

Larkspur Sentinel



September 2020

Serving Perry Park, Larkspur, and the surrounding community

September! Wow! We are nine months into the strangest year that most of us can remember. We've learned to adapt/adjust in ways we never imagined. We've been made aware of difficult aspects of our health, economy, culture, and even ourselves. This summer has been challenging, not just with coronavirus issues, but also with political and race issues. What a year for growth and change, and it's not been easy. We have proven resilient, and the support we've observed between neighbors and in our community has been affirming/encouraging.

Time with friends and family, hugging without hesitation, and the freedom to move about without extra precautions are now viewed as precious experiences. A few weeks ago, our family managed to sneak away for a few days to spend time together. (We all were extra careful the two weeks before gathering.) What a treat it was to see everyone enjoying each other. . .playing, cooking, and eating, and just being together. . .and with no conflict! While my children were growing up, there would sometimes be conflict and competition (really??!) and my "helpful approach" was to remind them (more often than they liked) "to celebrate their differences." Isn't that what we need to do now? With all the variety we see in culture, race, religion, politics, schooling choices, wouldn't this be a great time to celebrate our differences?

As we head into fall, and the weather cools down, the fires subside, and we create our new routines, I hope you all stay well, take care of each other, and respect and celebrate our differences.

Please be kind,

Margot Patterson
Editor



ELIZABETH OWENS



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17075 VISCOUNT COURT | BENT TREE | OFFERED AT \$1,099,000

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50 booths AND a food & beverage area

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News & Events



PERRY PARK JUNK DUMP

September 11 & 12 - Friday & Saturday - 12 noon-4 pm

Do you have all your trash ready for the 2020 Perry Park Junk Dump? Due to the large response last year, and even more folks indicating that they are interested this year, the Junk Dump will be two days.

Where: The old gravel pit at the back of Perry Park
Take Perry Park Blvd all the way to where it turns to gravel and just keep going.
Who: Perry Park Ranch residents only - proof of residency is required
Cost: Car-\$20, SUV-\$30, Pickup-\$40, Pickup and trailer or just a trailer-\$50

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Will accept with an extra charge at the gate:

Concrete	Tile	Stone
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Please note: This is a much lower cost than taking your junk to the dump. For instance, Sedalia dump charges \$82 minimum no matter how small the load and Monument charges by the pound, (it adds up very quickly).

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PENDING
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14197 Furrow Road, Larkspur

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4946 Delaware Drive, Perry Park

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10783 S Perry Park Rd.

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6301 Perry Park Blvd. #8

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PROGRESSIVE





Perry Park

Water & Sanitation District



AUGUST NEWS FROM THE WATER DISTRICT

by Brian Arthurs

"Water is personal, water is local, water is regional, water is statewide. Everybody has a different idea, a different approach, a different issue, a different concern. Water is the most personal issue we have." -Susan Marks

Water Facts: Water is the most common substance found on earth. It is also the only substance found commonly in all elemental forms: solid, liquid & gas.

The regular monthly board meeting for the Perry Park Water and Sanitation District was called to order at 4:30 pm on August 19th with all directors available.

The first order of business was approval of the minutes from the July 15th regular meeting. Approval was unanimous. Disbursements totaling \$217,330.87 were then also unanimously approved.

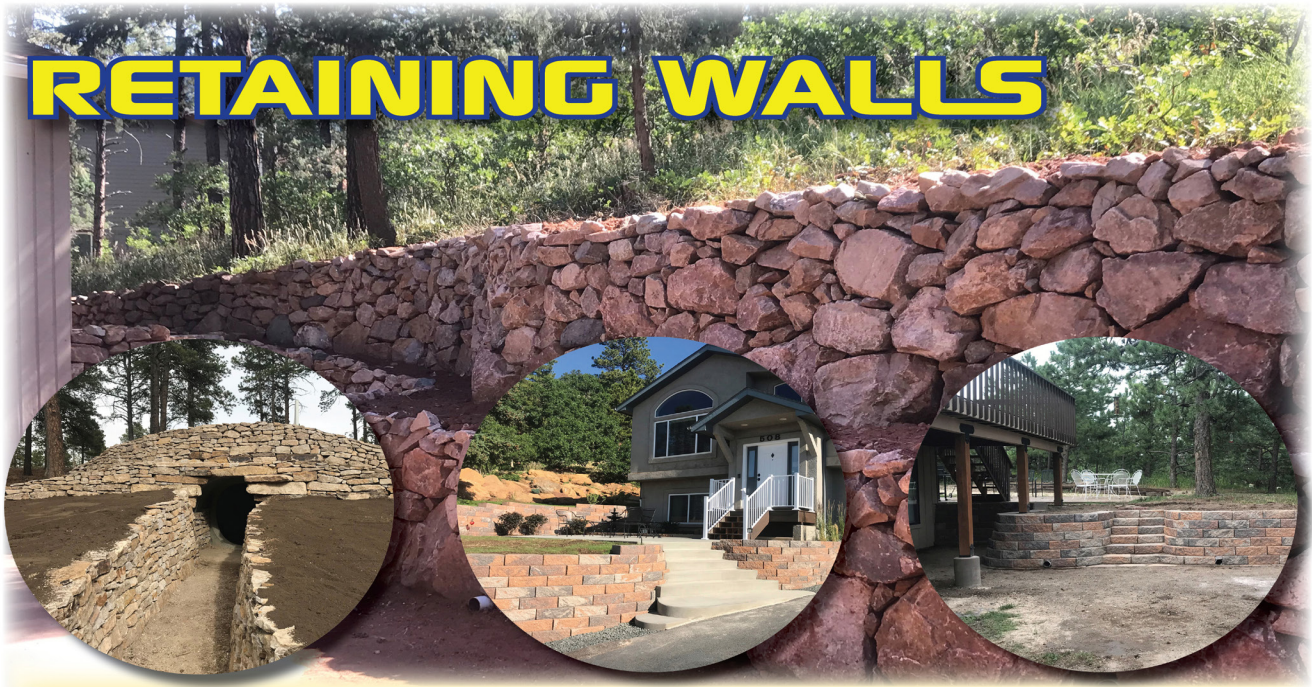
Next on the agenda was a request for temporary use of a septic system for a parcel of land described as 5948 Ute Court due to the unavailability of sewer service within four hundred feet of the property. After review by the board, and in consideration of the covenants included which requires connecting into the centralized sewer system in the future, if sewer service comes within four hundred feet of the property, the agreement was unanimously approved for a period of five years.

Updates on the Wauconda Wastewater Treatment Plant power, odor, and noise were given. President Gary Peterson summarized a meeting with surrounding residents concerned with these issues. Preliminary analysis by specialists was requested by the District. Preliminary analysis by the District's engineering firm was presented, including probable causes, solutions, and costs to remedy. Due to the importance of this issue, Director Peterson requested that representatives from the District's engineering firm summarize and present all completed reports to the Board for action at a work session to be scheduled.

The District Systems Report for July 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.

Audience participation involved a request for the status of automatic meter reading implementation. The Board's position was solidified at the June 22, 2020 work session, that some type of meter reading automation will be included in the 2025 Capital Improvements Project budget, as other repair and maintenance items that are critical to the quality and availability of service to customers in the District were deemed a higher priority.

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EXCAVATION

PERRY PARK METRO DISTRICT REPORT

by Sean King



Survey about Sandstone Ranch

The Douglas Land Conservancy is interested in setting up a Dark Sky/stargazing event at the Big D on November 14. If you would like to attend, please fill out this quick survey to show your interest:

http://perrypark.org/r/stargazing_survey_092020.html

Slash pickup starting in October

It's time for the second half of the Perry Park Metro District 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. Some of the rules have been modified regarding tree trunks, so please review the information, zones, and rules posted here:

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

The schedule for fall pickup will go as follows:

1st week in October- Zone 1

3rd week in October - Zone 3

2nd week in October - Zone 2

4th week in October - Zone 4

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

Next Board Meeting: Thursday, September 10th

The board is planning to meet virtually on September 10 due to COVID-19 concerns. Details for how to access the Zoom meeting will be shared the Monday before the meeting on the PPMD mail list.

Please go here to sign up: [PPMD Mail List Sign Up](#)

PPMD Board of Directors:

Randy Johnson – President

Craig Van Doorn – Vice President

Linda Black – Assistant Vice President

Joe Brickweg – Treasurer



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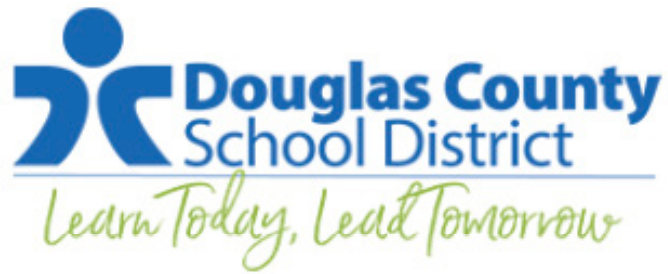
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SCHOOL DISTRICT REPORT

by Paula Hans, Public Information Officer



Mill Bond Oversight Committee Releases its First Annual Report

Douglas County School District's (DCSD) Mill and Bond Oversight Committee (MBOC), created to help ensure that additional funding approved by voters is spent as outlined on the ballot, has released its first annual report. The MBOC shared at the August 18 Board of Education meeting that all expenditures thus far are in alignment with ballot language approved by voters in 2018.

Members of the MBOC study the program and project list associated with the \$40 million Mill Levy Override and \$250 million Bond. The group monitors improvements being made at district schools and facilities, as well as programs being implemented in DCSD. The MBOC meets on a regular basis and participates in scheduled site visits during construction. They also review the ongoing master schedule of projects.

The MBOC is comprised of voluntary representative members of the DCSD community, including staff and board committee representatives. Members represent a broad background of viewpoints and interests including, but not limited to, public education, financial management, human resources, information technology, development/construction, architecture/engineering, and facility operations, including safety and security. The next MBOC meeting is scheduled for September 23.

Navigate to this page: https://www.dcsdk12.org/about/leadership/board_of_education/board_committees/mill_bond_ad_hoc_oversight_committee to learn more about the group or to apply to serve on the committee. Click here to view the MBOC annual report: <https://eboardsecure.dcsdk12.org/attachments/827f804d-4a1b-4633-88aa-a48a8c43543a.pdf>

DCSD, COVIDCheck Colorado Announce Partnership

Douglas County School District (DCSD) is pleased to announce a new partnership with COVIDCheck Colorado, a social benefit enterprise of the Gary Community Investment Company, which is part of the Gary Community Investments umbrella organization.

COVIDCheck Colorado was created to help organizations like DCSD navigate the COVID-19 pandemic. As part of the district's health and safety plans to return to school and work, COVIDCheck Colorado will provide teachers and staff access to COVID-19 testing on a voluntary basis at no cost to district participants.

Through COVIDCheck Colorado's integrated approach, teachers and staff can voluntarily choose to be tested for COVID-19. DCSD school-based staff may schedule a test every two weeks, while other staff may schedule a test once a month. Employees will have access to an online platform where they can schedule an appointment to get tested for COVID-19 at a designated site throughout the Denver metro area.

Staff who get tested through the partnership with COVIDCheck Colorado should receive results in 72 hours or less. Those who test positive for COVID-19 will receive a phone call from a telehealth provider who will offer support and guidance on self-isolation. All positive cases will be reported to local public health agencies and the Colorado Department of Public Health and Environment, consistent with the requirements of law.

To learn more about COVIDCheck Colorado, visit covidcheckcolorado.org.

CULTURALLY MODIFIED TREES

by Mike Montgomery

Four years ago, I wrote an article for the Perry Park Sentinel about “Ute Prayer Trees” in Perry Park and the surrounding area. Since that time, my education and thinking on these trees has evolved, and given our many new residents, I received a few requests to revisit this subject. And let me first acknowledge that I claim no expertise in this area, just an avid curiosity.

I had often wondered about the oddly misshapen ponderosa pines I would see in our forests. Trees are, of course, often misshapen by wind, snow loads, competition for light with other trees, and by their own unique genetic disposition. It was then that I learned about Culturally Modified Trees (CMT). I learned that many of these trees had not taken their shape by forces of nature, but in fact were modified by the indigenous people who lived here for thousands of years. In Colorado, this was predominantly, although not exclusively, the Ute Indians.

CMTs are classified as ethno-historical artifacts, literally “on-site memories.” CMTs were part of many cultures (think about Japanese Bonsai trees.) Research has also documented CMTs in Western Canada, northern Scandinavia, most of Europe, and southeastern Australia. The acknowledged expert on Ute Prayer Trees, John Wesley Anderson of Colorado Springs, states that the trees were modified to take on particular shapes for spiritual, navigational, and astronomical reasons, as well as utilitarian purposes. When the trees were very young, they would be bent with rope made from yucca fibers. The same tree would then be shaped again and again by medicine men and women over the course of years, decades, and sometimes generations. Ponderosa Pines can live to 800 years, although that is rare.



John Anderson believed that there were several types of Prayer Trees, i.e. story trees, prophesy trees, medicine trees, etc. For me, the categories often did not work, as the characteristics of the different types of trees often overlapped. It became more useful to think of CMTs as having several characteristic shapes. One shape is the two ninety-degree bends. The observers of this shape in Colorado have called it a burial tree, believing that it points in the direction of an important tribal member’s grave. This same shape was recently shown in a newspaper from Buffalo NY, and was referred to as a trail marker tree. Yes, there is much that we don’t know, and is not agreed upon. Trail marker trees, the most common and the most useful of the tree names, are those with a 30-degree bend, usually with peeled bark as well. Many of these trees point at one of the four cardinal directions. It is also believed that, as the seven Ute tribes roamed Colorado and Utah, these trees may have been modified to point out water sources or other important places. The one pictured is with my bike on the Dawson Butte trail. This same shaped tree is quite common in the Chicago area, and a Chicago Herald article referred to them as the “original GPS system.” A leader from the Cherokee Nation of Oklahoma stated “the bending of trees was essentially part of a great highway system that allowed people from many tribes to interact, and there was an inordinate amount of trade going on.”



A third common shape looks like a goal post. It is believed that it was designed to “frame” something in the distance. There are several in El Paso County that clearly frame Pikes Peak, a place of worship for the Ute. There is an outstanding example of this shape near the corner of Perry Park Blvd. and Buttermilk. Finally, there are some trees that have been intertwined, believed to be a significant spiritual meaning. The one pictured is in Fox Run Park.

So, how do you know if a tree has been modified, rather than having been distorted by nature? First, the tree has to be sufficiently old, since the Utes were forced onto reservations in 1881. Signs of age are commonly that the tree has taken on an orange color or grey color, and its bark is becoming smoother. You will see, at the point of the bend on the tree, a scar in the tree bark from the yucca rope when the branch was being staked down. The ligature scar pictured here is from a tree on Perry Park open space. They are frequently not quite



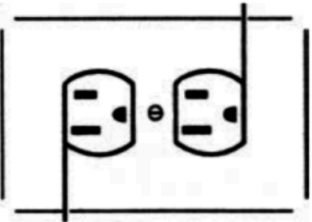
that clear, but can be observed nonetheless.

Sometimes you can also find a very small burn mark, like the one pictured here by the ligature scar. The Utes were thought to be sending smoke to the tops of the trees in prayer. These small ceremonial burns are very different than the burn you see from a wildfire. Peeled bark is also quite common with CMTs, perhaps a more utilitarian than spiritual modification. The cambium of a Ponderosa pine has more calcium than milk, and the sap had many uses. The bark peel pictured here was almost certainly cut for an infant backpack and cradle board.

The size of a tree, by itself, is not a necessarily a good indicator of its age. Access to water and light are likely to have a greater impact. There are some younger trees that are quite large, and there is documentation of a 3 ft tall Ponderosa being 100 years old.

This article is just a brief introduction to those for whom this is new information. There is a good deal more to the story. And the best place to see magnificent trees nearby is Fox Run Regional Park. And I would be remiss to not acknowledge the reality that, for some, this is all utter nonsense.

There are two You Tube presentations that give more detail. The first, http://youtu.be/3LkYQbcnlkE_ is about Fox Run Regional Park. The second, http://youtu.be/9zihpCB9v2w_ is about Monument Preserve. For those of you more academically inclined, see **Turner, N. et al (2009) *Cultural Management of Living Trees: An International Perspective*. Journal of Ethnobiology 29(2) 237-270.**



electric

Pete Dunbar

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Cell 303-638-6762



FROM THE LARKSPUR FIRE PROTECTION DISTRICT

By Cindy Applegate, Secretary-Board of Directors

Yearly Call Review:

January 1, 2020 through July 31, 2020 we ran a total of 504 calls compared to 697 calls for the same timeframe in 2019. This is a decrease of 193 calls (-27.7%).

January 1, 2020 through July 31, 2020 our medic units transported 156 patients compared to 183 patients for the same timeframe in 2019: a decrease of 27 transports (-14.75% decrease).

July 2020 Call Review:

July 1, 2020 through July 31, 2020 we ran a total of 84 calls compared to 149 calls for the same timeframe in 2019. This is a decrease of 65 calls (-43.6%).

July 1, 2020 through July 31, 2020 our medic units transported 26 patients compared to 41 patients for the same timeframe in 2019: a decrease of 15 transports (-36.58% decrease).

- | | |
|---|--|
| <p>A. FIRES : Total of 7 calls</p> <p>Passenger vehicle fire: 1 (in district)</p> <p>Brush/grass fire: 3 (2 in district) (1 mutual aid)</p> <p>Structure fire: 3 (mutual aid)</p> | <p>B. EMS: Total of 36 calls</p> <p>Medicals: 24 (21 in district, 3 mutual aid)</p> <p>MVA's with Injuries: 12 (9 in district, 3 mutual aid)</p> |
| <p>C. ALARMS: Total of 1 call</p> <p>Fire alarm system malfunction: 1 (in district)</p> | <p>D. OTHER: Total of 40 calls (34 in-district, 6 mutual aid)</p> |

cont. on next page

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More From the Larkspur Fire Protection District . . .

Wildfire Threat Increasing

As this is written, we are 2/3 of the way through August and experiencing continued hot and dry conditions. Douglas County has moved back into Stage II Fire Restrictions and the forecast is for more of the same weather. Four large wildfires are burning in Colorado, and California has exploded with wildfires with over 900,000 acres burned so far. Fire suppression resources are in short supply in Colorado and across the nation due to the number of fires burning and Covid-19 issues. The National Interagency Fire Center has moved to National Preparedness Level 5 (the highest). See https://www.nifc.gov/fireInfo/fireinfo_prepLevels.html for more information.

Stage II Fire Restrictions for Douglas County

Not allowed:

- Open burning of any kind.
- Use of fireworks – including professional firework displays
- Use of fires in chimineas, other portable fireplaces or patio fire pits.
- Campfires at developed campgrounds or picnic areas.

Allowed:

- Fires within liquid-fueled or gas-fueled stoves, grills, fire pits, or other gas or liquid-fueled appliance.
- Residential use of charcoal grill fires when such use is supervised by a responsible party at least 18 years of age.
- Fires contained within fireplaces and wood-burning stoves within buildings only
- Fire suppression or fire department training fires.



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**8457 Sugarloaf Rd
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Beautiful nearly new 4,449 finished sqft ranch home perfectly situated on a 5 wooded acre lot. From the hickory floors to the stone accents throughout this 4 bedroom, 6 bathroom home not a single upgrade was overlooked during the design process. The great room features a stone surround fireplace & floor to ceiling windows to enjoy the view of the towering pines. The amazing kitchen will delight the chef in your family with top quality stainless steel appliances. The master suite will lavish you in luxury with hickory floors & a luxurious master bathroom featuring heated floors. Your guests will feel right at home when they come to stay in the finished walk out lower level featuring a gorgeous wet bar & family room. Relax in the sauna with teak floors & bench seating.



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A WALK ON THE WILD SIDE. . .

By Susan Peters

Winding Down...Those Mutant Houseflies...Autumn Serenades...Short Takes

The Waning Summer

First: Leave at least one hummingbird feeder out for the late migrators and the occasionally late to the bus young hummer. Leaving your feeders out will not keep the hummingbirds here longer...they know what to do and when to do it.

As summer leaves us – too soon!!! – the many signs remind us of the upcoming long winter. Not just the cooler and shorter days, but the abundance of aster, goldenrod, cattails, and withering sunflowers that carpet the land – the purples and yellows of late summer. The bearberries have ripened and the prolific acorns and pine cones serve to provide nature with an abundance of winter food thanks to a wet spring. The drought summer of 2020 has distressed much flora and fauna.

Speaking of hummingbirds, yes, again, it sure has become quiet outside during the days. The adults have left to grab some time at the spa before their youngsters find them. Once the youngin's get their heads on straight and pig out, totally ignoring social distancing guidelines in the time of a pandemic, they, too, will catch a good air current and will be off.

Yes, Indeed, Mutant Flies Could Be All YOURS!

Tis the time! As I type this, the pesky houseflies are inviting themselves to warm up on my computer and body, while begging for handouts.

Then hubby Dave told me that he warmed up his cup of coffee while one clung to the inside window of the microwave. It flew out unscathed. But be warned, there may be future generations of mutant houseflies. So, this was a curiosity that needed resolution. Google to the task. One person claimed that a fly survived three minutes in his microwave. The explanation is simple. The microwave rays, or death rays, as one person calls them, do not cover the entire microwave interior. There are plenty of un-zapped areas like corners and between rays for a fly to escape. The rays are fixed in position. Only by using a carousel or hand-stirring food does it cook evenly.

If you were to place an ant on a carousel platter, it would not fare so well, as it does not have the agility to be able to move as quickly as a fly to safe areas.

Hint: this may make a good science fair project for a young teen.

Nature's Autumn Entertainment

As evening sets in and the sun sets, sit outside and watch the bat acrobatics while listening to the nocturnal crickets. The cricket leg rubbings fill the evenings. Ah, but that is a wives' tale about the legs. The males have a special organ on a forewing that is comb-like. At the rear edge of the wing they have a kind of scraper that they use to rasp on the organ of the other leg, this process being called stridulation. They also have a thick membrane used to amplify and resonate the sound.

Crickets have "chirps" for various purposes: the courting chirp to attract a female; the triumphant chirp to announce a successful mating, and then grab a beer followed by a nap; and the aggressive chirp to ward off male competitors entering their territory. Scary. And they must have a Jiminy Cricket temptation chirp.

Speaking of wives' tales, my late mother-in-law seemed to know how to come up with a house full of crickets regularly. She said that it was bad luck to kill a cricket. So, daily she would start in the attic, progressing down each floor, sweeping them as she went. Out the front door for them. But it was more fun for them to drive her nuts, so they would sneak right back into the house.



And for more serenading, keep your ears tuned for the bugling elk. It is rutting time in the Rockies, and the males really belt it out in their conquest for the hearts of the elk cows.

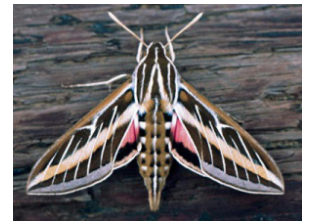


Near dusk, you can also see sphinx moths zooming around. They look very much like hummingbirds in flight, and you have to look closely to see that it is them and not a hummingbird drinking nectar from flowers. The resulting larva, commonly known as tomato hornworms, will hunker underground during the winter only to emerge over a three-week period during the warm days of spring. The white-lined sphinx moth is the most common in Colorado. But be sure to keep a close check on your tomato and green pepper plants, as the moths LOVE these plants and can strip a good-sized plant in a day. BUT, if you see a



tomato hornworm with white spikes sticking out of its body, DO NOT kill it, as these are the larva from eggs laid by braconid wasps in the hornworm's body. The hornworms will die on their own. And the wasps are beneficial! Nature doing its job.

Short Takes



OK, have you ever seen a BLUE lobster? A woman last past month caught one in the Cape Cod Canal! The lady was environmentally sensitive enough to return it to the canal.

And speaking of the environment, you can help save the monarch butterflies that require milkweed to lay their eggs on. The resulting larva eats milkweed ONLY. Order seeds from many online stores and sow them just after the first frost. Pesticides and eradication of the milkweed, namely due to farming, have decimated their population.

And, did you know that that frogs can eat a beetle, only to have the beetle travel along the digestive track and exit through the frog's butt? If you are looking for different entertainment while hunkering down at home, this could be it. Scientists experimented by using wax to bind up beetles' legs. These beetles ended up being absorbed by the frog's digestive juices, as they could not walk out the exit. The first reporting of the beetle escaping the frogs' digestive tracks was seen in the rice paddies of Japan, which is home to the aquatic beetle. See, frogs, it pays to chew your food well.



Tarantulas, fairly harmless, in southern Colorado have emerged and are running amok, seeking to mate. Unfortunately, the annual Tarantula Festival had to be cancelled.

It's that time again. The bears are beginning their super munch mode in preparation for a long winter's snooze, so be extra diligent about putting enticing objects like bird feeders and trash cans beyond their reach, and preferably their noses, too. Hubby Dave set a Have-a-Heart trap for a very naughty squirrel, using a tad of peanut butter. A bear found the trap, ate the peanut butter, and mangled the trap. No sign of a squirrel.

And your moment of Zen for this month – Snape the garter snake emerging from his favorite hangout – the base of a bird bath.



That's all folks for this month. Gotta run – feeding time at the pond for the koi and Snape, who LOVES the fish food.

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

The Larkspur Area Real Estate Market --- August 2020

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

Homes Currently For-Sale (8/10/2020) --- 24 (\$425,000 to \$2,600,000) --- Median \$874,900
Average Days on Market --- 96

Homes Currently "Under Contract" --- 20 (\$365,000 to \$1,600,000) --- Median \$794,000
Average Days on Market --- 70

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 *
7/31/2020	70	\$4,115,000 \$285,000	41	\$695,000	\$352 \$141
7/31/2019	60	\$3,440,000 \$161,000	58	\$680,000	\$291 \$107
7/31/2018	70	\$2,440,000 \$298,000	54	\$650,000	\$335 \$119
7/31/2017	92	\$2,719,200 \$215,000	61	\$585,000	\$310 \$100
7/31/2016	64	\$3,200,000 \$110,000	80	\$547,000	\$335 \$101

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
7/31/2020	\$704,522	+ 6.37%	\$185	+9.47%	\$204	+9.09%
7/31/2019	\$662,329	+3.66%	\$169	+ 4.97%	\$187	+3.31%
7/31/2018	\$638,932	+ 4.26%	\$161	+ 6.62%	\$181	+1.69%
7/31/2017	\$612,853	+13.28%	\$151	+ 7.09%	\$178	+10.56%
7/31/2016	\$541,000	-----	\$141	-----	\$161	-----

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

The above information has been researched from the Metro Denver MLS System (www.REcolorado.com) by Dave Gardner of 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, condi-



Dave Gardner's Results Team

303-681-1000

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MONEY TO BURN

By Karl Roscoe

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

End of August/beginning of September: What better topic than conditioned attic space!

This time our target is the leaky ceiling and attic. There are so many places up there where our expensive conditioned air can escape! And (for those who've done it), what a miserable, uncomfortable job it is to crawl around with all the dead mousies and their leave-behinds...ugh. . .targeting every single potential leak, tracking down the cracks along the outer walls and under the eaves. Sure, it's relatively cheap to do, but you don't forget it in any hurry.

This time we don't have to build new walls or create new dead-air space. The attic is already there to do that job for us.

First, it's expensive. As I said in my last article, everything we talk about here is expensive. But the net result? It's like living in a new house. Seriously, it's that effective!

It will take about a week for the insulators to get up into the attic and remove all the old insulation, wild animal carcasses and other things. Then, they'll suit up and spray a beautiful, thick layer of foam between the trusses—10-12" of open-cell foam. We're talking an R-value of 35-42 (3.5 per inch). Then they'll go around the outside eaves, sealing up the intake vents. Bada-bing, you have a warm attic where you can store things without critter-worries. Your living space is now better sealed, keeping all those niggling little drafts to a minimum.

And the critter-proofing is just the start. Those eave-vents the guys sealed up? They are there to take in air to let your unconditioned attic breathe. A breathing attic takes in all sorts of things, including embers from a nearby fire. No vents, no embers. How's that for a pretty nice bonus?

That'll do for this time. It occurred to me that some of you might want to get in touch with me to discuss these ideas in further detail. I can be reached at karoscoe@gmail.com or on neighborhood.com messaging. I'm more than happy to talk about all kinds of crazy, resource-saving schemes.

Next up: A little history.



Ready to start your adventure? Cub Scouts Pack 260 is based out of Castle Rock and welcomes boys and girls entering kindergarten – 5th grade to join our group! Low fees, high impact, and a ton of fun for kids and their families!

Visit www.pack260.net, call/text Lisa Clark at 410-258-3385, or email lisaclark@yahoo.com for more information.



September is the month when summer activities begin to wind down. But not so for us black bear. This is the time of year when we start our Fall eating frenzy - technically called hyperphagia. I prefer to call this period – the big bear-eat-o-rama. From now until the beginning of our winter nap time, we will consume up to 20,000 calories per day. That's a tenfold increase from our spring and summer daily caloric intake. No wonder your bird feeders and full garbage cans look so attractive to me right now. And there's nothing like feeling a crisp autumn chill in the air while I lick your barbecue grate clean.

A Case of Simple Math

Given a choice between carbo loading from what nature amply provides for me (nuts, berries, and foliage), and what you inadvertently provide (birdseed, pet food, last night's casserole leftovers,) I'll choose what you offer every time. Why? Because your food sources are easy to find, and they are concentrated with calories. A typical bird feeder provides 12,000 calories. That's half my Autumn daily diet requirement in just one stop. Even though choosing to eat what you furnish vs. what nature provides is unhealthy for me, it's faster to score a meal via your garbage can than spend all day eating the acorns off your scrub oak trees.

The only way to keep us bear healthy and both of us safe from harm is to limit what you provide for us to eat. If you stop feeding us, we will load up on good wholesome natural stuff rather than what you accidentally provide. It's kind of like eating at Whole Foods rather than Sonic!

Warning: I Will Bite the Hand That Feeds Me

Recently, the local news reported on a man who was bitten on the hand by a bear he intentionally fed. The man survived; the bear didn't. Not only is the act of intentionally feeding the wildlife illegal, (\$100 fine for the first offense, \$500 for the second, and \$1,000 for the third) it results in the bear losing its natural fear of humans that is so important to coexisting safely in bear country.

So, a word for those few who feed us bear intentionally – **STOP!**

Ask Beary Bear...

Black bears are a valuable part of our local wildlife landscape. If you think we are a nuisance, consider this: we were here first.

Viewing us in the wild from a safe distance is a rare treat that most city folk never experience, except at the smelly old zoo. Even though the Colorado bear population is stable at the moment, losing even one of us due to a senseless act of animal disregard is truly a loss for all of us. Most bears meet their fate and are destroyed due to one common denominator – a food source provided (intentionally or unintentionally) by humans who live in the area.

Each of you can make a difference. I implore you to take the following actions:

1. Reduce the risk of unintentionally feeding us by securing your food sources -especially during this time of year.
2. NEVER feed us intentionally. Those that do should be reported to local authorities for breaking the law, then spanked and sent to their rooms.
3. Educate yourself on black bear behavior and characteristics. We truly are a fascinating species.

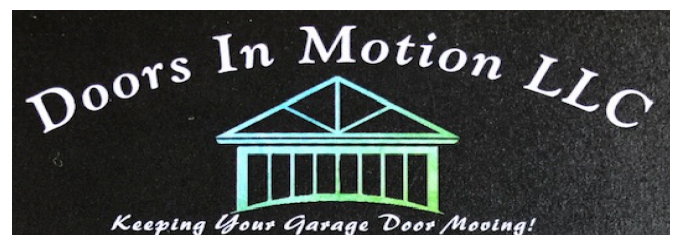


As a black bear cohabitating with humans in Larkspur, Colorado, I depend on you to keep me wild and to help me make good choices.

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

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

Beary



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WALTSWORDS

By Walt Korinke



*Life isn't about waiting for the storm to pass,
It's about learning to dance in the rain!*

BLACK FOREST – Looking for something different to do during these trying times. A 40 minute drive with little traffic will get you to the **Black Forest Bistro** (6750 Shoup Rd.). The 1949 structure was refurbished and reopened mid-June. They serve dinner with light entertainment, with 2 seatings, 5 and 7 pm, Thursday thru Sunday, reservation suggested (719-



459-7884). “Hand crafted food and drinks in a historic setting” and with weekly changing menus. You might like to try the Lamb Shank or Shrimp Ceviche followed by Pineapple Upside Cake or go all out for Seared Ahi with Ligurian Walnut Sauce over Herbed Angel Hair Pasta. It is casual and you might shoot for the outdoor patio seating.



POLARIS POINTE – The Polaris Pointe (Bass Pro, etc.) development at the I-25S / North Gate exit is waking up. The long-promised second interstate access is under aggressive construction with phase



one which will complete the **I-25 access** which will run up the middle of the development. This should be completed by late next year. The following phase will continue with a four-lane divided highway which will tie in with Powers Blvd which traverses the northern side of Colorado Springs all the way to the COS



Airport. The \$65 million interchange bond will be paid for by a 1.75% sales tax from the development. Within the development, the 54,000 sq. ft. **Crush Golf Driving Range** is under construction with plans to open next summer. The facility will have 75 year-round driving suites, dining and meeting space, restaurants, and a bar, among other amenities. The



big ticket item, if it happens, is a 200 acre, +/- million square foot shopping center to be located in the middle of the development. Preparing to break ground is a 301-unit apartment project to be known as **Polaris Junction**. Last month, the former Asian restaurant was replaced by a new breakfast



restaurant called **Buttermilk**, a breakfast restaurant with a Southern flavor. It's not cheap, but its tasty, and includes patio seating and a roomy inside. Buttermilk serves breakfast and brunch from 6:00 am to 2:00 pm daily. A southern-inspired favorite is Buttermilk fried chicken tenders over a Belgian waffle – topped with whipped honey butter and smoked bourbon maple syrup and accompanied by one of the barista prepared coffees.

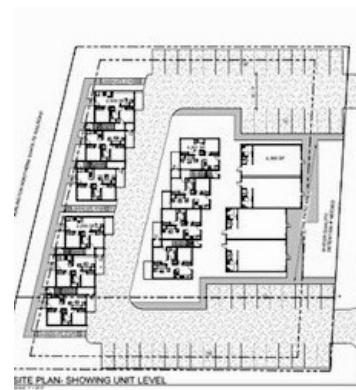
Another victim of the virus, the Colorado Springs 6-year old **C. B. Potts Restaurant and Brewery** closed its doors forever. The Polaris Pointe restaurant located across from Bass Pro, along with the rest of their Colorado locations which have operated for the past half-century, have all ceased operations issuing thanks to their staff and customers. These sizeable operations with no drive thru operations were unable to economically perform at the 50% permitted occupancy.



LARKSPUR – Alex Welch, an area resident, has purchased two development lots in the town's core and is working on a third. He held an initial meeting with the Mayor and administrative staff to discuss his concept for the **1.23 acre site that abuts the Spur's southern boundary**. His key objective is to provide some affordable housing for the area along with a limited mix of retail/commercial space. Proposed are twenty 720 sq. ft. 2

bedroom units in three buildings with a small 4-unit 4,360

sq. ft. commercial building which will face Spruce Mountain Road. Buildings would step up from 1-story commercial frontage, followed with a 2-story building and at the rear adjacent to the railroad tracks, a 3-story apartment over covered parking



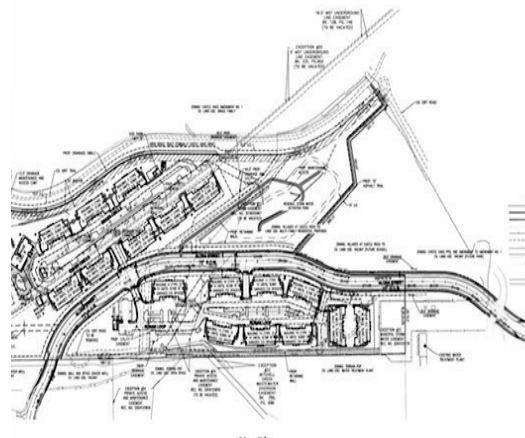
structure. Rents for both apartments and commercial are pegged to be about 30% below Castle Rock levels and this project should fit well into the current plans for the town to be more than just the fine Town Park and a couple of restaurants. Next step is preliminary site, building and utility drawings, Town Council presentation, followed by a public meeting for Town resident input. With Welch's guidance, this could be the start of the Town's core revamping into an appealing village for living and shopping. **Jellystone Park** had the successful opening of the 100 acre RV and vacation rental Yogi Bear theme park on Memorial Day currently offering 89 vacation rental units and 255 RV sites along with the many amenities including three restaurant facilities (currently restricted to campsite delivery due to the virus), picnic tables & fire pits, the water park, swimming, bowling, sports courts, fitness center, and more. The 2nd phase continues under construction with completion next year.



Companies has carved out a parcel with plans to build **The Echelon**, seventeen 3-story apartment buildings to contain 238 residential units, a clubhouse/leasing office, a pool, and a dog park. Parking will consist of 169 attached garages and 336 surface spaces. It fits the current zoning and has received Town Council acceptance.



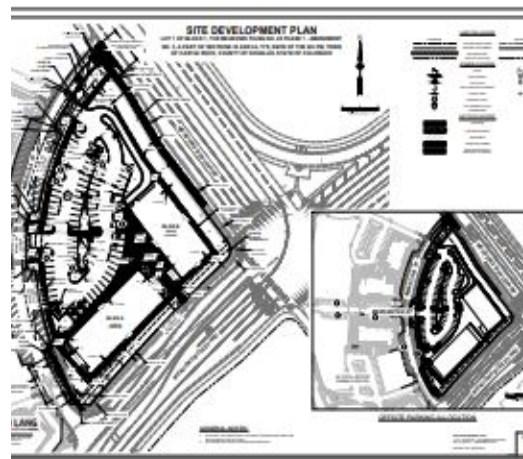
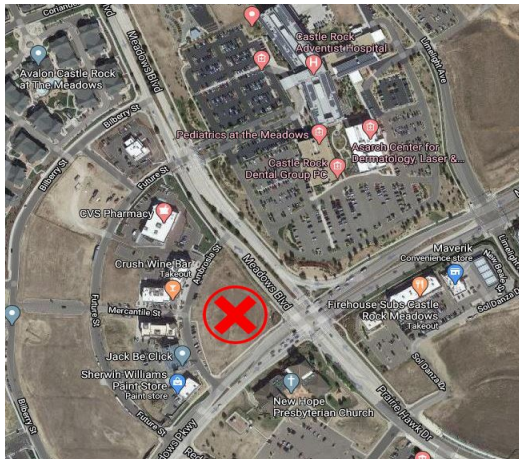
CASTLE ROCK - New commercial/retail activity has slowed dramatically over the past three months, but single and multi-family permitting continues upward. Near the entry to the 3,600 acre Terrain Development (PD), northeast quadrant of Founders Parkway and State Highway 86, the Garrett



Watch on the opposite side of town, across from the Adventist Hospital, between Future and Mercantile Streets for a 150,184 sq. ft., **4-story mixed use building**. The project is directly behind the restaurant, office, CVS Drug complex. Construction is underway with the first floor that will include a 4,000 sq. ft. restaurant, a private club house, and management office. Floors two thru four will house 111 multi-family family dwelling units to include 56 one-bedroom units, 46 two-bedroom units and for the larger families, 6 three-bedroom units. Parking sounds a little tight at 169 apartment spaces and 25

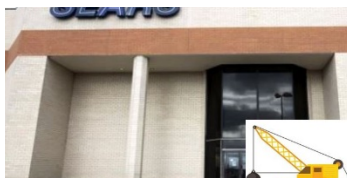
restaurant spaces. Two gathering spots will be located in interior courtyards and a dog park located on the north end. Occupancy should start in late 2021.

The quarter pie sliced site at the northwest corner of the intersection of Meadows Blvd. and Meadows Pkwy. is under Planning Commission review for **two single story multi-tenant commercial buildings** to anchor this very busy corner across from the hospital. If approved, it will join the complex behind it with several restaurants, bars, medical tenants, and Sherman Williams Paints.

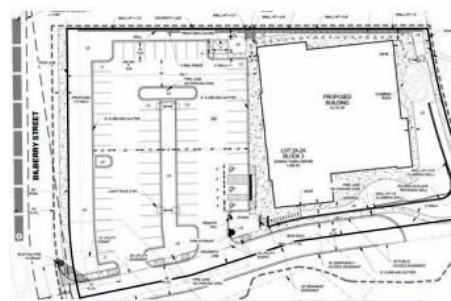


ÜBERGRIPPEI
INDOOR CLIMBING CRA

On the next site to the west of the above mixed-use complex, a proposed 17,000 square foot indoor rock-climbing facility is planned. This is an expansion of **Übergrippen Indoor Climbing** which opened its doors in Stapleton in June 2017. Similar to the Stapleton facility, it will offer a 40 ft. high challenging climb, and a 30 ft. high family wall. The walls include various angles and overhangs. They also will offer yoga and fitness classes. Youth Clubs will be formed and climbing events will be held. A pro shop along with casual picnic tables will be available. Sounds like a lot of energy-expendng fun.



COLORADO SPRINGS – Another innovative idea as the result of an over supply of retail space is developer/owner Evergreen DevCo's plan to demolish the closed (March 2019) **Sears store at the 38 year old Chapel Hills Mall** and build a 300 unit gated apartment complex



encompassing 12.6 acres that comprised the Sears store and the Tire store along with the associated parking. Six 3-story, 36-unit buildings, three 3-story 24-unit, and four 2-story 3-unit buildings are proposed along with the typical clubhouse, fitness, and other amenities. This can help provide customers to the remaining mall which will be revamping its tenant mix to regain competitiveness in the market.

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20th of each month

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

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20th of each month

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

TEENS FOR HIRE!!

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!

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

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
soccerdrew9@gmail.com. Thanks!

Maggi: 16 years old. I live in Perry Park, and would love to pet sit
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