

Larkspur Sentinel



July 2020

Serving Perry Park, Larkspur, and the surrounding community

It's July already! It seems that time really does fly... it certainly did when we were involved with our busy schedules earlier this year, and it continues to fly even though we are spending more time at home at a slower pace as we all have adapted to this coronavirus time. Current events have given us much to think about: health uncertainty due to the virus, political election issues heating up, economic concerns, and anti-racism education providing much needed conversation and action...all compounded by our own individual challenges. While our slower schedules allow for more reflection (and of course, yard work!), these topics have many folks feeling anxious and edgy.

Pausing to take a deep breath, be grateful for our beautiful state, enjoy the lovely sunny days and cool evenings, and watching the adorable baby animals wandering our neighborhoods has been helpful.

Through all of this, I have become more aware of the need for kindness. Kindness toward those in our own homes with whom we have spent SO much time in recent months. Kindness toward others who have different precautionary concerns regarding COVID-19. Kindness toward others whose experience in this world may not be as easy as ours. Kindness toward others who have pledged to protect and serve, and do so with integrity and dedication. Kindness toward others with differing political views. Kindness toward those we love.

As we celebrate this great country, let's remember that we are not perfect, we are not done with the hard work, and we can express our differing opinions. Let's do so with kindness.

Stay well, and be kind,

Margot Patterson
Editor

Happy
4th of July





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6191 MASSIVE PEAK CIRCLE | THE VILLAGE AT CASTLE PINES | OFFERED AT 1,675,000 | UNDER CONTRACT! WORKING WITH BUYER



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484 HAIDA ROAD | COMO | OFFERED AT \$300,000 | JUST SOLD!



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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 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

Have you been thinking about Selling, but put things on hold due to Covid-19? Call me to discuss the new guidelines and our proven systems to get your home SOLD with the least amount of stress during this challenging time. Homes ARE Selling in Larkspur!



• FOR YOUR INFORMATION •

Perry Park/Larkspur Annual Garage Sale will be held the weekend of August 29-30. Sponsors and/or interested participants can go to the sale's Facebook page <https://www.facebook.com/LarkspurCommunityGarageSale> or email the organizedflamingo@gmail.com

Perry Park Metro District manages an email list used for updating local residents about metro district business, and to send out the link for new issues of the Larkspur Sentinel. Find the signup page here: <https://bit.ly/3g3spRn>

Blanket Brigade: Meets the first and third Wednesdays of each month at 10am. Contact Gwen Underwood at gwenspur@icloud.com, 303-681-2125; or Cindy Hotaling at cjaspsjr@yahoo.com, 303-681-0374 for location details. See information below.

Douglas Land Conservancy has offered guided hikes and interesting classes this summer. Check them out at <https://douglaslandconservancy.org/>

Interested in volunteering? Check out <http://VolunteerConnectDC.org>. This online tool matches and connects you with local organizations based on your skills, talents, and interests.

Larkspur Facebook pages include: Neighbor to Neighbor; Buy, Sell, Want, Trade; Wildlife; Gardeners; Free items; Area Helpers; News; and so many more. (each page's title begins with "Larkspur")

If you have any community events or notices you'd like included in the FYI section of the Larkspur Sentinel, please email larkspursentinel@gmail.com.

Blanket Brigade

Until recently, the Larkspur Blanket Brigade had not been able to meet as a group during COVID19. However, our ladies were diligently working at home, cutting fabric, doing the designs of the quilts, and putting the layers together. We also made 100 face masks to give to the Help and Hope Center with the Douglas/Elbert Task Force. Those masks were given to volunteers and shoppers, who were encouraged to wear their mask on return trips to the Center.

The Blanket Brigade makes quilts for anyone experiencing trauma, loss, adversity, or illness. We started our group in 2015 with 4 ladies and we have grown to 15 dedicated souls. We are able to create and give away an average of 300 quilts each year. That is over 1500 quilts to date and we're still going strong!

If you know of anyone in need of a little extra comfort, contact Gwen Underwood at gwenspur@icloud.com, 303-681-2125; or Cindy Hotaling at cjaspsjr@yahoo.com, 303-681-0374. We will arrange to get a quilt to you. We are a 501(c)3 organization and we operate mainly with donations of fabric. If you have any extra fabric, batting or yarn, please consider donating to our group.

We meet on the first and third Wednesdays of each month at 10am. Please email Gwen or Cindy for location details. You do not need any special sewing skills because we only do the tying of the quilts when we meet. All you need to know how to do is thread a needle, so come join us!

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BRAND NEW Luxurious 5 Bedroom 4 Bath "Paired Home" with Main Floor Master Suite at The Retreat in Perry Park.

PENDING
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12530 Greenland Acres Road in Larkspur

4-Acres with Great Views and Majestic Soaring Ponderosa Pines! Indoor WORKSHOP + 1,000 Sq.Ft. Metal Quonset Building.

FOR SALE
\$449,900



6301 Perry Park Blvd. #8, Echo Hills

Enjoy the Best Views in Perry Park from this 2,426 sq. ft. Townhome 3 Bedrooms, 3 Bath and 2- Car Garage. Great deck space, Hot Tub Included.

FOR SALE
\$450,000



4946 Delaware Drive, Perry Park

This 2,511 sq.ft. Fixer-Upper (w/ Great Bones) sits on a 1-Acre lot in Perry Park, 3 Bedroom, 3-Bath, 2-car garage.

PENDING
\$1,350,000



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EXCAVATION



Perry Park

Water & Sanitation District

JUNE NEWS FROM THE WATER DISTRICT

Brian Arthurs...

"Anyone who can solve the problems of water will be worthy of two Nobel prizes - one for peace and one for science"

John F. Kennedy

The regular monthly board meeting for the Perry Park Water and Sanitation District was called to order at 4:30 p.m. on June 17 with four directors available. Director Andy Morris received an excused absence. The meeting was held at the district office with full social distancing and protections in place. The first order of business was approval of the minutes from the May 20 regular meeting. Approval was unanimous. Disbursements totaling \$259,819.54 were then also unanimously approved.

Next on the agenda was review of the preliminary draft of the audited District Financial Statements for the years ending December 31, 2019 and 2018. This discussion was continued to the July 15, 2020 regular board meeting as representation of the auditing firm will be available at that time.

A request for a meter pit variance by a customer of the district was presented, reviewed, and discussed. With the rules and regulations currently in place coupled with possible contingent liabilities, the board denied the variance as presented.



The District Systems Report for May submitted by Semcor was then reviewed and discussed. The Monthly Staff Report given by District Manager Diana Miller was also reviewed. Operations of both were described as normal.

The Board again discussed the negative effects of power surges and other unanticipated electrical outages may have on the Water District's electrical equipment. It was determined specific documentation and evidence would be needed before presentation in full to the IREA.

There being no further board member discussions nor audience participation the meeting was adjourned at 5:43 p.m. Further information is available on the district website, www.ppwsd.org.



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

"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!

**4057 Red Rock Drive
Perry Park, Larkspur
\$699,000**



This gorgeous custom ranch home on 1 heavily wooded acre located in the front of Perry Park showcases 5 beds, 4 baths and an oversized kitchen with industrial grade appliances, slab granite counters, lots of cabinet space, hard wood floors and a breakfast bar. The main floor features 3 bedrooms and an open floor plan with a spacious family room with access to the enormous deck. The finished walk out lower level features a theater room, recreation room, full wet bar, exercise room and an additional bedroom. This home is perfect for entertaining your family and friends. Feel like you are living in the mountains while living just 30 minutes from the DTC or Colorado Springs.



Under Contract!

**7100 Fox Circle
Perry Park
Larkspur
\$135,000**

Under Contract!

**2800 Summer Day Ave
The Meadows
Castle Rock
\$455,000**



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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

Under Contract!

**3788 Swainson Drive
Falcon Terrace
Colorado Springs
\$260,000**



Wolfe Realty Group, Inc.

Office 303-681-3553

Cell 303-667-7995

Ben@DiscoverLarkspur.com

www.DiscoverLarkspur.com



The Board of Directors:

Randy Johnson – President
Craig Van Doorn – Vice President
Linda Black – Assistant Vice President
Joe Brickweg – Treasurer
Sean King – Secretary



Perry Park Independence Day Fireworks 2020

First, and foremost, thanks to the partnership of the crew at the Perry Park Country Club, there will be a fireworks show this year! However, due to COVID restrictions, we are asking all attendees to stay with their vehicles or at their homes and practice social distancing by keeping at least 6 feet away from other families and groups as you watch the show.

The parking map is the same as in previous years: July 4th Parking and Viewing Areas

The road needs to be clear for emergency vehicles so please pull off the road as far as possible when parking. Additionally, the parking lot is reserved for the Perry Park Country Club if they choose to open the club to members.

Lastly, keep your eye out for updates through the PPMD mail list and social media in case fire restrictions or additional COVID restrictions change the current plan.

Slash Pickup Done until October

The slash pickup program was a great success this year, with many neighbors taking advantage of the extra time at home to help prevent wildfires in our neighborhood! A big thank you to MR Hauling for their continued support picking up slash piles and moving them to the back of the park.

The next slash pickup starts in October. You can find details here at perrypark.org: **Bi-Annual Slash Pickup Program**

Gilloon Pond Update

Douglas County has confirmed with the Army Corps of Engineers that PPMD does have jurisdiction over Gilloon Pond and any reclamation work will need to be restricted to dredging the existing pond only. This is similar to the situation with the Gateway Pond as there can be no increase to the existing waterline. The county is updating its proposal accordingly, will split the cost of the work with PPMD, and is hoping to start the project in the fall. Keep looking here or on perrypark.org for more updates later in the summer.

Introducing New Board Member Joe Brickweg

The PPMD had two open positions that were posted in February, and as there were not more candidates than positions, Joe Brickweg was elected to the board as Treasurer and Sean King was elected to continue on as Secretary.

Vanessa Dao chose not to run for re-election, and the board cannot say enough about the great work she did as Treasurer for the Metro District. Her passion, steadfastness, and humor will be greatly missed by the board in future meetings.

Next Board Meeting: Thursday, July 9th

The board met virtually using Zoom for the June meeting and plans to do the same in July. 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.

A Walk on the Wild Side...

By: Susan Peters



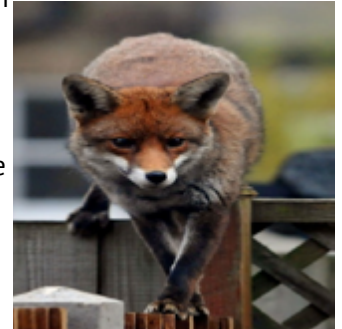
Foxes Becoming Dogs?...Larkspur Bumblebee Happenings...Cowbirds, Again Diversity – A Celebration in Nature...Short Takes

Ready for a Pet Fox?

A recent study published in the journal Proceedings of the Royal Society in the United Kingdom reports that urban red foxes, tens of thousands residing in the cities, over a mere few generations, have developed traits consistent with newly domesticated cats and dogs thousands of years ago. Their snouts have shortened and become broader. The dimorphism between males and females has reduced such they are now similar in size. 37% of their diet is now from scavenging through trash containers. And at what point can they no longer breed with their country cousins?



Scientists have concluded that the changes are not due to random mutations. So, what we are witnessing is a rapid evolution (yes, I said the “E” word) as foxes live among human beings. And, yes, they may shortly become household pets, if you can get past their stinky smell. It is worse than teenage boys and their locker room fragrance. Check out these photos of the urban fox in the U.K.(right) and one in the U.S.(left), not so urbanized. Can you see the difference?



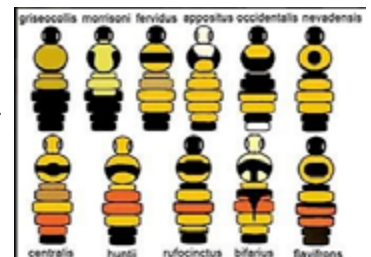
Bumblebees Rock!

One evening we noticed bumblebees diligently combing through the chive purple flowers. And then a few days later, they visited the newly planted lavender petunias. Then today it is the profuse purple flowers of the Beacon Silver ground cover. It turns out that the flower of bumblebee preference is purple – lavender! These bees have long tongues that can efficiently drink the plant's nectar while their feet grab the pollen. They even



have a pouch to store extra pollen. The honey bee is not so adapted.

More than 250 bumblebee species exist in North America. Out of those, only 23 are found in Colorado. The Audubon Society provides this key to identifying a bumblebee's pattern and then the species. See if you can identify the pattern of our Larkspur bee from the photo.



A Fabulous Cowbird Find

Debbie Sterling recently posted this excellent photo on Nextdoor. She has kindly agreed to share it with all of us. What we are seeing is a Junco nest with a very large different egg in it. Yes, it belongs to a brown-headed cowbird. And it is the Baby Huey in the room. It will hatch later than the Junco eggs. Note its light coloring with the speckles. Recall that the cowbird is the only brood parasitic bird in North America. If someone tried to sneak their baby into your family, wouldn't you think that you would seriously take notice?



At this point, we have had to do an emergency run to the feed and grain store to restore our seed supplies, as the cowbirds voraciously munch their way through all feeders. See the dads and mom dining out, now that their job of populating other nests is finished. Oh, joy, they should be moving on any day now, having left behind their progeny to be raised by other unsuspecting bird parents.

cont. on next page

Beauty in Diversity

With all the mega discussion these days about diversity among us, I want to share a message from the Bird Conservancy of the Rockies:

“When it comes to diversity, birds are iconic and display a dazzling array of sizes, colors, songs, and features. Individual species of birds range from black to white to brown, scarlet, yellow, and even rainbows. Their colors are part of their identity and we celebrate the flashes and forms they display for attracting mates, defending territories, and communicating.

The diversity of voices they bring to our backyards, parks and landscapes makes a chorus, a symphony of sound. The more voices we hear, the more profound the experience.

They have beaks for drinking nectar, cracking seeds, catching insects, and probing in mud. Some have large wings; others have short legs or big feet. Their diversity helps them explore, live in, and contribute to daily services and functions in our world.

Birds occupy all landscapes from urban to rural, grasslands to forests, lakes to oceans. They freely cross borders, boundaries, and cultures. One tree can provide a home for a Northern Flicker, Black-capped Chickadee and American Robin. Though they are different species, they share and live in the same space. Annual bird migrations connect our countries, cultural heritage, and human communities.

I hope today, as racial discrimination and injustice are front and center again, that we can learn from what is around us. Can we be more like birds, seeing colors as beautiful and not threats? Can we widen our views and learn to respect and enjoy different voices and perspectives, and be open to change? Can we see how diversity makes us stronger and helps us grow?

We are learning and are looking to diversify our flock. Together, we will soar higher.”

Short Takes

And still another hummingbird discovery! Human eyes are trichromatic, meaning we see three primary colors and blends of them, along with black and white. Hummers are quad chromatic – they can see four primary colors and variations of them in the ultraviolet wavelengths. What this means is that they can see colors we don’t even know exist. Once that is figured out, plan on seeing boxes of crayons that need a forklift to carry them around.



And speaking of hummers, once again get your seat belts fastened. The middle of July brings back the raucous Rufous hummingbirds, who are quite aggressive. They have bred in the northwest and have brought their brats to our digs to teach them how to whop the competition for grub. Fortunately, the adults are only here for a month. They leave behind their youngins for other hummers to teach birdy refinement. I will have to say that these birds are gorgeous, particularly with their iridescent orange chin!

A number of fledglings, prematurely out of the nest, are being reported. Folks, if you find a nest of baby birds on the ground, place it in the nearest tree where the mom and pop can see them and care for them. If a clearly too-young bird has fallen from the nest, try to locate the nest and place it back in it. If you clearly feel that a bird needs help surviving, contact Heather Brown, licensed wildlife rehabber for birds, 303-667-7174.

A new discovery, Waike! (Peruvian Indian dialect for friend.) Four cave millipedes! I know that you are as excited as I am. Try to contain it. After all, they are God’s little creatures. Very little.

And for your moment of Zen, enjoy our koi pond. A garter snake shows up every day at feeding time, laying over the rock on top of the waterfall or hanging onto one of the rings to nibble on fish food. The Virginia Creeper vine next to the pond is a favorite spot for the tiny wrens to forage for choice insects. That’s all folks for this month.



Gotta run – feeding time at the zoo.

How to Contact Me: susan@larskurconsulting.com. Alternatively, call my cell phone at (303) 725-6868 or send a short write-up to 2255 Quartz Mountain Drive.



From the Larkspur Fire Protection District

Cindy Applegate, Secretary-Board of Directors

Yearly Call Review:

Between January 1, 2020 and May 31, 2020 we ran a total of 341 calls compared to 420 calls for the same time frame in 2019. This is a decrease of 79 calls (-18.8%).

May 2020 Call Review:

From May 1 - May 31 we ran a total of 60 calls compared to 98 calls for the same time frame in 2019. This is a decrease of 38 calls (-38.77%).

FIRES: Total of 4 calls

Structure fire: 1

Passenger vehicle fire: 1

Brush/grass fire: 1

Smoke investigation: 1

EMS: Total of 23 calls

Medicals: 17

MVA's with Injuries: 6(2 mutual aid)

OTHER: Total of 32 calls(1 mutual aid)

ALARMS: Total of 1 call

Fire alarm system malfunction: 1

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. Also, please take note that all wood or vegetation fires including residential campfires are required to have a permit from the LFPD.

Please visit: <https://www.larkspurfire.org/burn-permits> for more information on campfire regulations and permits.

Our next scheduled board meeting is Thursday July 9 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: www.larkspurfire.org



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DENVER BRONCOS

2020 SCHEDULE

Date	Day	Time	TV	Opponent	Broncos	Opponent	W	L
Pre - Season Games					Final	Score		
15-Aug	Sat	7:05 PM		San Francisco				
22-Aug	Sat	7:05 PM		Chicago				
29-Aug	Sat	8:00 PM		@LA Rams				
3-Sep	Thurs	8:00 PM		@ Arizona				
Regular Season								
14-Sep	Mon	8:10 PM	ESPN	Tennessee				
20-Sep	Sun	11:00 AM	CBS	@ Pittsburgh				
27-Sep	Sun	2:25 PM	CBS	Tampa Bay				
1-Oct	Thurs	6:20 PM	CBS	@ NY Jets				
11-Oct	Sun	11:00 AM	CBS	@ New England				
18-Oct	Sun	2:05 PM	CBS	Miami Dolphins				
25-Oct	Sun	2:25 PM	CBS	KC Chiefs				
8-Nov	Sun	11:00 AM	CBS	@ Falcons				
15-Nov	Sun	2:05 PM	CBS	@ Raiders				
22-Nov	Sun	2:05 PM	CBS	LA Chargers				
29-Nov	Sun	2:25 PM	CBS	Saints				
6-Dec	Sun	6:20 PM	NBC	@ KC Chiefs				
13-Dec	Sun	11:00 AM	CBS	@ Panthers				
20-Dec	Sun	TBD	CBS	Buffalo Bills				
27-Dec	Sun	TBD	CBS	@LA Chargers				
3-Jan	Sun	2:25 PM	CBS	@ Raiders				
Wild Card Playoff								
AFC & NFC Divisional Playoff								
AFC & NFC Championship Games								
Super Bowl XLV								

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The Larkspur Area Real Estate Market --- June 2020

Homes Currently For-Sale (6/06/2020) --- 32 (\$379,900 to \$3,013,611) --- Median \$716,950
Average Days on Market --- 108

Homes Currently "Under Contract" --- 18 (\$424,999 to \$4,295,000) --- Median \$704,500
Average Days on Market --- 22

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 *
5/31/2020	55	\$1,000,000 \$285,000	56	\$680,000	\$362 \$116
5/31/2019	44	\$3,440,000 \$161,000	55	\$679,500	\$398 \$132
5/31/2018	55	\$2,440,000 \$315,000	71	\$650,000	\$335 \$119
5/31/2017	71	\$1,425,000 \$239,900	72	\$574,000	\$365 \$100
5/31/2016	51	\$2,575,000 \$115,000	59	\$528,000	\$335 \$ 96

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
5/31/2020	\$675,006	-1.84%	\$173	-2.26%	\$199	+0.00%
5/31/2019	\$687,662	+4.547%	\$177	+11.32%	\$199	+9.34%
5/31/2018	\$658,249	+11.58%	\$159	+4.61%	\$182	+7.06%
5/31/2017	\$589,903	+16.05%	\$152	+10.14%	\$170	+7.59%
5/31/2016	\$508,319	-----	\$138	-----	\$158	-----

*---The calculations with an asterisk above have had the top 2 and bottom 2 home sales removed/deleted. Since 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 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, 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.



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- *ALLEVIATES PAIN
- *SUPPORTS SLEEP
- *COMBATS CANCER AND TUMOR CELLS
- *COMBATS ANXIETY AND DEPRESSION DISORDERS
- *AIDS IN COMBATING DIABETES

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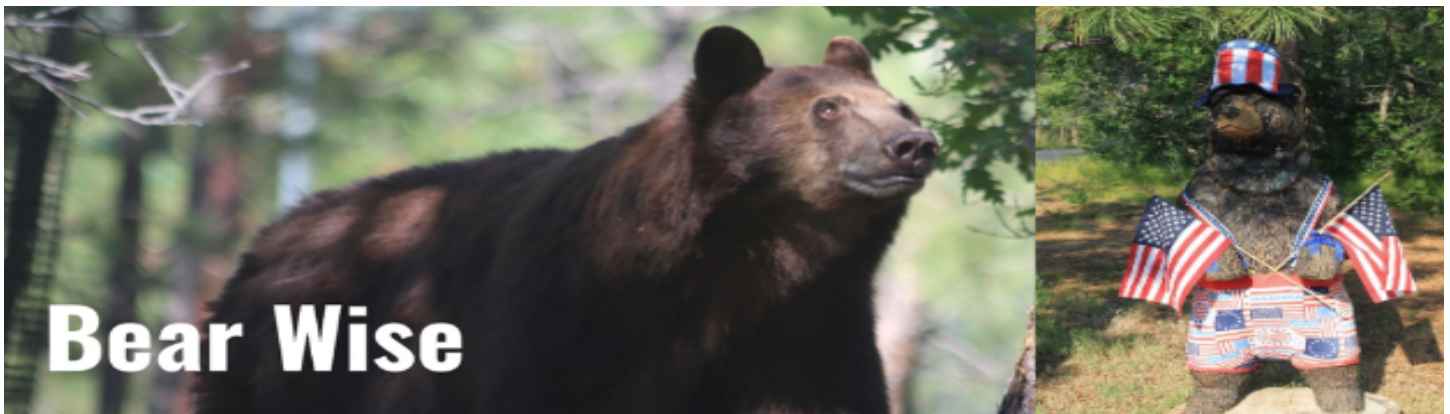
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Happy 4th of July! As a bear, I'm not sure what the significance of this date is, but I've noticed many of you congregate around picnic tables this time of year while consuming an abundant array of delicious foods and drinks. This sounds like my kind of party.

My cousin Vinny holds the record for the fastest hotdog heist in Douglas County. It happened on the 4th of July when a resident left the grill unattended for just a few minutes. Upon returning, the backyard chef was baffled to discover an empty barbeque.

BEARS IN THE NEWS

Wildlife officers were called to a home in Colorado Springs the morning of June 14th and found a male bear lounging on the resident's couch. It seemed the bear was lured into the house by the strong aroma of bacon cooking on the stove. All that separated the bear from the bacon was a screen door, which was no match for the 150 lb. young adult. Additional bear attractants may have included a bird feeder and a bowl of cat food near the open door. The woman abandoned the bacon and safely left the house through her front door when she saw the bear.

Repeat offenders wear earrings

The one thing we bear fear more than loud airhorns is ear jewelry. I'm referring to the tags that are pierced into our ears by wildlife officers branding us as repeat offenders. This young bear was previously relocated from a residential neighborhood but was already conditioned to seek out human food rather than making a healthier choice to consume what mother nature abundantly provided for him. Unfortunately, he made the fatal mistake of returning to a home looking for food and got caught relaxing on the couch after the meal. Being a "two-strike" offender, wildlife officials had no choice but to destroy the bear.

Here's a [link to a video](#) of the Bear on the couch.

Each time a bear is euthanized because he/she has lost their instinct to fear humans, we lose not just a beautiful animal but an invaluable piece of our treasured Colorado wildlife heritage.

Please do your part to eliminate intentional and unintentional bear feeding in our neighborhoods. We bear depend upon you to keep us healthy and wild.

There have been many bear sightings in our region so far this year. Please be bear wise and always keep a good safe distance between you and us. Send your pictures and videos to me at wisebeary@gmail.com for posting in a future edition of the Larkspur Sentinel.

continued on next page

Ask Beary Bear

I received this question recently:

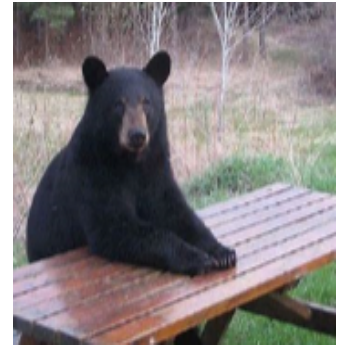
How good is a bear's sense of smell?

I am glad you asked about our sense of smell and not how much we smell. Some of us get a bit rank wearing these thick fur coats in the summer heat!

The part of the bear nose used to identify a smell is 100 times larger than a human's nose. Bears are often thought to have the keenest sense of smell of all the critters in the animal kingdom - even bloodhound dogs. Estimates of how far away we can smell a food source range from a few miles to over twenty miles depending on wind conditions. I know I have tracked the scent of a bird feeder through several neighborhoods. If your sense of smell is not as keen as ours, don't be sad, there are some smells you are better off not knowing about - trust me on this.

Until next time: stay safe, stay healthy, and always be bear wise.

- Beary



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*What's right is what's left if you do
everything else wrong.
...Robin Williams*



Joining last month's list of struggling retailers – 58 year old **Pier 1's** failure to find a buyer in bankruptcy leads to

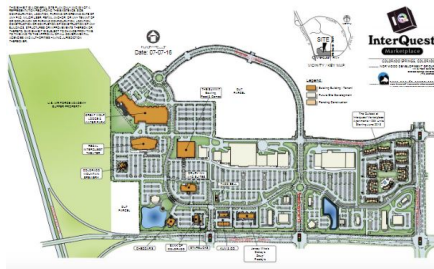


its closure of its remaining 500 stores. **Tuesday Morning** also filed Chapter 11 bankruptcy with plans to close 230 stores and reopen the remaining 450 stores in the fall. On a positive note, Golden headquarted **Boston Market** has been acquired by Engage Brands, and has promoted their 25 year veteran employee Randy Miller from General Counsel to President. The new capitalization and food service background of Engage is expected to put the +300 chain of "home style" restaurants on strong footing for the rapidly changing restaurant industry. As one of the nation's largest providers of catering service, their rotisserie ovens provide mouth-watering chicken and tasty sides.



COLORADO SPRINGS – INTERQUEST CORRIDOR

– One of the most active growth areas along the I-25S



corridor is the strip of Interquest Parkway running from its junction at I-25 to its head at the renamed Victory Ridge development fronting on Voyager Drive at Interquest Parkway. A start and stop development history for the corridor which has included big starts, bankruptcies, and foreclosures reflects the challenges of major tract developments in the cyclical nature of real estate. A good base has been put in place with the revamping and opening of the Great Wolf Adventure Park, the Summit Bowling facility, Drury Inn, a number of office, research, medical, and

other facilities, and today there is a slew of new development underway. Starting at the head of Interquest, defined as intersection of Voyager and Interquest Parkway, we have the rebirth of the newly named **Victory Ridge**.

More than a decade ago **Colorado Crossing**, was envisioned with 1.6 million square feet of stores, restaurants, and offices, 1,600 residences and a 14-screen theater complex. Economic timing was poor and faced with bankruptcy, foreclosure, and mechanic's liens, the development stopped mid-construction. In 2016, Westside Investment Partners paid \$22.2 million for the 158 acre property as is, renamed the development **Victory Ridge**, and started on a course of action lining up some major tenants, adding multi-family to the picture, and selling various parcels to other developers, while also concentrating of their own portion of the development. The 14-screen (a 15th u/c) **Icon** movie theatre which has been the lone tenant for the past couple of years is about to have a lot of company.



To anchor the new effort, the developer contracted with California's major hamburger eatery, **In-N-Out** for the development of the new district headquarters and first of their Colorado expansion effort of chain restaurants. In-N-Out purchased 22 acres to house their



currently under construction, 98,000 sq. ft. distribution building, 150,000 sq. ft. office building, and their first Colorado restaurant. The distribution center is at the mid-development stage and the restaurant is just starting construction at the southeast corner of InterQuest and Voyager with completion of both anticipated by year end. Other In-N-Out restaurants have been committed for Aurora and Lone Tree, and a 3,867 sq. ft. store on the west corner of the Promenade @ Castle Rock. In addition to In-N-Out and Buffalo Wings, a Shake Shack is also expected to start construction at Promenade this fall. Another half dozen pad sites are in works including a Sleep Number with others undefined as to tenants.



Another fast-casual restaurant to be located at the complex is **Slim Chickens** which just purchased a 41,438 sq. ft. parcel that fronts on InterQuest Pkwy. This will be the Springs first, and Colorado's second Arkansas-based Slim Chickens. The project will include a drive-thru, patio and 40 parking spaces. Also, in the works are **Panda Express, Qdoba, and Menchie's Yogurt**.

National Healthcare Realty has been eyeing the development for the past three years and is in the process of purchasing three Victory Ridge parcels along Voyager with plans to develop two 40,000 sq. ft. medical office buildings and a wellness-oriented hotel.

Other activity at Victory Ridge includes new construction on the existing retail space on both sides of the Icon theatre and the long-standing office shell is blasting forward with its completion and leasing efforts already



taking place. The 96,863 sq. ft. office/retail structure, 10851 Hidden Pool Heights, has landed its first tenant, Progressive Casualty Insurance Company for 18,089 sq. ft.



Directly across the street from the retail/office/cinema, Lokal Homes is building **The District**, a 221-unit, two and three-bedroom townhouse condominium project with prices ranging in the low to mid \$300,000 range.

Moving down the InterQuest corridor are a number of other developments in various stages.

Brinker International has completed the shell for a 5,600 sq. ft. **Chili's** at the northeast sector of InterQuest Pkwy. and Federal Drive in the InterQuest Marketplace and that will be their 4th Springs restaurant. Interior work is underway and the exterior is ready for its façade. **Arby's** and **Longhorn** coming adjacent, and a new **Burger King** has also just opened.



One of two large developments at InterQuest Marketplace is the 220,000 sq. ft. Scheels self-defined as “retail adventure for the entire family.” The giant sports, outdoor oriented retailer will include 75 specialty shops and boutiques along with fun attractions i.e. a 65-foot operating



Ferris Wheel, a 16,000-gallon saltwater aquarium (+600 fish), a wildlife mountain, a Fuzziwig's Candy Shop, arcade games and sports simulators, and a Ginna's Café serving gourmet soups,

sandwiches, and homemade fudge. The Company's 29th store found in 12 states appears about half built with a lot of interior work to go – maybe next summer?



The other biggie is the new 300,000 sq. ft. corporate headquarters for Colorado's rapidly expanding pension fund, **ENT**. Located just to the north of the Great Wolf Adventure complex at 9480 Federal Drive, the complex replaces the 17- year old headquarters at Woodmen and I-25. Construction will take about two years with completion in 2021.

ENT has been on a rapid growth pattern (11.4% in 2018) and currently has over 336,000 members throughout Colorado. They added 6 new service centers along the front range in 2018 including one across from Sam's Club at the Castle Rock Promenade, bringing the total to over 30. ENT has been headquartered for over 60 years in the Springs.



Two new strip center buildings are reaching completion about mid-Interquest Marketplace facing the Parkway. The retail building is end-anchored by the City 's 2nd **Parry's Pizza** and **UVA Wine Bar**. The 5,000 sq. ft. pizza restaurant (12 in the CO chain) is the 2nd Springs location and delayed by the virus, is in the process of opening right now! Indoor seats 99 customers, plus there is a rooftop patio as well as a ground area patio. The other end of the 7-tenant



center is anchored by the UVA Wine Bar which also has a food menu and outside patio seating. A juice bar is adjacent to UVA, and there are 4 additional shops to let. Directly across from the retail strip is a small office strip nearing completion with no tenants currently identified.



One short block to the south of the Parkway (1320 Republic Dr.), the new Springhill Suites hotel recently opened. Rated with 4.7 stars, the Marriott subsidiary is a luxury grade, all suites facility with a high-end bar, indoor pool, and other amenities, with room nights priced in the area of \$130. A great place to stay for events at the Air Force Academy or attending the many area entertainment facilities like the Great Wolf Adventure Park, new giant Scheels being built, and the fun and exciting Summit InterQuest, a full-service entertainment center including 36 lanes of Bowling, 2 level Laser Tag Arena, large Arcade, Billiards, the Crossroads Restaurant and Bar, and available Event Rooms.



Under construction in the NE sector of the MarketPlace is the **Springs at Foothill Farms**, a 264 unit, studio-3 bedroom apartment project ranging in size from 623 to 1,382 sf. with rents starting at \$1,176 up to \$1,839.



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Karl Roscoe

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

So our last outing was about the easy stuff: fixing leaks, sealing cracks, and beefing up insulation. Now we're going to get a little more spendy.

Your house is basically a box. In the summer, we want to keep the inside of the box cool and in the winter, we want to keep it warm. Insulation is the magic barrier that helps us accomplish that goal. The basic problem we face is that, in order to create a more effective barrier, we have to alter the what-we've-got to get the what-we-want. That takes time and money, and creates a significant disruption to our lives.

Let's say you purchased a house built in the 70's or 80's. The walls are likely 2x4 construction with R-11 fiberglass insulation (later homes switched to 2x6 construction and R-19 fiberglass). Thicker, better insulated walls would require tearing out and replacing the outer walls of the box—not a realistic solution, right?

Here are two other solutions:

Insulate the inside of the outer walls

Insulate the outside of the outer walls

Both have the same upside—you save money on heating bills and live in a more comfortable house. We already know that there will be a big expense in either option, so let's concentrate on how the work will impact your life.

Option one is the most intrusive and least effective. Essentially you'll be stripping the inside of the outer walls of shelving, molding, and anything that blocks access to flat walls. Next, you'll frame a new wall and stand it up an inch or two inside of the existing wall. Fill the new voids with insulation of your choice, extend electric, HVAC, windows and doors, and other accesses to the new wall, drywall it up and ta-da! A new snug room, much more resistant to temperature fluctuations. And you've lost 4+ inches of room along each outer wall.

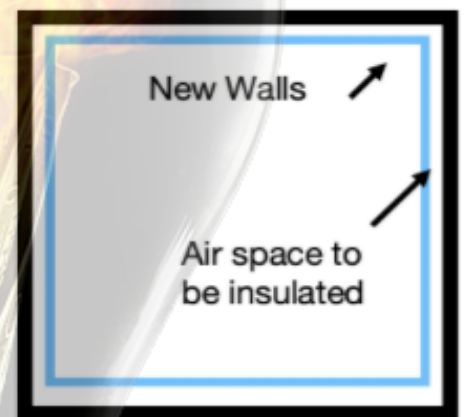
Option 2 is essentially the same thing only on the outside walls of your house. Stand up a new wall against the existing wall, insulate with the product of your choice, extend access points and finish with stucco, clapboard or whatever you like. Upsides for this option include better insulation coverage (covering the entire wall surface rather than just the bits you can get to), no loss of usable floor space, and less overall intrusion on your life.

Yes, I can hear you yelling at me. This is seriously expensive stuff I'm talking about here. And it's only going to get worse as I write more articles.

You will need to think in terms of the life of your house and not in terms of cost/benefit to you and you alone. Your house is going to outlive you by at least 100 years. (My older brother lives in a house built in 1835, my younger brother's was built in 1836.) There will be many families to come who will benefit from your foresight and thank you for your long-term view!

Next time we're going to talk about the attic, conditioned vs. unconditioned space, and benefits beyond just lower bills and a more efficient home.

Your House (Option 1)



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Drew: I am offering soccer training sessions for kids of all ages looking to grow in any aspect of their game. I can provide fun, hard-working sessions for defensive, offensive, positioning, shooting, technical ability, etc. I have played for ECNL, varsity high school, and now I play on a women's college team. I'm flexible with times, locations, and pricing. You can contact me at soccer-drew9@gmail.com. Thanks!

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

Taylor: 16 years old, Sage Port area, I do yard work, babysit, and pet sit. The best way to reach me is to text 720-480-5663.

AJ: high school junior at Castle View. I specialize in yard work. I rake pine needles, mow lawns and weed wack! Call or text me at 720-483-5442!

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