radius. A \$50 donation will get you a clay koala. Now Owen's class is involved in the project. If you're interested in getting a clay koala, [click here](#).



Epilogue

This natural disaster was bad enough. Then a Victoria logging company illegally felled many trees while logging a plantation, killing hundreds of koalas, and just bulldozed them into a heap. Bad. Really bad. A true massacre. Many koalas were found alive, starving, often orphaned, and with broken bones.

In the meantime, many injured koalas have healed and are now being returned to the natural habitat.

Joey Ellie, a badly burned koala, has become an Internet star. See her celebrate her first Easter. Time for a smile!

That's all folks for this month. Gotta run. Gotta get me a clay koala.



From the Larkspur Fire Protection District Cindy Applegate, Secretary-Board of Directors

March 2020 Call Review: From March 1- 31, 2020 we ran a total of 71 calls compared to 98 calls for the same timeframe in 2019; a decrease of 27 calls (-7.2%).

Fires: Total of 1 call
Smoke investigation, nothing found: 1

EMS: Total of 31 calls
Medicals: 24
MVA's with Injuries: 7

Alarms: Total of 2 calls:
Fire alarm system malfunction: 2

Other: Total of 29 calls (29 in-district, 1 mutual aid)

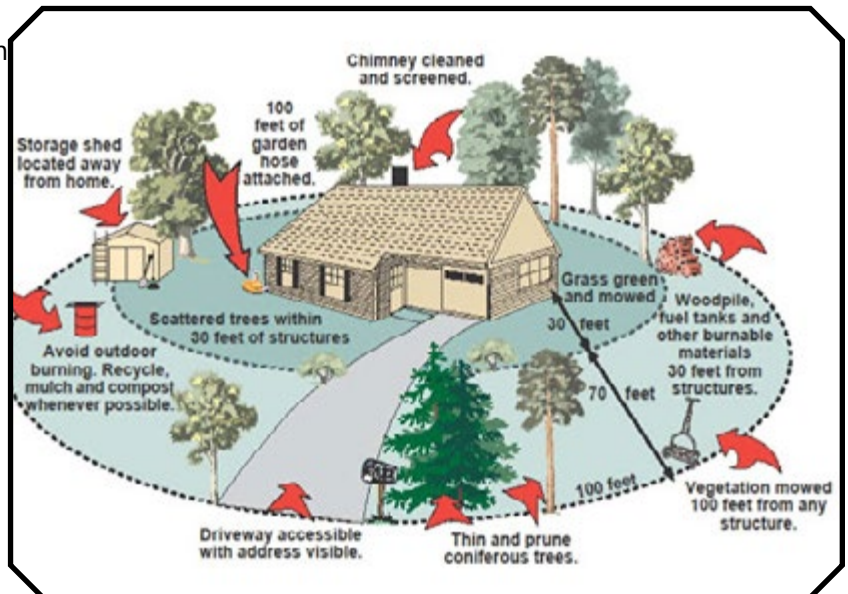
Don't forget to take advantage of our program to have a wildfire risk analysis of your property accomplished. Call the Fire Marshal at 303-681-3284 for more details and to set up an appointment.

Our next scheduled board meeting is Thursday May 14, 2020 at 7:00 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

Reducing your wildfire risk in the wildland-urban interface by modifying your Home Ignition Zone (HIZ)

Jack Cohen, retired research physical scientist with the Rocky Mountain Research Station's Fire, Fuel and Smoke Science Program, is renowned for his research on wildfire and home ignitions. Findings from Cohen's research using modeling, experiments, and wildland-urban interface case studies show that a home's ignitability depends on the characteristics of the home and its immediate surroundings. This threat area around the home is called the home ignition zone (HIZ). The HIZ includes the home and vegetation, outbuildings, and neighboring houses in the immediate surroundings within 100 feet of the home.

Research shows that most home destruction is associated with burning embers [firebrands] and low intensity surface fires contacting the home, not the big flames of intense wildfires. It is more likely that a shower of firebrands lofted into the air ahead of the wildfire and landing on/in homes or surroundings results in home destruction. Reducing ember ignitions and the intensity of fire within the HIZ is the most effective homeowner action for preventing home destruction during wildfires. Is your HIZ in good shape?



Call The LFPD Fire Marshal for a no cost wildfire hazard/risk assessment of your HIZ at 303-681-3284.
Together, let's make our properties and our communities resilient to wildfire!

Food Bank Open at New Covenant Church

New Covenant Church (77 Perry Park Ave, Larkspur) is hosting virtual sermons every Sunday at 10:45 am, along with "virtual coffee" hangouts with the pastor. A food bank has been created to help local families who may be struggling due to the COVID-19 restrictions. The food bank is open by appointment only; visit www.ncclarkspur.org for further details.

Larkspur Community Park Events

Larkspur residents typically look forward to spring and summer events at the Larkspur Community Park. However, with the new "safer at home" COVID-19 restrictions, some of our favorite community events are on hold until July.

Music in the Park (second and fourth Fridays), Movies in the Park (third Fridays) and Spray Days (second and fourth Tuesdays) will all return mid-summer. Full details to come as the dates approach.

Larkspur's Got Talent

Students at Larkspur Elementary School showed off their unique talents during a virtual talent show on May 6. Kids upload videos of their best dance moves, songs, magic tricks, or other creative endeavors to share with teachers, friends, and family. Visit the [LES Facebook page](#) to view.

Home • Auto • Farm • Equine • Commercial • Workers Comp

INSURANCE

"As a longtime resident of our community, I understand your insurance needs and am available with a phone call or email."

Lobato Insurance Agency Inc.

720-496-1679

kathy.lobato@gmail.com



Affiliated With
**FUSA
Insurance
Agency**

The Larkspur Area Real Estate Market --- April 2020

Homes Currently For-Sale (4/20/2020) --- **26** (\$385,000 to \$4,295,000) | Median Price = \$874,950 | Average Days on Market --- 114
Homes Currently "Under Contract" --- **10** (\$425,000 to \$806,999) | Median Price = \$674,450 | Average Days on Market --- 59

6-month period Ending on...	Number Sold	High Sale Low Sale	Average Days* on Market	Median Sold Price	Price Per FIN Sq. Ft. High and Low *
3/31/2020	68	\$1,317,000 \$285,000	65	\$682,000	\$362 \$116
3/31/2019	41	\$1,675,000 \$320,000	81	\$662,006	\$288 \$136
3/31/2018	64	\$1,471,000 \$315,000	70	\$626,000	\$335 \$112
3/31/2017	60	\$1,070,000 \$220,000	75	\$550,000	\$386 \$100
3/31/2016	49	\$2,387,500 \$110,000	65	\$520,000	\$279 \$ 75

6-month period Ending on...	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
3/31/2020	\$661,036	-2.32%	\$165	-2.37%	\$190	-2.06%
3/31/2019	\$676,721	+5.89%	\$169	+8.33%	\$194	+7.2%
3/31/2018	\$639,088	+14.89%	\$156	+5.41%	\$181	+7.2%
3/31/2017	\$556,266	+6.64%	\$148	+8.82%	\$169	+5.0%
3/31/2016	\$521,622	-----	\$136	-----	\$161	-----

The GOOD News is that Larkspur area homes ARE selling in record numbers. 68 homes sold in the past 6 months. Since there are only 26 homes listed for-sale throughout the Larkspur area, there is a shortage of homes for potential buyers to choose from. That makes it a great time to consider selling a property. The above "stats" also show us that on average, prices have leveled out or dropped over home sales a year ago. In reality, because of the "Law of Supply and Demand", lower priced homes are still going up in value while higher priced homes are coming down in value. If there is ~~very little~~ very little competition in your price range, you can still get top dollar for your property. Showing activity in late Spring and Summer is expected to increase as buying activity has slowed in April because of Corona Virus "shelter-in-place" mandates. Pent-up buyer demand is expected to rule the day after restrictions are eased. ~~As long as~~ As long as a property is priced correctly and receives proper marketing, it should sell in 60 days or less. ---Dave Gardner, Real Estate Broker with Keller Williams Realty DTC, LLC, Larkspur Area Specialist - 303-681-1000

*---The calculations with an asterisk above have had the top 2 and bottom 2 home sales removed/deleted. Since items such as acreage or very poor condition are factors that are out of the "norm", they can skew the factors that are normal for the market. 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 \$300,000 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 Keller Williams Realty DTC, LLC. It is believed to be accurate but is NOT guaranteed. Every property will have unique factors affecting value such as location, condition, acreage, quality, age, ~~features~~ amenities, 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.



Dave Gardner's Results Team
303-681-1000
HomesInLarkspurCO.com

Keller Williams Realty DTC, LLC | Each Office is Independently Owned and Operated



Pure Essentials^{LLC}

Health for Life

For ALL your health needs, questions, and desires

CBD, ORGANIC SUPPLEMENTS, VITAMINS, & ESSENTIAL OILS

**Show this ad and get 20%
off your ENTIRE order**

Pure Essentials LLC
9584 Spruce Mountain Rd.
Larkspur, CO 80118

303-681-2060
www.purEssentialsllc.com
Info@puressentialsllc.com

Walk-ins Welcome
100% Organic Products
Over 300 Products

Let your hair grow out, but not your trees!

GET YOUR TREES SUMMER READY

with

KNOTHEAD
TREE AND LAWN CARE

CALL NOW!

(303) 885-3800

knotheadtree@gmail.com | www.knotheadtree.com

Brett A. LeMaire

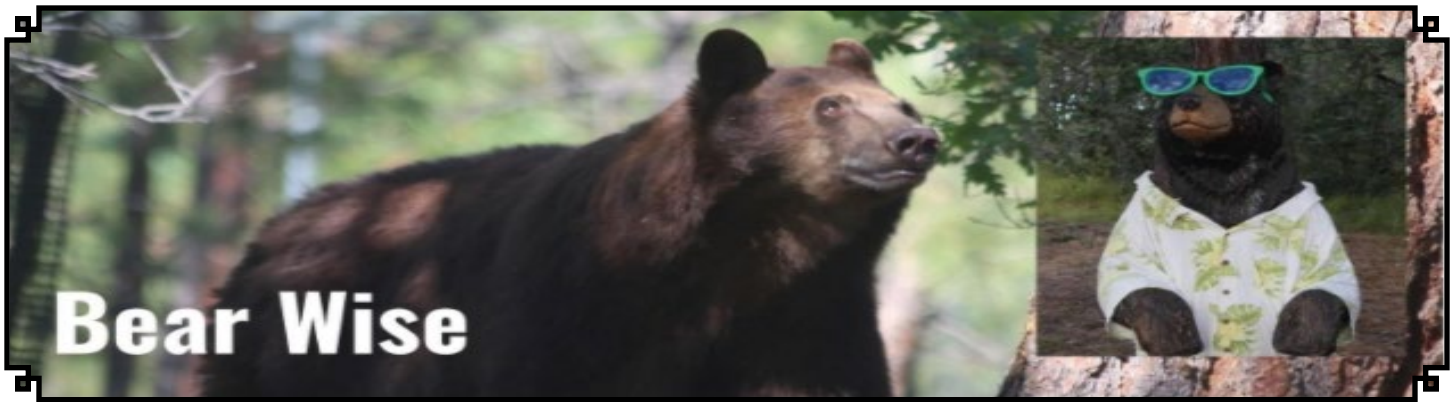
I.S.A. Certified Arborist
Certification #RM2205

**Knothead
Tree and Lawn Care**

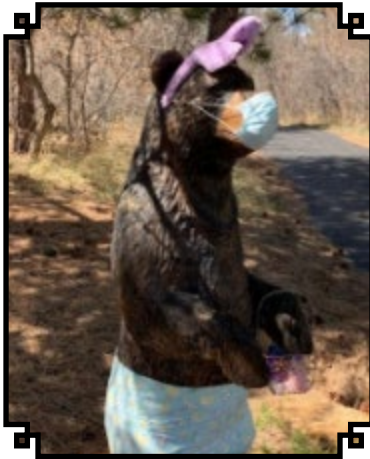
Complete Tree Care Services
Douglas County, CO.

- Pruning & Removals
- Disease Diagnosis/Treatment
- Pine Beetle Spraying
- Deep Root Fertilization
- Fire Mitigation
- And More!





Howdy bear fans. This is your local bear expert, Beary Bear, asking you to be bear wise. As temperatures rise and the winter snow melts, we black bear are waking from our winter naps. Do you know what this means? It's the beginning of another fun-filled season of playing "the keep-away game." The rules of this game are simple: you keep us away from eating your garbage (use bear-proof containers) and raiding your bird feeders (hang them ten feet up and ten feet out from climbable objects during daylight hours only). In exchange for being responsible inhabitants while living in bear country, we will thrill you with periodic sightings of us doing breathtaking bear stuff. You might spot us scratching our butts on your aspen trees, sashaying across your property, occasionally leaving some fertilizer (scat) behind, and generally reminding you when you spot one of us from a safe distance, why it's so amazing to live in this neck of the woods.



Corona What?

So, I entered my winter den last November, and everything was normal. I woke up a few weeks ago, and much to my surprise, you humans are wearing face masks and practicing something called "social distancing." To fit in, I tried to wear a mask, but it severely hindered my ability to smell out my next meal, so I ate it. The good news is, we bear are natural-born experts at practicing social distancing skills, so I'm all in on that one.

Toilet Paper?

I heard that initially, the Coronavirus pandemic created a panic, causing a shortage of toilet paper in stores. I would have guessed a health scare at such an epic level would have caused a shortage of toothpaste rather than TP. I was wrong. It just goes to show you which end of the body is evidently more important when panic happens!

Ask Beary Bear

How do you know when it's time to wake up from your hibernation?

I get this question a lot. I can answer in one word – food. Just as technical note, we black bear are not true hibernators as we can wake up for brief periods during the winter months. Now, back to your question. It's good old Mother Nature who tells us when to begin our seasonal sleep and when to wake up. It's all about food. Our natural nutrition sources typically become scarce when winter cold temperatures arrive. We would starve if we didn't have the means to slow our metabolism down so we can burn our body fat slowly over the long barren winter months. When springtime temperatures rise, and new plant growth begins to bloom, we wake up and spend the entire summer and autumn replenishing our body fat reserves for the next winter season.



It's vital to limit our food sources to what nature provides and not what your garbage cans or bird feeders yield. Studies show that when human food is abundantly available to us, our hibernation periods are shorter and sometimes non-existent. Given a choice, we bear will always choose the more accessible meal source. Send your bear questions, comments, and stories to me at wisebeary@gmail.com.

Until next time, stay safe, stay healthy, and take this rare opportunity to enjoy the wonders waiting in your back yard.

-Beary Bear

To all the MOMs out here ~



REMEMBER MOTHERS DAY IS SUNDAY MAY 10TH, 2020

Mother's Day Brunch Takeout Options!!



Mother's Day brunch is an annual tradition for many families, but in this time of "safer-at-home," takeout may be the safest (and only) option. At least two of Larkspur's restaurants are planning special meals to help you celebrate safely.

Saturday, May 9, the Perry Park Country Club (7047 Perry Park Blvd.) will offer a special Mother's Day menu, along with fresh flower arrangements available for pickup. The club is currently open to the public for takeout. Menu details and flower pricing available soon; call **303-681-3305** or visit www.perryparkcc.com for details.



Sunday, May 10, Bear Dance Pub and Grill (6630 Bear Dance Rd.) is offering two special menus for the mom in your life.

Option one: includes a wedge salad, pork loin stuffed with peach, chevre, and bacon; grilled salmon in bearnaise sauce; green beans, root vegetables, and cake bites (\$29).

Option two: serves up a wedge salad along with filet mignon and a giant crab cake, Oscar style. Green beans, root vegies, and assorted desserts round out the meal (\$36). The menu offers add-ons and wine specials as well.

Call **303-996-1563** to place an order for curbside pickup.



Open House at Dutch Heritage Gardens

Larkspur's Dutch Heritage Gardens (11901 E. Palmer Divide Ave.) is tentatively planning their annual VIP Open House for Saturday, May 16. The ticketed event will offer two seatings, with a 9 am breakfast or a 1 pm lunch available.

Following the meal, guests can join owner and president Aaron Van Wingerden for a guided tour and Q&A session, along with early access to shopping the best selection of products.

Tickets are \$150/couple and are limited to the first 200 customers.

Tickets and details at www.dhgardens.com or call 303-660-1196.

Larkspur Community Events: May 2020

By: Kat King

Welcome to our new community events listing! We are seeking submissions from all types of community groups to include in upcoming issues of the Larkspur Sentinel. If you would like to share information about your book club, hiking group, school fundraiser, theme-night restaurant dinner, horse show, or any other fun upcoming gatherings, please contact Kat King at kat@katvalentineking.com for consideration.

May is a slow month for the town this year. As we await further instructions on lifting the current COVID-19 restrictions, many events have been cancelled or postponed. Our high school seniors will miss both prom and graduation ceremonies, and are coming up with creative events to celebrate. Larkspur Elementary School is looking forward to getting the annual "Boot" fundraiser up and running again for 2021, and very much appreciates the continued support of the community and sponsors. But there are still a few things planned in and around our little town of Larkspur this month. As we welcome Spring, we look forward to seeing our friends and neighbors again, whether virtually or IRL (in real life) very soon.

3 Ingredient Oatmeal Cookies:

- **2 ripe bananas (mashed)**
- **1 cup quick-cooking oats (uncooked)**
- **1/4 cup raisins, coconut, chopped nuts or chocolate chips**
- Heat oven to 350.
- In a bowl combine mashed bananas, oats & your add-in ingredient.
- Spoon tablespoons of mixture onto cookie sheet.
- Bake **15 minutes** or until edges are brown.



M.R. Hauling **303-919-1996**



Affordable Pricing
Fire Mitigation
Remodel and Construction Debris
Demolition
Ranch Land Cleanup

Chris Miller
303-919-1996
mrhauling19@gmail.com

Contact us today! (303) 587-2013 or LibertyPinesGSD@gmail.com

Now accepting deposits!
Our pups come from proven working bloodlines. They will make excellent working dogs, loyal pets, and protectors from a small breeder passionate about strengthening the breed.



AKC GERMAN SHEPHERD PUPPIES

Larkspur Fitness Friends

By: Kat King

Being cooped up at home can easily lead to the dreaded "Covid-15," the extra 15 pounds that some people are packing on as a result of the recent restrictions. But local fitness instructor and personal trainer, Emily Boyd, is offering free, virtual fitness classes via Zoom three times a week to help fend off those pesky pounds.

Total Body is offered every Tuesday and Friday at 1 pm. "The Total Body class includes full body strengthening exercises that use your own body weight as well as dumbbells," says Boyd. "It is so important to keep our muscles active and strong." The class includes exercises such as squats, planks, and bicep curls, with an emphasis on proper form and breathing techniques.

For a low-impact option, Yogalates is offered every Wednesday at 1 pm. Expect a combination of yoga stretches and poses with traditional mat Pilates exercises. "The focus of this class is to strengthen and stabilize the body by developing your core and improving flexibility," says Boyd.

Boyd encourages participants of all levels, and can amend the exercises to make them easier or harder to accommodate varying levels of fitness.

"Let your body be your guide, and know that modifications are available for every movement," she says.

To join the classes, participants need to download and install Zoom, a free video conferencing app, on their phone, laptop, or tablet. Then join the "[Larkspur Fitness Friends](#)" group on Facebook for the weekly links to each class.

LARKSPUR RESIDENTS: BEARPROOFING SAVES BEARS

A Message from Colorado Parks and Wildlife

It is that time of year again! Colorado Parks and Wildlife (CPW) is beginning to receive reports of bear activity in the area. Most of the reports CPW receives annually involve bears getting into bird feeders and trash, as well as entering open, occupied garages. These calls are a weekly occurrence, with the peak of calls typically coming on and around trash pickup day.

Bears can easily become habituated to human-provided food, bird feeders, and trash, and they become bolder in their interactions with people as a result. Habituated bears that grow accustomed to humans can pose a risk to public safety. These animals are rarely relocated successfully, as they can and will travel hundreds of miles to return to their home areas. These among other factors often lead to the destruction of bears that have been allowed access to human-related food sources.

Larkspur and Perry Park, like much of Douglas County, are located in ideal bear habitat. CPW expects bears to occupy the habitat surrounding these communities. However, if human food sources were minimized, bears would merely move through the area and retain their natural instincts for finding wild food with little human conflict or interaction. CPW does not relocate bears from areas considered bear habitat.

Citizens should take an active role in keeping themselves, their neighbors, and their property safe. This can be achieved by bear proofing your homes, living responsibly in bear country, and encouraging your neighbors to do the same. The protection of people and bears in your community rests largely upon you. CPW encourages citizens to:

- *Remove all birdfeeders from Easter through Thanksgiving. If you want to attract birds, try using native gardens, flower pots, bird baths and nest boxes. There is information on our website on [native gardens](#).*
- *Put trash out only on the morning of pickup. Do NOT leave trash out overnight. Download the fact sheet "[Bearproofing your trash](#)."*
- *Haze bears away from your property using noisemakers, such as banging pots and pans or blowing an air horn from a safe distance.*
- *Keep garage doors closed when not in use.*
- *Close and lock all ground level windows and doors to prevent easy access to the home interior.*

CPW provides a variety of materials that citizens can access on how to bear-proof your home including "[Bearproofing your home](#)." Please check out this helpful additional [information](#) online.

If you have difficulty navigating the internet or do not have internet access, please call Colorado Parks and Wildlife at 303-291-7227 for more information.

**The LES PTO Extends A Great Big
T H A N K Y O U
to the generous Sponsors of the canceled 2020
Boot Presents Glitz, Glam & Giving Fundraiser**

The Melvin & Elaine
Wolf Foundation





Now in Castle Rock!

Quality Doors, Windows, Trim, & Hardware for over 30 years!



Kolbe's VistaLuxe Collection WD LINE

We provide our Front Range & Mountain Region communities with commercial end quality custom doors, windows, hardware. We offer hollow metal, fire-rated, large folding doors and more. We offer repair services to get your openings fitting tight & right!

Services

- Door & window repair
- Glass repair
- Store Front Repairs
- Window screening replacement
- Blueprint Take Offs
- Job Site Delivery
- Installation
- Historic Renovation
- All types of hardware, closers, panic bars, self closing hinges

All Weather Architectural Aluminum






Brands we provide: Kolbe Windows & Doors, All Weather Architectural Aluminum, Milgard Windows & Doors & More!

📞 719-260-7200

💻 libertyopenings.com

📍 1221 Caprice Dr, Castle Rock
6650 Vincent Dr # A, Colorado Springs

🕒 Monday - Friday, 8am - 5pm | Saturday by Appt.

Follow us!   

ROOFTOP SOLAR – FROM VISION TO REALITY(Part 2)

~ Terry Brownfield

In the December Perry Park Sentinel, I gave you a primer about what I've learned on rooftop solar – both financial and technical considerations that became apparent to us as we prepared to "go solar" at our home here in Larkspur.

This follow-up article summarizes our design/installation experience along with some lessons learned (which may help you out if you decide to give solar a go). I'd still recommend it.

In retrospect, it is a good thing we did our homework and remained vigilant throughout the design process; at times we wish we'd been more vigilant. The 12-page design packet, prepared by a professional engineer (out of Florida), was highly technical with building/safety codes, electrical schematics, wind/snow loads, details on the racking system, panels, inverter and optimizer, and specific details about our location and system, including interconnection with IREA. These plans required both Douglas County and IREA approval. We initially were impressed with the detail, but found a few errors and needed changes. We were incorrectly advised not to worry about these details, because a lot of modifications would be accomplished on-site during installation.

What were those errors and design changes? Snow loads were incorrect on one page....that turned out to not be a big deal. More importantly - I had purchased an all electric vehicle (EV), a Nissan Leaf, and part of this solar project from the beginning was installing a charger for this vehicle. We found that the recommended inverter could be upgraded to include an EV charger. Considering this change set our design approval back a few weeks, as this new device was vetted (our solar company didn't know anything about it but did a good job of helping research it). It turned out the inverter with integral EV charger wasn't worth the additional cost to us, but we were glad we considered it. We did not insist the design drawing be changed to show the EV charger electrical line, and that later proved to be a mistake – the installation crew (and county inspectors) worked off the drawing. The "don't worry we make final changes during on-site installation" advice turned out not to be accurate. We also found, again through our own research, that adding a surge protector to the design was a good idea for our area. So, we added that change, but it also didn't make it onto the drawing. Our experiences taught us that careful review of the design packet must be done, and it is imperative to insist all required changes, regardless of how minor, be in writing on the drawing and contract change orders.

The way our project was managed, we did not have any responsibility for submitting paperwork or getting approvals from the county or IREA – that was all handled by the solar company, which was great. We would have liked schedule updates on this process. In retrospect I would ask up front that regular schedule/progress updates be routine. This whole process was new to us, and there were many frustrations that could have been alleviated with better communication and organization by the solar company.

It wasn't until February that all approvals (county/IREA) were achieved, and we set an installation date for late February (and hoped we'd have a non snowy day). A few days before the install date, we had another surprise – the solar panels

we had carefully chosen were not available. This required a full day of researching two alternative panels and making a new selection, plus more paperwork in signing a change order.



CONTINUED ON THE NEXT PAGE

ROOFTOP SOLAR – FROM VISION TO REALITY(Part 2) - Continued from previous page

Install day was sunny and clear – an amazing positive! The two technicians doing the panel installation, along with the original electrician, worked hard and were great. As mentioned earlier, our EV charger line became an issue, as it was not clearly on the design drawing. It took a lot of patience and a new building permit, but that issue was finally resolved recently.

We purchased and installed our own “Grizzl-E” EV charger which works great. I’d highly recommend considering this brand for a home level 2 EV charger. The first charger we purchased, a “top rated” Siemens Versi Charge, was non-functional on receipt and also seemed extremely poorly made. It was sent back, more research was accomplished, and the Grizzl-E was purchased.

Within a few days (late April) we should receive our first full month electric bill after having “gone solar.” It seems that as long as we aren’t using multiple “higher demand” electrical devices at a time, and are charging the EV when our solar system is producing electricity, our electric bill should be a minimal \$12.50 basic monthly service charge. That estimation may change – recent snowy days have covered the panels and resulted in multiple days of no electrical production.



One great feature of the inverter we chose is its connectivity. At any time of the day we can view real-time statistics on how our system is performing. Individual panel production is also given, which would help isolate a problem if one of the panels were to fail.

Despite the many glitches in the process, I'm extremely thankful to now be using our bountiful sunshine to produce our own electricity. If you have any questions I can answer, I'm happy to try: TerryB61@msn.com

*Best wishes for a
successful Sentinel!*

NANCY PAGE COOPER LINK REAL ESTATE GROUP
720 849-0718 @NANCYREALESTATEONLINE
LICENSED IN CO AND FL.
STAY TUNED FOR OUR ANNUAL FLORIDA MEETUPS!

A Walk on the Wild Side... PART 2

By: Susan Peters

May Happenings...Short Takes

Your Spring To-Do List

This time of year, things get really busy in the animal kingdom of Larkspur. With the recent sequestering of we humans and a few good snowstorms to remind us who is in charge – Mother Nature, our brains may have turned to slush.



Recall that you should rush to get a hummingbird feeder or two up as everyday more of these miniature darlings are returning. Dissolve 1 cup of WHITE sugar (not raw or organic) to 4 cups of boiling water. Allow to cool. White sugar is the closest molecularly to flower nectar. As the month warms up, plant some hummingbird-loving flowers and bushes. And get ready for the hail storms.

The good ol' Farmers Almanac offers sage hummingbird advice like "Brightly-colored flowers that are tubular hold the most nectar, and are particularly attractive to hummingbirds. These include perennials such as bee balms, columbines, daylilies, and lupines; biennials such as foxgloves and hollyhocks; and many annuals, including red salvia, impatiens, and petunias." And add some flowering shrubs such as the butterfly bush.

The broadtail and black-throated hummers are the most common here. An occasional magnificent calliope will stop in for a bite. And mid-July brings the raucous rufous guys and their obnoxious offspring.

The black bears started showing up on my street in early April. So now it is time to bring in bird feeders every night until November. Fortunately, we have three large dogs on patrol during the day to keep the bruins in their place. And the air is alive with the sound of EVERYBODY – all those birds calling out for their true love – what a beautiful cacophony while the flickers provide the percussion.

True entertainment comes by watching the newly fledged little ones and their reckless antics, often chittering away and rapidly beating their wings to get mom or dad to feed them. However, the most fun is putting up a bluebird feeder and filling the cup with mealworms (live ones are best, but you can use freeze fried) and watching Pa Bluebird bring his brood to it. Mowing a field will stir up insects, along with splitting wood. Stand back as the bluebirds and wrens hustle to pick up juicy morsels for their young'ns.

And don't forget to add a birdbath or two to your yard. All birds need water and LOVE to take a vigorous bath – they really get into it. They all come – robins, the gorgeous western tanagers, along with the usual suspects. Speaking of tanagers, they clamor to our suet feeders every year for about a month.

Short Takes

We lost many birds during the frigid spell last October, but at last a few pygmy nuthatches have emerged. Yay!!! Backflips!!! With the spring snowstorms that keep rolling through, enjoy a couple of bird pictures with snow.



Continued on the Next Page

A Walk on the Wild Side Pt 2- Continued

So far for Birdie Check-in – Check-out:

Check Out:

Blue jays
Oregon races

Check In:

Evening grosbeaks
Chipping sparrows
Broad-tailed hummingbirds
Black-chinned hummingbirds
Pygmy nuthatches
Western tanagers
Still awaiting:
Tree sparrows
Brown-headed cowbirds
Banded doves
Mourning doves
Black-headed grosbeaks
Lesser goldfinches
Rufous hummingbirds

Never left:

Robins
Chickadees -2 types
House Finches
Rufous-sided towhees
Woodpeckers including flickers
Juncos – grey and dark-eyed
Pine siskins
American goldfinches
Red-winged blackbirds

A very pregnant doe has been hanging around. Considering that mule deer do not give birth until June, this lady in waiting will explode by then. I checked and the percentages of triplets among deer is 18-20% when the populations are healthy and there is plenty of food, which is the case in Larkspur this year. Hmmm....what should we name them? No, not Huey, Dewy, and Louie.

Money to Burn

An occasional article by Karl Roscoe on how to keep what you've paid for where you paid to put it.

I greatly enjoyed Terry Brownfield's article in the December issue of Perry Park Sentinel. My wife and I have embarked on a similar journey into the wonders of solar power generation and look forward to seeing what happens in the coming year.

Terry touched on the importance of having done all the prep work to your home before you commit to solar. I'd like to pick up the baton there and remind you of the things you've already heard/know about insulating your home properly. (Incidentally, I'm not an insulation contractor, nor a contractor of any sort. Just one of those crazies who thinks we can all do better in making our homes more efficient and cheaper to live in.)

Let's start with the big stuff. Your attic is the largest expanse of potential heat loss/gain in your home. That's the first and best place to pile on the insulation. Not only should you put additional insulation up there, but you should also seal all the little cracks and holes in the ceiling that allow the heat/cool you've already paid for to escape. If you want to find out where all the weak spots are, you can get in touch with IREA to schedule a [FREE energy audit](#).

The next big culprits are the windows and doors. Again, you should seal cracks around the edges to prevent that expensive conditioned air from escaping. It's neither practical nor affordable for everyone to purchase new, energy efficient windows, but you still need a way to stop the radiation loss. An inexpensive but very effective method is to cover those windows with insulated curtains or shades during the coldest part of the winter day. And that goes the same for the summer - use curtains to keep the house cooler. Remember, the big trick for insulating is to create a dead air space between the cold and the warm. Even a thin curtain is better than none!

Basements need insulation, too. Concrete is a great conductor of heat. If you have exposed concrete walls or floors, they are absorbing the heat you have paid for and conducting it to the cold dirt outside. Foam pads/sheets are good for insulating concrete floors, and you can buy special batts for foundation walls.

Having done all that, you need to do a quick roundup of your electrical leaks. Take a walk around the house and look for 'energy vampires': transformers that are plugged in without powering anything; TV's and VCR's that are seldom used; ditto computers and game consoles. You're paying for that energy whether you use it or not. You can stop paying for it by simply unplugging. If you haven't yet, switch to LED bulbs. Their cost has come down significantly in the past few years, and the savings over incandescent or even florescent are substantial.

Starting simply with the small stuff prepares your home for the big, expensive jump to solar power. After all, you're paying for that wonderful array on the roof. Better do all that you can to make sure that the savings stay in your pocket!

"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



Just Sold!
4133 Cheyenne Drive
Perry Park, Larkspur
\$650,000



This gorgeous custom 2 story home on 1 wooded acre in Perry Park features 5 beds, 4 baths, and an oversized kitchen with slab granite counters, 42" maple cabinets, an enormous island, eat-in space, hardwood floors and a breakfast nook. The main floor showcases a formal living, dining room, a relaxing family room, and a study with french doors and access to the wrap around porch. The master suite features a large walk-in closet and a 5 piece bath with a relaxing jetted tub. The unfinished walk-out basement is ready to finish to meet your families growing needs. You'll love the serenity of the neighborhood and the towering ponderosa pines. Feel like your living in the mountains while living just 30 minutes from the DTC and Colorado Springs.



Just Listed!
6737 Perry Park Blvd
Perry Park, Larkspur
\$625,000

Just Sold!
8035 Bannock Drive
Perry Park, Larkspur
\$595,000

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



CLIENT TESTIMONIALS



"Ben Wolfe was very knowledgeable about real estate in the Larkspur area and attentive to our needs. I feel that we were able to sell at a better price because of his knowledge. He was truly willing

to go the extra mile to make our selling experience easy and smooth. Because of his expertise, we were able to sell quickly and at a better than expected price. Highly recommend!"

~ Joseph Smith

Just Listed!
3130 Waterfront Drive
Forest Lakes, Monument
\$609,000



Wolfe Realty Group, Inc.
Office 303-681-3553
Cell 303-667-7995
Ben@DiscoverLarkspur.com
www.DiscoverLarkspur.com

Wade's What's Going On (May 2020)

A Message to Readers:

More often than not, on social media, I see negative comments regarding the expansion and development of Castle Rock, Larkspur, and surrounding communities. Unfortunately for those nay-sayers, change is both inevitable and predictable given the increase in the population of Douglas County. There are opportunities to participate in the planning process and to give your input to government officials. The Castle Rock Town Government and Larkspur Town Hall are always looking for volunteers to serve on commissions, advisory committees, and councils to participate in the community and economic development process. Anyone who has the time and talent might want to consider becoming an active volunteer to positively impact these changes within our community. My goal in this monthly column is to inform our readers about current and planned changes going on around the Towns of Castle Rock and Larkspur without making judgment or editorial comments.



ALERT/Public Service Announcement:

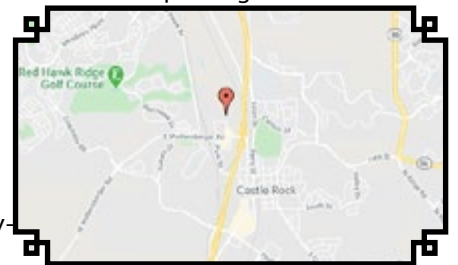
As part of a countywide effort toward healing our communities from the impacts of COVID-19, partners from the public, private, and non-profit sectors have worked together to provide a centralized community response resource page. Please visit DouglasCOVID19.com and share this resource as a one-stop source of information on public health, human needs recovery, economic recovery, and volunteer programs to help our citizens.

Larkspur Area Development and Changes:

The Town of Larkspur is currently doing a major expansion of its park. As you drive through town, you will see excavation near the Town Hall and rows of six mini-cabins which were donated to the Town by Jellystone Park. Groundwork to set the six (one to be constructed) log cabins into a village setting at the Town Hall has been deferred until the spring thaw begins. Current excavation involves leveling the area to place cabins and the rough expansion of the inner roadway/parking (+100 cars) has been cut. One of the cabin structures will be dedicated to the Larkspur Elementary School, intended as a small retail shop to raise funds for school use. Another cabin will be used as a Larkspur History and Information Center. Other potential uses for the remaining cabins would be to house a food bank and perhaps offer a meeting space. The softball fields in the park now have sponsorship from local businesses with advertisements displayed on the surrounding chain link fences. This demonstrates outstanding support from members of the business community. Town officials have put out a call for proposals for design ideas for a veteran's memorial, to be constructed in town, most likely in the Larkspur Park. Once the town receives design ideas, the Town Council will make the final decision as to design, cost, and placement of the memorial. Local realtor, Dave Gardner of Keller Williams Realty, has designed and developed a new website for the Town of Larkspur. This new website portal provides information such as current and future events, town newsletter, and interview videos of Larkspur residents and officials. Check out this [new website](#).

Douglas County Slash and Mulch Drop Off Site:

Since our federal, state, and local governments have issued "stay at home" orders, folks have been working on their lawns and property. As a result, this has created more than usual lawn waste for disposal. Rather than placing this lawn refuse into your weekly trash collection, we have an alternative. Douglas County's slash-mulch site, at 1400 Caprice Drive in Castle Rock, opens April 4 and will remain open on Saturdays only from 8 am. – 5 pm. through October 31. The perfect place to dispose of limbs, shrubs and brush, the site also gives residents the opportunity to go home with fresh mulch. Acceptable items at both sites include tree limbs, loose pine needles, shrubs, brush with a maximum length of 6 feet and a maximum diameter of 12 inches. Please note all loads must be covered upon arrival to the [slash-mulch site](#).



Due to the current COVID-19 public health crisis, please follow any instructions from on-site staff, stay in your vehicle until you are ready to unload, and observe the social distancing mandate of at least 6 feet from others unloading their vehicles.

continued on the next page

Wade's What's Going On (May 2020)- Continued
Larkspur Jellystone RV Park:

Construction continues at the Jellystone RV Park and Camping site, located at Tomah Road and I-25. According to Sun Communities, Inc., they plan to reopen the newly constructed Jellystone on July 1, 2020. On their corporate website, they are currently advertising several job openings. The company built a similar RV Resort in Grandby, Colorado called River Run Resort. To give you an idea of what's to come, here is the website for River Run.

The following is a partial and unofficial list of amenities which are planned as part of the massive, multi-million dollar expansion which is currently being constructed:

- *Add over 450 new campsites for guests with a total of 500 spaces upon completion*
- *New water park with pool, slides, water features, water blasters and cannons, swim up bar, lazy river, etc.*
- *New restaurant and bar*
- *New meeting hall for special events and gatherings*
- *Zip lines and miniature golf*
- *Outdoor amphitheater for concerts and special entertainment*
- *Automated welcome kiosks for guest check-in*
- *New welcome/visitor center*
- *Newly constructed on-site sewage treatment facility*
- *Newly constructed water pumping station*
- *Disc golf course*
- *Playground*
- *Luxury glamping experience program and facilities*
- *Laundromat*
- *Dog park*
- *Placement of 30-75 manufactured mini-cabins built on concrete slabs*



Castle Rock Development:



The **Plum Creek Church**, located at 960 S. Interstate, off the frontage road just past the Medved Autoplex, has major construction underway. The church community is building a 36,400 square foot addition to their worship space. Once completed, the new addition will accommodate their Children's Ministry programs. Also, as part of this expansion project, the church is adding an auxiliary parking lot to accommodate additional parking for their growing congregation. Parking has been challenging during peak worship times and special events. Completion of this phase II construction will be mid-summer 2020.

Calvary Chapel has submitted a proposal to the Town Planning Commission to build a 22,506 square foot church which will seat 756 people. Location of this new church will be at 5th Street and Canyon Drive in Castle Rock. Once constructed, the parking lot will have 277 parking spaces. The engineer for this project is Glenn Ellis. If you'd like more information about the design and construction, please contact him at 719-491-6241.

Medical Offices at Founders Marketplace - The Town of Castle Rock has received a proposal from Davis Partnership Architects, to build a new single-story medical facility on the site of Founders Marketplace, which is at Founders and State Highway 86. This structure will be 13,500 square feet, to house five tenants including a veterinarian office, optometrist, general dentist, and orthodontist. Public hearings will be scheduled for this project in order to receive public input.

A site development plan has been submitted to the Castle Rock Development Services, for a proposed construction of a 23,800 square foot **Indoor Car Storage** facility, located at the I-25 Frontage Road, in the Your Storage Center Annexation. No construction is yet underway. This project is currently under administrative review and may be delayed due to the Corona Virus pandemic situation.

U-Haul International has submitted a proposed construction project to the Town of Castle Rock, for a new **U-Haul Storage facility** at South Perry Street and Manatt Court. Once final approval is issued by the Town, this facility will have 86,649 square feet of enclosed storage with four mini storage buildings.

Ecclesia Market has submitted a proposal to add new exterior awnings to their existing structure, from the east entrance, to provide cover of the stairs to the sidewalk. The awning would face N. Perry Street. The owner would also paint the north side of the building and renovate the existing steeple. The town has grant money to offer business owners incentives for improving building facades for local businesses.

Downtown Castle Rock's Newest Eateries:

Ecclesia Market has two new food vendors in the basement food court. **The Brit Stop Cafe** serves British food with a twist, offering a variety of traditional British fare, homemade scones, bubble cakes, and Yorkshire Tea. Here is their [website](#) which details their current menu. Due to the coronavirus, they are currently **ONLY** offering takeout.

Another local vendor which will offer excellent food in the Ecclesia Market is **Fish & Company**. Here is their [website](#) showing their menu and food offerings. The proprietors will specialize in fresh fish items including traditional fish and chips, ahi tuna poke bowl, clam chowder, oysters on the half shell, and truffle fries! Their grand opening was delayed due to the state closure orders for coronavirus.

Please support our local restaurant owners and businesses during these very difficult times!



Dutch Bros Coffee is coming to Castle Rock. This popular chain coffee shop will go into the same address where Good Times Burgers was located on Meadows Parkway, just north of Chick-fil-A. Dutch Bros Coffee is a privately held drive-through coffee chain headquartered in Grants Pass, Oregon. Here is a link to their popular [menu](#). They serve original and innovative hot and cold coffee/tea drinks that are flavorful and priced reasonably. It will have both dining in and drive through. Anticipated opening will be June 2020.

Promenade at Castle Rock

Likely you have noticed that there continues to be expansion activity at the Promenade. However, other than essential businesses, most of the Promenade is temporarily closed due to the coronavirus. There are several undeveloped commercial pads. The Promenade project, once completed, will have over 900,000 square feet of commercial space and 320 multi-family units on approximately 166 acres of land. "Build it and they will come!"

Soon to open at the Promenade:

- Panda Express
- Whole Foods (Delayed Grand Opening) due to coronavirus
- La Loma Mexican Kitchen (Opening TBD)

New Scheels Sporting Goods Store Coming to North Colorado Springs:

The store will feature 220,000 square feet of retail space when it opens in April 2021. It will also have specialty shops, top brand name clothing and even a 65-foot Ferris Wheel (!), all under one roof. The new shopping destination is planned for Interquest Marketplace near the Great Wolf Lodge, the Summit Entertainment Center, and the Hollywood Theater, and will feature a retail adventure for the entire family. This includes 75 specialty shops staffed by trained experts who focus on their passions. The one-of-a-kind retail adventure will attract sports enthusiasts, outdoor explorers, and shoppers seeking a wide variety of fashion, footwear, and home goods. In addition to the ferris wheel, this mega store will include a 16,000-gallon saltwater aquarium with more than 600 fish, a wildlife mountain, and Fuzziwig's Candy Shop. Shoppers will have the opportunity to enjoy interactive arcade games, sports simulators, and specialty treats at Ginna's Cafe, a restaurant serving gourmet soups and sandwiches, homemade fudge and specialty coffee. Grand opening is scheduled for March 2021. If you want to get a sneak peak, there is a Scheels Store located just outside of Loveland at the Hwy 34 exit. It is the same layout and design.



Class of 2020

We wish you all the best!

All of us at the Larkspur Sentinel congratulate these members of the Class of 2020, both high school, and college! If we've missed someone, please email larkspursentinel@gmail.com for a form and we'll include more graduates in the June issue.



Cameron Craig

Congratulations on this huge accomplishment. We are so proud of you and love you very much. You have worked so hard to achieve your goals and look forward to the future.

Love, Mom and Dad

Kendall Berndt

We love you so much and are so proud of the woman you've become.

We hope all your dreams come true!

Love, Mom, Dad & Cash



Makayla Boekes

Congratulations on your graduation Makayla! We are so proud of you. We wish you the best as you prepare to attend Baylor in the fall to pursue your dream of becoming a doctor. All our love,

- Dad, Mom, Madison & Mariana



Eli Wilson

Although your senior year didn't turn out quite as planned, we know that your future is bright and you'll do great things at the University of Colorado in Boulder! We could not be more proud of the young man you've become and are looking forward to this next chapter.

Congratulations, we love you and Go Buffs!

Love, Dad & Jen

Kai Caldwell

Congratulations Kai! We are so proud of the wonderful young man you have become. We wish you the best at Montana State this fall!

Love, Mom, Dad, Connor, and Grandma





Nora Williams

So very proud of you. Can't wait to see what the future holds for you!!

Love, Mom & Dad & Ben

I'm so proud of you, and the young man you have become. I know there are so many good things to come for you, so many memories to make! Congratulations on this next chapter!

Love Always, Mom, Dad & Family

Ethan Noles



We hope that everything you experience brings you peace and caring in the way you bring a calmness, security and significance to those lives you touch....tenfold!

Veronica Neujahr

Love, Mom & Dad

Keely Moffitt

We are so proud of you, Keely, and can't wait to see what the future holds for you! We love you!

Love, Dad, Mom & Alex



Lucas Pate

Congratulations Lucas! You did it! We are all so proud of you, and can't wait to see what your future holds. The sky's the limit!

Love- Mom, Dad, Jaymin and Ella



Free Sixth Grade and Senior Graduation Photos

Larkspur photographer Shannon Harp is offering free graduation photos in May for area students who are missing this year's graduation ceremonies. Graduating seniors and sixth graders can wear their caps and gowns (or borrow one from Harp's collection of props) for an outdoor photo shoot.

"We will be outside, and still practicing social distancing to make sure we are safe," says Harp.

Each grad will receive a free digital download of their portrait. Reach out to Shannon Harp at shannonmarieharp@gmail.com to schedule through May.



RETAINING WALLS



EXCAVATION



EROSION CONTROL



LANDSCAPING



Brenna Martin

Brenna you are amazing! You've worked so hard to get to this point and we are so proud of you!

Love, Mom & Dad



Jessica Lott

We are so proud of the young woman you have become, you have an amazing life ahead of you!

Love, Mom, Dad & Curren

You light up the stage, you light up our lives- We love you up to the sky & back again boo! You have accomplished so so very much & should be incredibly proud of yourself. We are beyond words - proud of you. Now go let your light shine!!

Love- Mom, Dad, Abby & Emma

Samantha Heppenstall



CONGRATULATIONS!! We are so proud of you!! Good Luck with your new journey to Colorado Mesa University!!

We love you, Mom & Dad

Milo Pohlen

Always keep your eyes on the prize, Roxy! You have the perseverance it takes to go the distance. We are very proud of the obstacles you've overcome, and we love you so!

Love, Mom & Dad

Roxanne Peterson



Congratulations to our Colleen Amy! You have challenged yourself, worked hard, been diligent, and persevered to achieve this milestone; mom, dad, your brothers and sisters are so proud of you. Keep the faith! GO CLASS OF 2020!

Colleen Cutforth

Love, Mom & Dad

It seems like we closed our eyes for a moment - and now a young woman stands where our child used to be. We may not carry you in our arms anymore, but we will always carry you in our hearts. We love you now and forever - congrats on this achievement!

Love, Mom & Dad

Emma Stenzel



We couldn't be more proud of you Kimberly!! Congratulations on your commencement from University of Colorado Colorado Springs (UCCS)! Kimberly Smith is also a CVHS 2015 graduate and plans to pursue a career as a high school math teacher.

Kimberly Smith

Love from Mom & Jeff

We asked the graduates of the Class of 2020 to offer some words of wisdom and advice for the Class of 2021. Here is what they had to say!

words of wisdom

This year I had to learn that grades don't matter more than everything else. Always work hard but remember to enjoy the little things and not take them for granted. - Colleen

Do Your Homework!! - Milo

Be you, Go for Everything you want- let YOUR Light shine - Samantha

Have fun, do what you enjoy, make it worthwhile, and join clubs. Be involved! - Jessica

Stay positive and work hard! - Brenna

Take advantage of all the senior activities. They are once in a lifetime memories. - Keely

Take mental pictures and don't take yourself too seriously (it's just high school). - Veronica

Be true to yourself. Don't let the opinions of others sway your journey, and remember to have fun along the way. - Ethan

Choose Kindness. - Nora

If you fall, you fall. Sometimes falling teaches us things too. In dreams, you often fall before you wake. (Patrick Rothfuss)- Kimberly

Work hard but don't be afraid and enjoy your time in school and with your teachers and friends. These last few months have taught us to appreciate relationships with others. It goes much faster than you would ever imagine and things can change in an instant. - Kai

Be open to new experiences and live with anticipation of the future. - Eli

Take advantage of every opportunity that you can. Participate in school activities and make memories, because trust me, it means more than you realize. I didn't know how much I enjoyed being at school with my teachers and friends, until it all got taken away. So make the most of every minute you have, because you never know if it will be your last. - Makayla

You can't be successful if you don't try; failures always take you a step closer to success. - Cameron

Participate in your school events. It's your last year! - Kendall

CLASSIFIED ADS

**Fire mitigation, tree removal, mistletoe
prune:** [Rampart Landscape & Arbor Svc](#)
Susan Rule 303-681-2085

INCOME TAX SERVICE: Personal or business
returns/accounting. Over 40 years
experience, very reasonable/E-filing available.
Call Edd 303-681-6746

The Larkspur Sentinel, LLC is a volunteer
organization. Any questions, suggestions, ad
requests can be emailed to

larkspursentinel@gmail.com

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

The Larkspur Sentinel invites your letters,
comments, and ideas for columns. Letters should
be limited to 300 words. Because of space limita-
tion 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. The opinions
expressed in the Larkspur Sentinel are not necessar-
ily the opinions of the staff or its advertisers.

TEENS FOR HIRE!!

Sydney Tahmindjis, 14, Perry Park

Available for babysitting, watering plants,
and pet sitting. Have completed babysitting
class. References available upon request.
(720) 276-2600

Taylor Vigil. 16, Sage Port area.

I'd be glad to do yard work, pet sit, and babysit.
Best way to contact me is by text (720) 483-5441

AJ Vigil, Junior at CV, Sage Port area.

I do all types of yard work. Call or text me at
(720) 483-5442.

All 80118 residents under the age of 18 are
welcome to advertise their services.
Please email larkspursentinel@gmail.com to
request a link to the Teen Hire form.

ADVERTISING RATES

Pricing is for Camera Ready Art

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

Help with ad art creation, and odd size ads are available
for an additional charge.

Submit ad art to

larkspursentinel@gmail.com

DEADLINES

Articles/letters

20th of each month

Display Ads

15th of each month art and payment due by the 20th

Classified Ads

20th of each month

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

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