

# Ballot Issue 6G Mill Levy Information

## See Page 9 for Details



BUDGET	KC FITNESS	SPECIAL EVENT	SAVE THE DATE	RANGER FIELD NOTES
Master Association Board Considering Dues Increase	Zumbathon Charity Event	Family Fright Night and Haunted Trail	Gobble Wobble 5K	Trail Closures for Muddy Conditions
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Letters to the Editor

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Massey Draw Bank Stabilization Project Completed

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Mill Levy Information Nights

After consultation with the Metropolitan District’s attorney, the MD is not holding an information meeting regarding the mill levy on Oct. 9. However, the two Issues Committees formed regarding the Mill Levy will be holding the following Information Nights:

- Ken-Caryl Residents for Fiscal Responsibility: Oct. 9 at 6:30 p.m. at the Ranch House
- Ken-Caryl Ranch Residents in Favor of the 2018 Mill Levy Increase: Oct. 16 at 6 p.m. at the Ranch House

These two groups are made up of and run by volunteers. The MD’s staff and Board members cannot use MD funds to campaign for the mill levy. However, staff members can be in attendance to answer questions at the events held by volunteers. While the original intent of the MD hosting its own information night was for a factual overview, staff and the Board feel it could be misconstrued as campaigning. We encourage residents to visit [www.ken-carylranh.org](http://www.ken-carylranh.org) for mill levy information. Questions can also be directed to District Manager Melissa Daruna at [melissad@kcranch.org](mailto:melissad@kcranch.org).



## Welcoming Fall in Ken-Caryl Ranch

By KCRMD District Manager Melissa Daruna

Fall in Colorado is a special season. Growing up in the Midwest, I only knew fall as the dreary season when days got shorter and you said goodbye to the sun until the following spring. Here, however, fall is full of beautiful weather and plenty of fun activities. Here are a few great opportunities to welcome fall in Ken-Caryl Ranch:

- Take a Hike! – Each year I am so impressed with the fall colors in our open space. You are also bound to see more wildlife out and about, and these crisp mornings are great for trail runs or rides.
- Shake It for a Good Cause – October is Breast Cancer Awareness Month, and we are hosting a Party in Pink Zumbathon Charity event on Saturday, Oct. 21. Join us for 2 hours of Zumba! All proceeds go to the Zumba global research grant for breast cancer prevention. Registration details are online in the KC Fitness section or see the flyer on page10.
- Swing, Slide and Climb – Have you taken the family to all the new playgrounds yet? Over the last year we replaced the playgrounds at Heirloom Park, Saddlewood Park, and Dakota Lodge and added a playground at the Community



- Center. Grab your bikes and make a day of it!
- Family Fright Night and the Haunted Trail – Join us on Friday, Oct. 27 from 4-8:30 p.m. for Halloween fun for the whole family! Family Fright Night festivities include crafts and games at Dakota Lodge. The not-so-spooky Haunted Trail at Bradford Park teaches us about wildlife that live in our open space and ends with treats at the fire pit! Take the free shuttle between locations!
- Gobble Wobble 5K – Saturday, Nov. 12. Burn those calories before the big turkey day and help support our local open space! See the flyer on page 7. More details and registration information will be up on the website soon!

### FACTUAL SUMMARY NOVEMBER 6, 2018 ELECTION FOR VOTER AUTHORIZATION TO INCREASE PROPERTY TAX REVENUE

**THE DISTRICT.** Since 1988 Ken-Caryl Ranch Metropolitan District has provided a wide range of park and recreation services and amenities to the community. The District is responsible for maintaining and operating three pools, sports fields, parks, greenbelts, the Community Center, Dakota Lodge, Ranch House and tennis courts. In addition, the District provides youth and adult programing, and an environmental education program. Property taxes make up 60% of the District’s total annual revenue.

**SUMMARY OF THE ISSUE.** In the past 5 years, the District’s operating costs have exceeded the revenues it generates through property taxes and program fees. As the costs of operating the District continue to increase, so must the revenues generated by property taxes and program fees; however, the Gallagher Amendment to the Colorado Constitution is reducing the District’s property tax revenue. The Gallagher Amendment requires residential property owners to pay 45% of the total property taxes paid. In every odd year, the Colorado Legislature is required to set the residential assessment rate (“RAR”) at a level that will maintain the 45% tax share. Due to the steady increase in residential property values across the State, since 1982 the RAR has been reduced from 21% to 7.96%. Then, in 2017, the Colorado Legislature further reduced the RAR to 7.2%. This approximately 9% decrease in the RAR resulted in the District losing \$210,000 in revenue in 2018. Preliminary projections indicate the Colorado Legislature will further reduce the RAR to 6.11% in 2019, which will result in another 15% decrease and another approximately \$375,000 loss in property tax revenue.

**THE BALLOT ISSUE.** During its meeting on August 21, 2018, the District’s Board of Directors adopted a Resolution calling for an election on November 6, 2018 to seek voter approval of a property tax increase through the following Ballot Issue:

SHALL KEN-CARYL RANCH METROPOLITAN DISTRICT TAXES BE INCREASED \$1,530,556 (FIRST FULL FISCAL YEAR DOLLAR INCREASE) ANNUALLY, BEGINNING IN LEVY YEAR 2018 (FOR COLLECTION IN CALENDAR YEAR 2019) BY INCREASING THE DISTRICT’S EXISTING PROPERTY TAX BY 8.0 MILLS, AND SHALL ALL REVENUE AND ANY EARNINGS ON THIS TAX CONSTITUTE A PERMANENT VOTER-APPROVED REVENUE CHANGE WITHIN THE MEANING OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND AN EXCEPTION TO THE LIMITATIONS SET FORTH IN SECTION 29-1-301 OF THE COLORADO REVISED STATUTES, AND ANY OTHER LAW?

**ARGUMENTS AGAINST THE PROPOSAL.** The property tax increase will increase the amount of taxes the District assesses against taxable property within its boundaries. For voters who support less and smaller government, the District’s increase in tax revenues may be contrary to this objective. Based upon the District’s current assessed valuation, a property tax increase of 8 mills would result in the following projected increases in property taxes to homeowners:

- \$400,000 Residence = \$19 per month
- \$600,000 Residence = \$29 per month
- \$800,000 Residence = \$38 per month

**ARGUMENTS FOR THE PROPOSAL.** Without additional tax revenue, the District Board must look at reducing services and increasing fees. The revenue lost from the Gallagher Amendment is impairing the District’s ability to continue operating at its current service level. In addition, the District must build reserve funds that allow for capital improvements and expanded services in the future. Without a mill levy increase, the Board must look at reducing services and increase program fees, including eliminating free community events, reducing parks maintenance such as watering, mowing, landscaping, and tree care, eliminating capital expenses such as additional shade at the pools, playground replacements and paved trail repairs, charging for resident pool access, reducing pool hours, closing Bradford pool.

This Factual Summary is being provided in accordance with the authority granted by C.R.S. § 1-45-117(b)(l).

## October

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
	1	2 6 p.m. MA/MD Joint Study Session	3	4 9:30 a.m. Baby Time  10:15 a.m. Family Story Time	5	6
7	8 7 p.m. Community Planning Committee	9	10 7 p.m. Equestrian Task Force <b>Dakota Lodge</b>	11 7:30 a.m. Architectural Committee  9:30 a.m. Baby Time  10:15 a.m. Family Story Time	12	13
14	15	16 6 p.m. Master Association Board	17 4:30 p.m. Covenant Committee	18 9:30 a.m. Baby Time  10:15 a.m. Family Story Time	19	20
21	22	23 6 p.m. Metro District Board	24 7:30 p.m. Open Space Committee <b>Dakota Lodge</b>	25 7:30 a.m. Architectural Committee  9:30 a.m. Baby Time  10:15 a.m. Family Story Time	26 5-8:00 p.m. Family Fright Night and Haunted Trail <b>Dakota Lodge and Bradford Park</b>	27

All meetings and activities are at the Ranch House unless otherwise stated. Meeting dates and times are subject to change. Please see [www.ken-carylranh.org](http://www.ken-carylranh.org) for the most up-to-date information.

### Crystal Hodge’s RECENT KEN-CARYL SALES



4 LANTANA\*  
Sold at \$850,000



35 ELK LANE\*  
Sold at \$800,500



28 WILLOWLEAF DRIVE\*  
Sold at \$595,000



7768 GUNSIGHT PASS\*\*  
Sold at \$500,000

\*Crystal represented the Seller    \*\*Crystal represented the Buyer

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Life at Ken-Caryl is a private newspaper published every other week by the Ken-Caryl Ranch Master Association. OUR PURPOSE is to bring timely information to the residents of Ken-Caryl Ranch. Permission to reprint articles is granted, provided that proper credit is given to Life at Ken-Caryl and the Editor is notified. The editorial direction of this publication comes ultimately from the Ken-Caryl Ranch Master Association Board of Directors.

NOTICE: The views of the authors of the various articles and letters in this newspaper do not necessarily reflect the views of the committees, directors, management, or the community as a whole.

DEADLINE: All articles, advertisements and letters to the editor must be received by 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date. The deadline date is sometimes early due to holiday schedules. Deadline dates are published at [www.ken-carylranh.org](http://www.ken-carylranh.org) under Community & News, then Newspaper: Life at Ken-Caryl.

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Park Rangers/Open Space:  
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District Manager:  
Melissa Daruna  
[melissad@kcranch.org](mailto:melissad@kcranch.org)  
303-979-1876, ext. 136

Parks, Greenbelts, Sprinklers:  
(weekdays) ..... 303-979-1876  
(after hours, weekends) .. 303-979-1876, ext. 320

Recreation:  
Ranch House ..... 303-979-4070  
Community Center ..... 303-979-2233  
Environmental  
Education. .... 303-979-1876, ext. 469

Contact information for the Master Association and Metropolitan District Board members is available at [www.ken-carylranh.org](http://www.ken-carylranh.org) under the Administration tab.

[www.ken-carylranh.org](http://www.ken-carylranh.org)  
[www.facebook.com/ken-carylranh](https://www.facebook.com/ken-carylranh)



## Saddlewood and Territory

By Community Standards Administrator  
Jenny Bernal

Ken-Caryl Ranch boasts a wide variety of properties from condos and townhomes to luxury homes and custom estates. Saddlewood and Territory are two lovely Ken-Caryl neighborhoods located just east of C-470, north of Ken Caryl Ave. These single-family homes provide the Ken-Caryl experience to 6 percent of residences on Ken-Caryl Ranch.

After much feedback last year regarding covenant enforcement in these neighborhoods, we responded this summer by increasing proactive inspections; amplified enforcement of long-term issues resulting in resolutions; have worked with Jefferson County and neighboring management to resolve community-wide issues; and have opened collaborative relationships with many residents to cure violations in a fair and reasonable manner.

From May to September this year, of all the violations issued or escalated by the Master Association throughout Ken-Caryl, 14 percent of those violations were either opened or resolved in the neighborhoods of Saddlewood and Territory. Many of the violations identified included landscaping, parking, fences, exterior paint/siding repair, and garage door maintenance.

Depending on the nature of the violation, we will often work with homeowners on timeframes to allow for budgeting of time and resources. We want to help ensure the ability to complete quality work on whatever concerns are pressing. While there is still work to be done, we applaud the residents who have cooperated with the Master Association to improve their properties whether through proactive maintenance or follow-through from a reminder letter.

Of course, with the volume of properties to inspect, we can miss violations. If you witness something you think should be brought to our attention, please don't hesitate to reach out to me. If we don't already have a plan or resolution in place, I will promptly follow up to address the situation. Every resident's efforts to maintain or improve property values are appreciated by the neighbors and the Master Association. I can be reached at [jennyb@kcranch.org](mailto:jennyb@kcranch.org) or 303-979-1876, ext. 113.

### *Interested in Advertising in Life at Ken-Caryl?*

Advertising information is available at [www.ken-carylranh.org](http://www.ken-carylranh.org) under the Community & News section.

**Display Advertising**  
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303-979-1876

## Master Association

On Sept. 18, the Ken-Caryl Ranch Master Association held a regular meeting and discussed the following:

- There were two hearings for Open Space Rules Violations.
- The Colorado Native Plant Society sent an email to Rilla Reinsma regarding a rare plant from the 19th century that potentially could be in our open space. They are requesting two members of the Botanic Gardens survey the Ken-Caryl Ranch open space. The Board suggested they contact Sean Warren to arrange for the survey.
- Jim Fodor passed out a letter he wrote to the Board on Aug. 31 requesting information about the Trail Club and a list of serious bicycle accidents. The Board advised him that the Trail Club is a private entity, and the Master Association doesn't have a list of its members. Sean Warren said there were two accidents on Cougar Trail and one on East Plum Thicket/Manzanita Trail.
- Dennie McGarry provided Trail Club statistics and thanked Dave Seagraves and the Boy Scouts for volunteer work in the community.
- Joel Pankow asked if the Community Planning Committee is going to publish more information about the Resident Survey results in the future. CPC Chair Liz Dowdell said the committee is currently working on updating the Community Plan and not focusing on more articles.
- Linda Metzger presented a document to the Board showing photos and a list of maintenance items to be addressed.
- Auditor Jim Moore presented an overview of the 2017 audit. He suggested the Board look over the bank reconciliations periodically. There was an issue in 2017 with a CD that was not stated properly so cash was overstated. The issue was corrected. Resident Bruce Tugman expressed his concerns about bank reconciliations and finances in general. Bruce suggested the Board reinstate a Finance Committee. A motion passed authorizing funds in the Special Project Funds contribution and accepting the 2017 audit.
- John Archer with the Assured Partners Group, the Master Association's insurance broker, provided an overview of the insurance renewal for the Master Association. The insurance policy includes an overall premium increase of 4.16 percent. A motion passed authorizing staff to enter into an insurance renewal through Assured Partners.
- A group of residents recently formed an Issues Committee, Ken-Caryl Ranch Residents in Favor of 2018 Mill Levy Increase. A representative from the Issues Committee presented an overview of financial and in-kind donations they requested from the Master Association Board. Six residents spoke about their concerns about using Master Association dollars to support the campaign. One resident said it is legal for the Master Association to take a position and support the mill levy.
- A motion passed ratifying the Board's decision to allow the Issues Committee to run a half-page ad in the Sept. 19 issue of Life at Ken-Caryl at no charge.
- A motion passed directing staff to run an in-kind quarter-page ad in the Oct. 3 and 31 issues, an in-kind half-page ad in the Oct. 17 issue, and make a donation in the amount of \$2,500 to the "Ken-Caryl Ranch Residents in Favor of 2018 Mill Levy Increase" Issues Committee.
- A motion passed authorizing the use of the Ken-Caryl Ranch logo on mill levy promotional materials by the "Ken-Caryl Ranch Residents in Favor of 2018 Mill Levy Increase" Issues Committee.

- Sean Warren reported that the aerator at Brannon Gearhart Pond has been fixed.
- Chris Pacetti said the Reserve Study will be updated this fall.
- The Board discussed the proposed 2019 Master Association Budget at length. The Board decided to delay the following potential projects: Trail Master Plan update, Gutter Guard installation, Plum Thicket Trail improvements, and vehicular access improvement to South Docmann. Seth Murphy wants the biological survey in the South Hogback paid for by the MD. He said the MD needs to fund the survey and should either get a grant or take the money out of the \$250,000 the MA is funding for water. The Board discussed Ranch House Pool funding to supplement the money the MD is using from the lawsuit settlement. The Board wants to look at reallocating funds to come up with \$350,000 to \$400,000 to use toward the pool. The Board discussed the possibility of a dues increase and wants to see \$1, \$2, and \$3 increase options for the draft budget for the October meeting.
- Courtney Gasperson resigned from the Architectural Committee. A motion passed appointing Chris Figge to the Architectural Committee.
- A motion passed authorizing staff to increase the Lien Fee to \$100.
- Staff brought up a recent issue regarding Girl Scouts and painted rocks in the open space. The Board suggested staff work with the Girl Scouts to reach a resolution.

### ◆ Budget

## Master Association Board Considering Dues Increase

The Ken-Caryl Ranch Master Association Board will adopt the 2019 Budget at its Oct. 16 meeting at 6 p.m. at the Ranch House. At its Sept. 18 Board Meeting (see meeting summary on this page), the Board discussed the possibility of a dues increase, primarily to help fund a new pool at the Ranch House. Other operational costs such as the trash service and insurance premiums will also increase in 2019.

The primary funding for the new Ranch House Pool is coming from funds from the lawsuit settlement with the Plains Metropolitan District. As part of this settlement, the Plains Metropolitan District will pay Ken-Caryl Ranch Metropolitan District \$3.5 million to fulfill Plains' obligation to build and pay for recreational facilities required by the judgment. All such funds shall be used by KCR Metropolitan District solely for the design and construction of one or more new, refurbished or renovated swimming pools; one or more new, refurbished or renovated tennis courts; or one or more new, refurbished or renovated ball fields. The KCR Metropolitan District has set aside \$2.25 million of the settlement for the pool, but the estimated cost of the pool is approximately \$4 million. While the Master Association does have money set aside to supplement the pool funding, it is not enough. A dues increase is being considered by the Master Association Board to contribute toward the pool costs.

The Master Association's draft budget is posted online at [www.ken-carylranh.org](http://www.ken-carylranh.org) under Administration then Budgets & Reports. If you have any questions or comments about the Master Association's draft budget, contact Chris Pacetti at [chrisp@kcranch.org](mailto:chrisp@kcranch.org) or submit feedback directly to the Board. Board member email addresses are listed on the website under Administration, then Master Association Board.



Trail Closures for Muddy Conditions

By Open Space Ranger Gary Norton

Muddy trail use has become a concern of many land management agencies. Extended use on muddy surfaces can lead to erosion, and trail users can create additional trail widening by going around muddy sections. Community leaders have directed the Ranger Staff to develop a trail closure policy for times when trails are muddy enough to cause damage to the trail tread.

The Ranger staff will evaluate and close trails when they are determined to be too muddy for sustainable use. The trail closure status will be updated to the public through the Ken-Caryl Ranch website and Facebook pages. The Ranger staff will monitor sections of trail throughout the shoulder and winter seasons.

In collaboration with the Open Space Committee, the Ranger Staff has designated the Lower Cougar/Bluebird Trail area as the trails to close for muddy conditions.

**Trail Closure Sites (see map):**

- Cougar Trail/Valley Parkway – Gate will be locked and a temporary sign posted notifying visitors that the trail is closed.
- Colorow Trail/Massey Draw Intersection – A chain gate and sign are permanently located approximately 30 feet from the Massey Draw intersection. The test section of trail used to determine if it should be open or closed is just south of the chain gate.
- Golden Banner/Cougar Trail Intersection – A permanent post and sign have been installed to caution trail users that access to lower trails will be cut off during muddy trail closures.

The Ken-Caryl Ranch website and Facebook page will be listed for users to check on condition of the trail.

Inspection of the trail test section using the following guidelines will determine if the trails should be closed.

- The trail test section will be checked between 12 p.m. and 3 p.m. Maximum thawing will usually occur during this time period when muddy conditions are at their peak.
- Does the segment show signs of being muddy? Standing water and melting snow with exposed trail surface are all signs of a muddy trail.
- Can the muddy surface be navigated without damage to the trail? Check if trail traffic is apparent on the section and if user traffic is penetrating the surface. Other indicators are slide marks or smears from either foot or bike traffic.



- The indicators must be represented on more than 50 percent of the designated area.

Once the Ranger has closed the trail segment, the closure will be posted on the Ken-Caryl Ranch website and Facebook page.

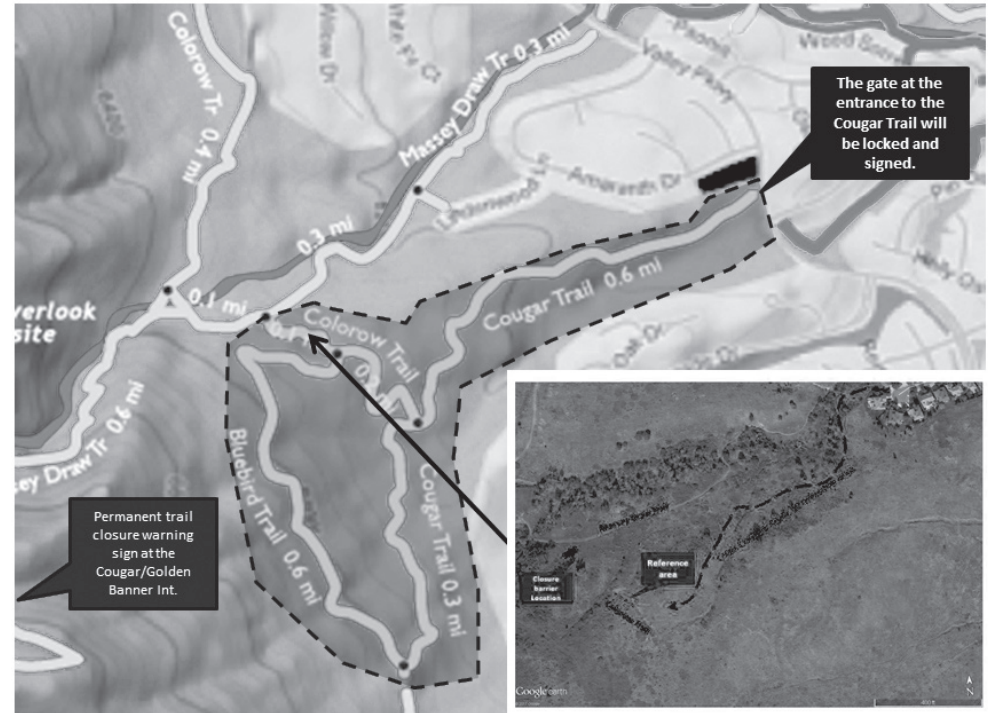
The Ranger staff will complete the evaluation procedure daily and determine if the trail can be reopened. If the Ranger determines that the trail can be reopened, he will remove all barricades so trail use can resume. The trail condition will be updated on the website and the Facebook page.

Any trail users recreating on the “closed” section of the trail will be in violation of Rule No. 3 of the Ken-Caryl Ranch Open Space and Parks Use Rules, which states “.....use or occupancy of parks and open space during such lands are administratively closed to use is prohibited and will be prosecuted per the rules and enforcement policy.”

More information can be found on the Ken-Caryl Ranch website at [www.ken-carylranh.org](http://www.ken-carylranh.org) under the Open Space tab, then Trails & Maps. If you have any questions, call the Rangers at 303-979-1876, ext. 170.



Muddy Trail Closure Area. Southern Trail Complex



# FAMILY FRIGHT NIGHT AND HAUNTED TRAIL

Join us for crafts, fireside s'mores, a costume contest, and more as we learn about local wildlife by the light of the moon!

**OCTOBER 26**  
**FAMILY FRIGHT NIGHT:**  
**5-7PM DAKOTA LODGE**  
**HAUNTED TRAIL:**  
**6:30-8PM BRADFORD PARK**

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**4 Silvermound - Stratford Farms**  
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**28 Willowleaf Drive - Retreat**  
 SOLD! Selling Agent \$595,000

## 2018 SALES



**5 Foothill Ash - Traditions**  
 UNDER CONTRACT IN 3 DAYS!  
 Listing Agent \$617,000



**10682 W. Dakan Mtn. - Quail Ridge**  
**BEST VALUE IN KEN-CARYL RANCH AT \$425,000 AND LOCATED WALKING DISTANCE TO THE RANCH HOUSE**



**10742 W. Dakan Mtn. - Quail Ridge**



**23 Tecoma Circle - Deer Creek**  
 SOLD! Listing Agent \$530,000



**23 North Ranch Rd. - North Ranch**  
 SOLD! Selling Agent \$775,000



**10522 W. Dakan Mtn. - Quail Ridge**  
 SOLD! Selling Agent \$530,000

“

### CLIENT TESTIMONIAL

We had such a wonderful experience using Bre as our Realtor! She sold our Ken-Caryl Valley home in one weekend for over asking price. Also, If it weren't for Bre, we never would have found our dream home in the North Ranch and never would have gotten it negotiated for a dream price! She navigated the inspection process like a pro and made sure we were confident every step of the way. She was extremely diligent and always communicated in a timely fashion. She consistently kept her client's best interest as the primary goal. I highly recommend her for all your home selling and buying needs. We wholeheartedly recommend her to everyone we know!

- Erick & Elizabeth

”

When you're ready to BUY or SELL in Ken-Caryl,  
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Roxborough Intermediate School  
7370 Village Circle East  
Roxborough, CO 80125

October 20, 2018, 9:00am-3:00pm  
www.historycolorado.org/2018-IAD-expo  
Free Admission

# INTERNATIONAL ARCHAEOLOGY DAY EXPO

Roxborough State Park

South Valley

Lamb Spring  
Archaeological Preserve

Lectures - Artifacts - Demonstrations - Site Tours - Food Trucks - Fun for All Ages



HISTORY Colorado



DOUGLAS COUNTY COLORADO



## 2018 International Archaeology Day Expo

Date: Saturday, Oct. 20

Time: 9 a.m.-3 p.m.

Celebrate International Archaeology Day by attending a free expo to learn, explore and experience archaeology first hand. Meet professional and avocational archaeologists from around the state as they demonstrate, discuss and bring to life the cultures of the past.

Start at the Expo at Roxborough Intermediate School to pick up an event schedule, which includes information and directions to the off-site activities. Food trucks will be on site starting at 11 a.m. Jack Warner, a member of the Ken-Caryl Ranch Historical Society, will be speaking at 9 a.m. about Ancient People of the Hogback and Foothills: Golden to Roxborough at the event.

Booths and demonstrations include:

Lithophones

Ancient Skills and Tool Manufacturing

Hands on Pottery  
Artifact Show and Tell  
Food processing: Mano and Metate  
Archaic Snack Stand  
Dig like an Archaeologist  
Kids Arts and Crafts, Face Painting  
Careers in Archaeology  
Archaeology Tool Kit

For more information, visit  
www.historycolorado.org/2018-IAD-expo.



### Sign Up for the e-News!

The Ken-Caryl Ranch e-News is a weekly newsletter distributed via email to all residents who subscribe. To sign up, go to [www.ken-carylranh.org](http://www.ken-carylranh.org) and fill out the e-News sign-up form.

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WE'VE DONE A  
LOT OF PROJECTS  
IN OUR KEN-CARYL  
COMMUNITY

### TILE ROOFS:

Golden Eagle # 26,28,32,35,45,47,67,70,75 & 77  
Mule Deer # 3,4,6,30,31,34,39,42,43,46,47 & 48  
Wren # 1,2 & 4

### Goshawk # 3,4,6 & 7

### COMPOSITE ROOFS:

Willowleaf # 16,24,26,30,46,70,98 & 100

Honey Locust # 22,23,25 & 27

Dawn Heath # 57,58,60 & 65

Wintercress # 2,5,6 & 11

and many more!



Ken Caryl Valley Resident & Owner – Bruce Wank

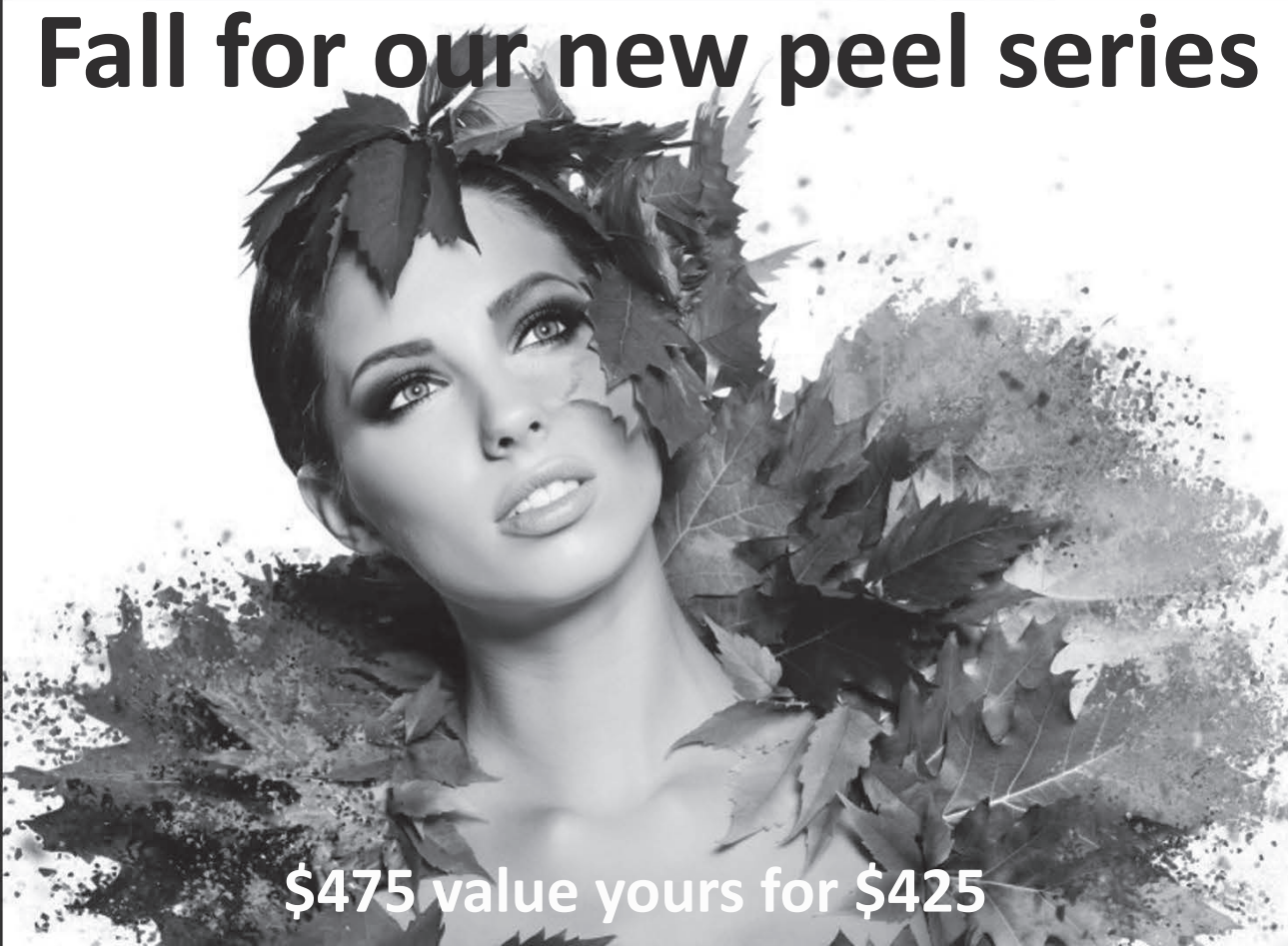
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## Voices West Chorus and Colorado Wind Ensemble Present Songs of Democracy

Please join Voices West Chorus and Colorado Wind Ensemble for a spectacular concert that marks the 100th anniversary of the end of World War I. The two ensembles will join forces to honor this important period in our nation's history! Each ensemble will present its own mini-concert, followed by Howard Hanson's stirring Song of Democracy, which will serve as the finale for this rousing and patriotic occasion.

Date: Friday, Oct. 12

Time: 7:30 p.m.

Central Presbyterian Church 1660 Sherman St. in Denver

Date: Saturday, Oct. 13

Time: 7:30 p.m.

Littleton United Methodist Church

5894 S. Datura St. in Littleton

Tickets may be purchased online at [voiceswest.org](http://voiceswest.org). Adults are \$18, students and seniors (65+) are \$15, and children 12 and under are free.



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[Bobbigrieco@remax.net](mailto:Bobbigrieco@remax.net)  
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2018 Ken-Caryl Ranch  
**GOBBLE WOBBLE**

Join us at our Gobble Wobble 5K and Fun Run!

November 22nd

Fun Run: 9:30 AM

5K: 10 AM

Children 6 and under: Free  
Children 7-17: 46540  
Resident: \$10 Non-Res: \$15  
Adults 18+: 46541  
Resident: \$30 Non-Res: \$40  
Family Bundle: 46542  
Resident: \$70 Non-Res: \$80

Bring your donation of new, unopened toys. All items will be donated to the Jeffco Action Center.

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[www.ken-carylranh.org](http://www.ken-carylranh.org)  
or call (303)979-4070

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\*Paid for by Ken-Caryl Ranch Residents in Favor of 2018 Mill Levy Increase





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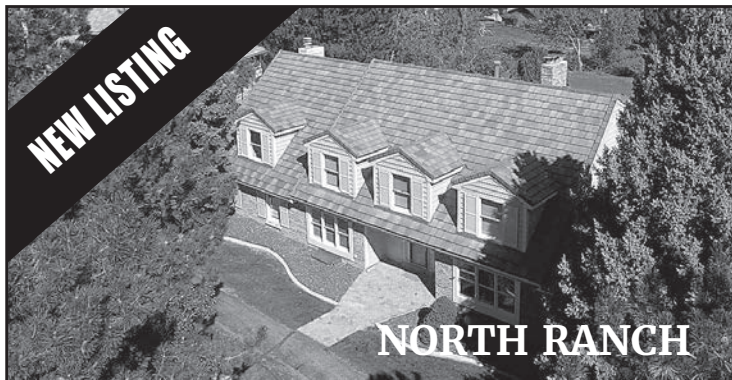
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**11 Wild Turkey Lane • \$1,125,000**

Just Listed! Rare Custom Cape Cod! Priceless Lot! This Custom 2-Story with New England Flavor. Sits on a Private .70 Acre Treed Lot with Fence! Backs to Open Space w/Mountain Views! Quiet Cul-de-sac! 5556 SF! 3801 On Main Levels! Plus 1750 in Full Walk-Out Basement! 6 Bedrooms! 4 Baths! 4 Fireplaces! Main Floor Study w/Fireplace! Windows Abound! 3-Car Side-Load Garage! Circular Driveway w/Extra Parking! Concrete Tile Roof! Remodeled Kitchen w/Stainless Steel Appliances & Quartz Countertops! Master Suite w/Separate Bonus/Sitting Room with Fireplace! Vaulted Atrium w/Hot Tub! New Carpet! New Furnaces & A/C! Play Equipment Included!



**8439 S Newcombe Street • \$639,900**

Welcome to This Amazing Rare Remodeled Ranch Located in Meadow Ranch! Gated Community! Next to Deer Creek Golf Course! 3800SF! 1900 On Main Level and 1900 in Finished Basement! 3 Bedrooms! 3 Baths! Main Floor Study! Gourmet Vaulted Kitchen w/Breakfast Bar & Corian Countertops! Vaulted Sunny Breakfast Nook! Refrigerator Included! Enjoy Formal Dining w/Leaded Stain Glass Accents! Hardwood Floors In Entry, The Great Room, Kitchen, Breakfast Nook and Hallways! New Carpet Main Level! Vaulted Master Suite w/5-Piece Bath w/Jetted Tub! Finished Basement Has a Large Recreation Room! Bedroom! Bathroom! Wet Bar! Finished Room for Storage or Craft Room!



**6 Meadow Rose Lane • \$829,900**

Custom 2-Story! Remodeled and Updated! .27 Acre Cul-de-sac Lot! Near Open Space! 5 Bedrooms! 4 Baths! Main Floor Study! 3-Car Garage! New Designer Kitchen w/Stainless Steel Appliances! Dramatic, Vaulted and Open Floor Plan! New Deck! New Furnace! New A/C! Newly Refinished Hardwood Floors! Finished Basement with Rec Room, Bedroom, Bath and Large Storage Room!



**Remodeled Kitchen!**

Remodeled and Updated 2-Story! New Kitchen! New Windows! New Furnace and A/C! Seller Needs April 1, 2019 Possession! If you are renting and want to live in the Valley...this is the perfect family home! If interested and can meet the Seller's possession date then give us a call for a private viewing! Good things come to those who wait!

## SALES BY THE HARDERS



**8 Snowy Owl Lane • North Ranch**



**10922 Trailrider Pass • Cimarron**



**30 Amaranth Drive • Eagles Pointe**

**TESTIMONIAL:** *Dave and Diana are tireless workers with great hearts. Dave went the extra mile by taking us to multiple houses until we found just the right home. Throughout the transaction, Dave spent hour after hour working on our deal, constantly communicating with us along the way. In our home sale and in our absence, Dave took it upon himself to shovel the snow from the driveway and make sure lights were off and doors were locked after showings. We appreciate all of the work Dave and Diana took to ensure a completed transaction. We love our new home! — Steve Graber*

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Mill Levy Information

The Ken-Caryl Ranch Metropolitan District Board voted to place a mill levy ballot initiative, which is now called Ballot Issue 6G, on the November 2018 ballot. Ballots will be mailed to all registered voters in Ken-Caryl Ranch Metropolitan District in mid-October.

The Board is seeking voter approval to increase its mill levy by 8 mills in order to continue offering services at current levels, increase services where needed, create operational and capital reserves, and offset the impacts of the Gallagher Amendment. Please see the Factual Summary on page 2 for more information or visit [www.ken-carylranh.org](http://www.ken-carylranh.org).

Here are some Frequently Asked Questions regarding the Mill Levy:

What is the approximate increase in taxes per home?

The 8 mill increase is equivalent to an increase of approximately \$4.75/month per \$100,000 of property value. Here are a few examples:

- \$400,000 Residence = \$19 per month
- \$600,000 Residence = \$29 per month
- \$800,000 Residence = \$38 per month

Don't my dues pay for the parks and pools?

The Metropolitan District is responsible for maintaining the parks and pools. The Metropolitan District is funded through property taxes and program fees. HOA dues fund the Master Association. While the Master Association may fund capital improvements to parks (such as replacing irrigation systems) and pools (such as purchasing a new boiler) the daily operational expenses of the parks and pools are not funded by the Master Association or dues. Because the parks and pools are free for residents to use, they do not generate revenue to offset the costs of operation. As such, taxes are used to fund these amenities for the community.

Why is there no information on the cost of trails and couldn't we save money that way? Will this money be used to build more trails?

You will not see any information on the cost of trails in the mill levy materials because open space management, including trail building and maintenance in Ken-Caryl's private open space, is a function of the Master Association. The Master Association is funded with HOA dues. The mill levy funds the Metropolitan District through property taxes. Cutting trail maintenance or building would not impact the Metropolitan District's budget. Additionally, the mill levy funding would not go toward Master Association trail maintenance or trail building.

Why is there no discussion about cutting programming or raising fees?

The Metropolitan District evaluates program fees each year by comparing fees



from other districts and private industries in the area for similar programs. Fees are adjusted to stay competitive and ensure cost recovery as close to 100 percent as possible. The reason the Metropolitan District has not identified fee-based program areas as part of the potential service cuts is because the programs generate revenue. As a policy, the Metropolitan District avoids running any programming that does not cover direct costs and aims to cover overhead as well. Because of this, cutting fee-based programs would not positively affect the Metropolitan District's bottom line.

When is the last time a mill levy or bond issue were passed for KCRMD?

Voters in the Ken-Caryl Ranch Metropolitan District last passed an operational mill levy increase in 2009. On May 6, 2014, voters in the Ken-Caryl Ranch Metropolitan District passed Bond Issue 5A, authorizing \$7.9 million in municipal bonds to finance facility, park and recreation improvements for the community. The bond projects are now complete. The current property tax mill levy is 15.209 mills for operations and 5.46 mills for repayment of the general obligation bonds approved by voters in 2014. The mill levy associated with the general obligation bonds can only be used for the payments on the bonds. These bonds will be paid off by the end of 2024 at which time the mill levy associated with these bonds will go away.

Won't the Metropolitan District's tax revenue go up when our property values go up again?

While we have seen property values increase, we have also seen the rate at which our residential property is taxed decrease. This is called the Residential Assessment Rate (RAR), and it is adjusted per the Gallagher Amendment in the Colorado Constitution. Despite higher property values in Ken-Caryl Ranch, the Metro District will actually see a decline in tax revenue in 2020 because the rate at which the property is taxed will be reduced. The estimated amount of revenue the District will lose is \$375,000 each year based on preliminary projections for the new RAR which will be set in 2019 and take effect in 2020.

Take the following property for example:

- 2018 Property Value: \$600,000
- 2018 Residential Assessment Rate: 7.2%
- 2018 annual MD Taxes: \$656
- 2020 Property Value: \$660,000
- 2020 Residential Assessment Rate: 6.11%
- 2020 annual MD Taxes: \$613

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# Second Annual Party in Pink

*October is all  
about pink ...*



Join us for our second annual  
Party in Pink Zumbathon  
Charity Event. Enjoy a two-

hour dance-filled party taught by Nolana,  
Marlon, Luciana, Janet and Stacia!  
All registrants will be entered to win  
FREE give-a-ways!

All proceeds raised will benefit the Susan G Komen,  
Colorado chapter. Come support a great cause and  
experience a fantastic and fun workout!

Contact Janet Robbins, [janetr@kcranch.org](mailto:janetr@kcranch.org) or 303.979.2233  
for additional information.

## ZUMBATHON CHARITY EVENT

**Date:** Saturday, October 20, 2018  
**Time:** 8:30-10:30 AM  
**Location:** Dakota Lodge

Register for #46623 at [www.ken-carylranh.org](http://www.ken-carylranh.org)  
or at any front desk.

Cost is \$25 for preregistration, \$30 at the door.  
Registration/check-in: 8:15





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# RECREATION PROGRAMS & ACTIVITIES

## ◆ For Your Information

### Facility Hours

Ranch House	
Recreation Office	303-979-4070
Monday - Friday	8 a.m. - 6 p.m.
Saturday	Closed
Sunday	Closed
Community Center	303-979-2233
Monday - Thursday	5 a.m. - 10 p.m.
Friday	5 a.m. - 7 p.m.
Saturday	8 a.m. - 7 p.m.
Sunday	8 a.m. - 8 p.m.

### How to Register for Classes & Events

**Online:** Go to [www.ken-carylranh.org](http://www.ken-carylranh.org) and click on Register for Classes at the top to get started.

**Phone:** 303-979-4070 or 303-979-2233.

**In-Person:** Walk in to the Ranch House or Community Center.

## ◆ KC Fitness



### Free Barre Class

Barre above™ fuses the very best of pilates, yoga, aerobics, and strength training. You don't need to worry about dance experience. Barre above™ is barre for all bodies! Registration is required, limit 12. Register at [www.ken-carylranh.org](http://www.ken-carylranh.org). Class includes modifications for any fitness level.

Date:	Friday, Oct. 12
Time:	10:15-11:15 a.m.
Location:	Community Center
Fee:	Free, Registration Required

### Party in Pink – Zumbathon

Come to the second annual Party in Pink Zumbathon Charity Event! Enjoy a two-hour dance-filled party, and all registrants are entered to win FREE give-a-ways! All proceeds raised will benefit the Susan G Komen Colorado chapter. Come support a great cause and experience a fantastic and fun workout!

Date:	Saturday, Oct. 20
Time:	8:30-10:30 a.m.
Location:	Dakota Lodge
Fee:	\$25 pre-registration, \$30 at the door

**Course #46623**

### Intro to Spinning

Spinning is back! Come try a FREE Spinning class! Come experience outdoor cycling indoors with this athletic and challenging ride. Motivating instruction and energetic music will keep you energized as you are guided through a workout comprised of a variety of hill climbs, flat terrains, sprints and anaerobic intervals. A great cardio workout!

Date:	Saturday, Oct. 28
Time:	9:45-10:30 a.m.
Location:	KC Fitness Facility, Community Center
Fee:	FREE

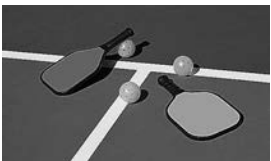
### Junior Fitness Facility Certification

Youth 12-18 years of age must be certified by our personal trainers in order to use the exercise/weight equipment at the Community Center. Youth 12-13 years old must be accompanied by an adult when using the weight and cardio equipment.

Date:	Monday, Oct. 8
Time:	4-5 p.m.
Location:	Community Center
Fee:	Resident: \$20 Non-Resident: \$23

**Course #46368**

## ◆ Pickleball



### Pickleball Mixer

Come out for a pickleball mixer! This is a fun social event but will not be instructional. Please visit the Pickleball page on our website if you're interested in a lesson or class.

Date:	Friday, Oct. 19
Time:	6-8 p.m.
Location:	Community Center
Fee:	Resident: \$8 Non-Resident: \$10

**Course #46453**

## ◆ Adult Programs

### Social Country Dance Sampler

The Social Country Dance Sampler is a great dance class if you are curious about learning popular Country Western dances. Class will be held in the newly renovated Dakota Lodge. Couples or singles are welcome to attend.

Dates:	Fridays, Oct. 5-26
Time:	7-8 p.m.
Location:	Dakota Lodge
Fee:	Resident: \$60 per person or \$100 per couple Non-Resident: \$75 per person or \$120 per couple

**Course #46505 (Single) or #46506 (Cpl.)**

## ◆ Adult Programs

### Self-Defense for Females

This two-hour seminar, led by a female for females, teaches self-defense situational awareness and avoidance strategies using the acronym VBW (Voice, Brain, Wolverine - as in fight like one). Easy-to-remember and use attacks and defenses will be taught. Equally important, the psychology of fear, intuition, predation, how not to be a target, and being a survivor will be discussed. Instructor Julie Jablonski is a 5th-degree black belt with more than 35 years in martial arts. BRING: 10 uncrushed soda cans and comfy clothing.

Ages:	8 to adult
Date:	Sunday, Oct. 21
Time:	4-6 p.m.
Location:	Dakota Lodge
Fee:	Resident: \$25 Non-Resident: \$30

**Course #46543**

### Watercolor Painting Class

Instructor is award-winning artist Chuck Danford, signature member of the Colorado Watercolor Society. Instructor uses video and HDTV for better viewing of demos. See Chuck's work at [www.charlesdanford.com](http://www.charlesdanford.com). Each student will provide their own supplies. A supply list will be provided at registration. This class is for intermediate and advanced students 18 years old and older.

Dates:	Mondays, Oct. 8 - Nov. 12
Time:	9 a.m. - 12 p.m.
Location:	Ranch House
Fee:	Resident: \$95 Non-Resident: \$110

**Course #46500**

Dates:	Wednesdays, Oct. 10 - Nov. 14
Time:	9 a.m. - Noon
Location:	Ranch House
Fee:	Resident: \$95 Non-Resident: \$110

**Course #46501**

## ◆ Youth Programs

### TRAILS Youth Committee: Teens Rising Above in Leadership and Service

Is your 7th, 8th or 9th grader looking to make a difference? Ken-Caryl will be accepting applications to the KCR TRAILS Youth Committee. This is a long-term program where students grow and learn together. The KCR TRAILS Youth Committee aims to build character, develop leadership skills, and serve the Ken-Caryl and surrounding area through community service/involvement. This program is an extension of our Middle School Leadership Corps summer program! Applications will be accepted through Oct. 15, and the committee will be announced no later than Oct. 22. Please visit [www.ken-carylranh.org](http://www.ken-carylranh.org) and find the Teen Programs page for an application. For more information, contact Lizz Lackey at [lizzl@kcranch.org](mailto:lizzl@kcranch.org) or 303-979-4070, ext. 132.

### Babysitting Clinic

Certification for boys and girls 11-13 years of age. Bring a sack lunch and drink. You must stay for the entire time to become certified.

Date:	Saturday, Oct. 20
Time:	9 a.m. - 3 p.m.
Location:	Ranch House
Fee:	Resident: \$60 Non-Resident: \$75

**Course #45813**

## ◆ Youth Programs

### Story Time at the Ranch House

We have partnered again with Jefferson County Libraries to offer family fun while sharing our love of children's literature. Baby Time is geared toward children under 2 years of age, but all ages are welcome. Story Time is for all ages. The program is free, and no registration is required.

Dates:	Thursdays, Aug. 16 - Dec. 20
Time:	9:30 a.m. Baby Time, 10:15 a.m. Family Story Time
Location:	Ranch House
Fee:	Free

## ◆ Sports & Athletics

### Taekwon-Do at Dakota Lodge

Foothills Taekwon-Do has been in existence for over 40 years, and the Ken-Caryl instructor, Julie Jablonski, has 35 years of experience in the art. Taekwon-Do is a hard-style Korean martial art known for powerful hand and foot techniques. In addition to being an effective form of self-defense, the practice of Taekwon-Do is an excellent way to condition both body and mind.

Ages:	8 and above
Dates:	Every Monday and Wednesday
Time:	5:30-7 p.m.
Location:	Dakota Lodge
Fee:	Resident: \$130 per month Non-Resident: \$145 per month

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## ◆ Special Events

### Flu Immunization Clinic

Colorado Flu Shot Company will offer the 4-Strain Quadrivalent Flu Shot and the FluMist Intranasal Spray at weekly clinics at the Community Center.

Dates:	Sundays, Oct. 7, 14, 21, and 28
Time:	1-4 p.m.
Location:	Community Center
Fee:	\$40 (Cash, Check, Visa, MasterCard)

### Family Fright Night & Haunted Trail

Celebrate Halloween with a costume contest, pumpkin painting and more spooky fun at Family Fright Night at Dakota Lodge. Then join us on the Haunted Trail for a family-friendly hike by the Bradford Pool where we will meet some not-so-scary local wildlife who will teach us about life in our open space. All ages welcome.

Date:	Friday, Oct. 26
Time and	
Location:	5-7 p.m. Dakota Lodge 6-8:00 p.m. Bradford Park

### Veterans Day Celebration

Join us in celebrating our veterans with a ceremony at the Veterans Monument. All ages welcome.

Date:	Monday, Nov. 12
Time:	9:15 a.m. (Tentative)
Location:	Veterans Monument

### Gobble Wobble 5K & Fun Run

"Gobble and Wobble" your way through the 3rd Annual 5k and Fun Run in the Ken-Caryl Ranch Valley. This great family run helps raise funds to support the trails and open space and is an excellent way to burn some calories before the big Turkey Day! All ages welcome.

Date:	Thursday, Nov. 22
Time:	8:30 a.m. Fun Run, 9 a.m. 5K
Location:	Dakota Lodge

### Christmas Tree Sale

The annual Christmas Tree Sale offers residents trees freshly cut from Ken-Caryl Ranch Open Space forest management areas. A limited number of trees will be available on a first come, first served basis. Rangers are requesting donations in exchange for the trees, and the donations will be used to offset expenses in the open space program. If you have any questions, contact the Ranger Staff at 303-979-1876, ext. 170.

Date:	Saturday, Dec. 1
Time:	8-10 a.m.
Location:	Dakota Lodge
Fee:	Donations Accepted

### Holiday Happenings

Celebrate the holiday season with festive fun and games and, of course, a visit from Santa Claus himself! All ages welcome.

Date:	Saturday, Dec. 8
Time:	2-7 p.m.
Location:	Ranch House



# Eva Stadelmaier

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## Ken-Caryl Halloween Party and Costume Contest



Treats, games and face painting

**Sunday October 28th  
2-5 p.m. Dakota Lodge**

**Ages 1-10**

HOSTED BY EVA STADELMAIER  
AND HER GHOULS



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**RETREAT**

**147 Willowleaf • \$650,000**



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# An Introduction to the Wildland Urban Interface

By Daniel Hatlestad, Ken-Caryl Firewise Committee

What is the Wildland-Urban Interface (WUI)? The term has been used for more than two decades to suggest an area where structures (usually homes) are in or near wildlands (forests or rangelands). There is no standard WUI definition; however, the WUI community exists where humans and their development meet with wildland fuel.

The United States Forest Service has identified three types of WUI communities: interface, intermix and occluded. Based on state data, they listed nearly 4,500 interface communities across the United States. A WUI community is one where wildlands abut structures with a clear line of demarcation between residential, business and public structures and wildland fuels, while an intermix community is where structures are scattered and intermingled with wildlands and fuels, such as Ken-Caryl. An occluded community, generally existing within a city, is where structures abut an island of wildland fuels – such as parks or open space areas.

In most of the United States, wildfires are inevitable. Fuels such as grasses, trees, brush and houses plus dry conditions equals fuel to burn. Add an ignition source (e.g. lightning or a match) and a wildfire may ignite. Fire is a self-sustaining chemical reaction that perpetuates itself as long as all three elements of the fire triangle—fuel, heat and oxygen—remain available. High winds as are commonly experienced in Ken-Caryl promote the rapid spread of wildfire. Fire control focuses on removing one of those elements.

**Types of Wildfire**  
There are two principal kinds of wildfire, although an individual wildfire may contain areas of both kinds. A surface fire burns the needles or leaves, grass and other small biomass within a foot or so of the ground and quickly moves on. Such fires are relatively easy to control by removing fuel with a fireline, essentially a dirt path wide enough to eliminate the continuous fuels needed to sustain the fire, or by cooling or smothering the flames with water or dirt.

A crown fire burns fuels at all levels, from the surface through the tops of the trees. Crown fires do not consume all the trees; rather, a crown fire quickly burns the needles or leaves and small twigs and limbs on the surface and throughout the crown of the trees. Because the needles and leaves in the crown are green, they require more energy to burn than dry fuels on the surface.

Wind is usually needed to sustain a crown fire. Once burning vigorously, a crown fire can create its own wind—the strong upward convection of the heated air can draw in cooler air from surrounding areas, thus creating a wind that feeds the fire. The strong upward convection can also lift burning firebrands and send the fiery embers soaring ahead of the fire, creating spot fires and accelerating the spread of the wildfire. Thus, crown fires are difficult, if not impossible, to control. Firelines are often ineffective, especially if winds are causing spot fires. Water or fire retardant (slurry) dropped from helicopters or airplanes can sometimes knock a crown fire down (back to a surface fire) if the area burning and the winds are not too great. The high winds associated with many of Colorado’s well-known wildfires may prevent aircraft from attacking the fire. Often, however, crown fires burn until they


run out of fuel or the weather changes (the wind dies or it rains or snows).

**How Structures Burn**  
Fires burn structures in one of three ways: through direct contact with fire (the fire burning right up to the structure); through radiation (heating from exposure to flames); and through firebrands landing on a flammable roof. Surface fires generally only burn houses through direct contact, and protection is a relatively simple matter of a break in the continuous burnable material. Crown fires, however, can burn houses in any of the three ways. The opportunity and ability to prevent structures from burning during a crown fire is small. Occasionally, water or some other wetting agent sprayed on walls or roofs can prevent ignition or extinguish firebrands from an advancing wildfire, but the firefighters could die of heat exposure or smoke inhalation from the approaching fire.

The characteristics of your house and landscaping significantly affect its chance of surviving a wildfire. Burnable materials (such as trees, shrubs, grass, pine needles, woodpiles, wood decks and wooden deck furniture) near your home or under your deck strongly influence whether the structure burns in a wildfire. Furthermore, the structure and landscape characteristics are more important than the intensity of the fire in determining whether a house burns.




**Preparing for Wildfire**  
The challenge of wildfires in the WUI will continue to grow. More houses will be built, and wildfires will likely grow in size and severity. Creating fire-adapted communities requires everyone to prepare with Ready-Set-Go:  
**Ready** – Mitigate the fuels around your home and plan for evacuation of your family and pets in the event of wildfire.  
**Set** – Gather your Go-Kit, load your car with important people, papers, pets, prescriptions, pictures, plastic (credit cards) and personal computers with critical information.  
**Go** – Plan to evacuate early. Do not wait for notification if threatened by wildfire.  
While fire can never be completely eliminated from fire-adapted ecosystems, building Firewise communities links the wide range of WUI mitigation approaches in a way that can significantly reduce the impacts of wildfires on our Colorado communities.



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**THE MA BOARD IS CONSIDERING RAISING DUES AGAIN FOR 2019 REGARDLESS OF 6G.**



**OUR COLORADO LEGISLATURE IS CURRENTLY CONSIDERING ELIMINATING THE GALLAGHER AMENDMENT.**

**PLEASE JOIN US AT THE FOLLOWING PUBLIC INFORMATION SESSION**

**Tuesday, Oct. 9 6:30 p.m.**

**Ranch House**

**PAID FOR BY KEN-CARYL RESIDENTS FOR FISCAL RESPONSIBILITY**

14

Life at Ken-Caryl

October 3, 2018





Massey Draw Bank Stabilization Project Completed

In June, Urban Drainage and Flood Control District started work on the North Tributary to Massey Draw Bank Stabilization Project at Ken Caryl Ave. The project was recently completed as shown here in the photos. Vegetation in the area will be reseeded.

The North Tributary to Massey Draw below the Equestrian Center had severely eroded the embankment on the west side of Ken Caryl Ave. In order to preserve the integrity of the roadway embankment, Jefferson County requested the assistance of Urban Drainage. Urban Drainage hired a consulting engineer, Olsson Associates, to design and a contractor, Valles Construction, to construct improvements to stop the erosion of this roadway embankment.

The improvements were designed to repair the existing erosion and minimize future erosion of this section of this drainageway. Improvements included stacked boulder walls to stabilize the drainageway bank and protect the roadway embankment; minor channel regrading;

three boulder drop structures; and rip rap channel protection. All areas disturbed by construction activities will be reseeded. Urban Drainage will maintain this project for Jefferson County and monitor revegetated areas to assure a good vegetative cover.

Urban Drainage and Flood Control District was formed to assist local governments in the Denver metropolitan area with multi-jurisdictional drainage and flood control problems. It is funded through a mill levy as part of your property taxes.

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Adopt-A-Road Event

Save the date for the semi-annual Adopt-a-Road cleanup day on Sunday, Oct. 28 from 9-11 a.m. This event is sponsored by the Ken-Caryl Trail Club, and all community members are welcome to join! RSVP on Eventbrite at <https://goo.gl/FXQvqY>. Questions? Contact the Trail Club at [KCTrailClub@gmail.com](mailto:KCTrailClub@gmail.com) or join us on Facebook [www.facebook.com/groups/KCTrailClub](http://www.facebook.com/groups/KCTrailClub).



An Opportunity of a Lifetime: A Job Disguised as a Calling

Stepping Stone Support Center Expanding Their Residential Host Home Program

What does “meaningful work” look like? Are you looking for a way to find fulfillment in your day-to-day routine? Do you enjoy caring for others and have a passion for helping people achieve independence and reach their personal goals and dreams? Does this sound like you or someone you know?

If so, you might want to explore becoming a Host Home Provider (HHP) for Stepping Stone. Open your heart and home and literally change the world for an individual with an intellectual or developmental disability.

Host Home services resembles adult foster care. Many HHPs enjoy being able to provide fulfilling support working from the comfort of home. The HHP provides



responsible, structured support for an individual who is unable to meet certain care needs independently. HHPs are compensated with tax-exempt income as an independent contractor through Stepping Stone Support Center. This role is compensated at a daily rate (vs. hourly) and has the potential to contribute \$2,000 - \$4,600 total monthly, tax-exempt income.

What Does a Host Home Provider Do?

- Provides a safe, supervised and nurturing environment.
- Promotes independence and supports skill building.
- Responds to the unique needs of an individual.
- Assists with medical needs, hygiene, appointments, meal preparation, medications and other aspects of daily living, as appropriate for the individual.
- Enhances a person's day-to-day life by helping them connect with their community, build relationships and participate in activities.
- Works enthusiastically to assist the person in achieving goals and works with them to build their version of a meaningful life.
- Provides behavioral interventions, as appropriate, in an effective, calm and caring manner.

Personality Traits and Skills That Make a Great Host Home Provider:

- Caring and giving, with a good sense of humor.
- Organized, with the ability to offer a structured schedule and environment.
- Patient, with a high-stress threshold.
- Has basic computer skills, proficient written and verbal communication.
- Eager to help someone finding purpose and meaning within their community.
- Willing and able to complete all trainings and requirements of Stepping Stone.

- Comfortable with performing necessary aspects of personal care.

**Location**  
Work from your home, or apartment, in Jefferson County, Highlands Ranch, or Southwest Denver area.

Stepping Stone is your partner in this important role of a lifetime and offers:

- A provider support group.
- 24/7 support for emergencies.
- Robust community with monthly gatherings.
- Continuing education and ongoing training.
- Opportunities for performance/longevity bonuses.
- Bi-monthly payment with direct deposit option.

Are you or someone you know the person we are looking for? For more information, please contact Chelsea O'Brien at 303-872-6882, ext. 704, or [chelsea@steppingstonesupportcenter.com](mailto:chelsea@steppingstonesupportcenter.com).

About Stepping Stone

Stepping Stone is designed to guide participants in finding and fulfilling their potential in life. Stepping Stone believes that each adult has the right to provide for themselves and to gain autonomy through peer interaction, personal skill development and community involvement. Above all, Stepping Stone wants to see its participants become productive members of society. Their path to that goal is uniquely theirs. Stepping Stone is there to be a guide as they travel that path. See [steppingstonesupportcenter.com](http://steppingstonesupportcenter.com) for more information.



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The Gallagher Amendment to the state's constitution is forcing the state to reduce the percentage of property tax revenue that comes back to our community. Voting yes and passing 6G will set a dedicated millage for Ken-Caryl so your property tax dollars are captured right here, to benefit our services and our property values.

Voting YES on 6G ensures that your property taxes benefit you locally. The entire community benefits from the value of all the unique infrastructure here in Ken-Caryl.

Pat Lynch  
Ken-Caryl Resident

Dear Editor:

“Paid for by Ken-Caryl Ranch residents in favor of 2018 mill levy increase.” So reads an asterisked item at the bottom of the Sept. 19 edition of Life at Ken-Caryl. Not quite. At the Sept. 19 MA meeting, directors voted unanimously, despite a majority of residents objecting, to allow a newly formed resident Issues Committee in support of the increase to run a half-page ad in the next day’s issue at “no charge” after carefully reviewing the ad. (See Sept. 18 agenda VIII Motion A). So, this ad was in fact paid for by the MA and in turn, by dues paid by every KC resident. Furthermore, approved Motion B directed staff to run a quarter-page ad in the Oct. 3 and 31 issues, a half-page ad in the Oct 17 issue and a \$2,500 donation to the pro-levy Issues Committee for postcards, yard signs and other campaign materials. Motion C allowed usage of the KC logo. Ad color scheme critique was provided by Chris Figge.

Should the Board promote any political issue? Should dues from all residents be used to pay for ads and a donation supporting one side of a political issue? I think not. If the MA directors want to make personal contributions to this cause, that is their prerogative and business. I say it is not ethical or responsible for them to make political contributions on your behalf.

Several inquiries to Victoria DeSair, Chris Pacetti and the entire Board exclusively about the asterisked statement resulted in information from Victoria she thought might explain it (but didn’t despite her courteous efforts), and she also contacted Issues Committee chairman Mike Miro. There was no response from Mike Miro, and I was finally told by MA president Seth Murphy to “stop making demands of Victoria.” What “demand” was ever made is a mystery to me, and Victoria tried to help in the absence of a Board or Issues Committee response – I only endeavored to learn how “paid for…” is synonymous or interchangeable with “no charge” and now I wonder how a question is now a “demand”!

Joel Pankow  
Ken-Caryl Resident

Dear Editor:

Voting YES on 6G on your November ballot ensures that the state can no longer effectively “steal” property tax dollars from the Ken-Caryl Metropolitan District by changing the formula by which tax dollars come back to our community.

My family moved to Ken-Caryl Ranch 13 years ago because of the unique beauty and infrastructure of this park-like neighborhood. With property taxes significantly lower than what we paid in mid-Michigan, we are getting so much more than what so many other communities only wish they had.

Making that possible is the brilliant cooperative relationship between the Ken-Caryl Ranch homeowner’s association (funded by dues, which pay for trash collection, certain programs and projects) and the Ken-Caryl Ranch Metropolitan District (which was formed in 1988 as a tax-capturing entity to fund buildings, infrastructure, parks, pools, forestry and

programming for our growing community in unincorporated Jefferson County).

But as Ken-Caryl turns 30, maintenance and capital improvement will be critical to maintain the value of our special community. An unintended consequence of the Gallagher Amendment to the state’s constitution is forcing the state to cut the percentage of property tax dollars that come back to our community – not only preventing us from properly funding maintenance and capital improvements, but also leading to likely cuts such as closing the Bradford Pool, putting off sidewalk maintenance, neglecting forestry service and more.

Without 6G, the District anticipates \$375,000 less revenue and still will not be able to fund a responsible capital reserve program for our now-aging infrastructure. It’s an easy decision, really. A few dollars a month will ensure that our community’s property values continue to increase and that our services and infrastructure are protected. It is the best way to keep your tax dollars right here in Ken-Caryl for your benefit.

All of Ken-Caryl Ranch will benefit from passage of Ballot Proposal 6G this November – that’s why I’m recommending everyone vote YES on 6G on your ballot.

Joe Levy  
Ken-Caryl Resident

Dear Editor:

I am writing in support of 6G on the upcoming ballot on Nov. 6, 2018. As Ken-Caryl Ranch community members vested in and proud of our local neighborhoods, we should vote ‘Yes’ on anything that will benefit both our lifestyle and our home values directly. 6G accomplishes both on so many fronts:

- The entire community benefits from

MD services, many of which support the characteristics that led us to choose KCR to be our home.

- Our parks, open spaces, services and infrastructure will continue to be best in class.
- 6G guarantees that our property taxes benefit us locally – we will see and feel the advantages in our daily lives.

This investment will produce benefits that far exceed the cost. With all of the aforementioned benefits in place, homes will continue to increase in value, and our children will truly understand what it takes to be a part of a passionate community.

We have a couple of choices on this matter. We can vote ‘yes’ and pay for it as a community at a lower cost and reap the benefits as a community. Or, we can vote ‘no.’ We will still have to pay for the services but that will come at a higher cost for each of our homes but with worse quality and with less applicability to our community. I choose community and neighbors every time, which is why I am voting ‘Yes.’

I have the upmost confidence in our volunteer Boards and greatly appreciate the leadership and guidance that they are providing on this issue. The fact that both community elected and trusted MD and MA Boards support putting this mill levy request on the ballot speaks volumes about their decision making. They truly see the big picture and know how to help our community execute a plan that will continue to make KCR the envy of competing neighborhoods.

Jeremy Jensen  
Ken-Caryl Resident

**LIFE AT KEN-CARYL CLASSIFIED ADVERTISING** is provided as a service to residents and businesses. All ads will be reviewed by the editor. Any person placing an ad deemed unsuitable or which may not be in the best interest of residents will be contacted and money refunded. Classified ads may be made in person and placed with the receptionist at the Ranch House during business hours, 8 a.m. - 5 p.m., Monday through Friday.

You can download a contract and view deadline dates at [www.ken-carylranh.org](http://www.ken-carylranh.org) under Community & News, then Newspaper: Life at Ken-Caryl. The deadline for placement of classified advertising is 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date. The deadline date is sometimes early due to holiday schedules. Cost is \$0.25 per word for residents or \$0.75 per word for non-residents. Payment for ALL classified advertisements MUST be made in full for the duration of the ad at placement. No refunds will be made for cancellations. No custom services are available for classifieds. A maximum of 80 words will be accepted. Please call 303-979-1876 with questions or for clarification.

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**A HARDWOOD SPECIALIST** – Install, repair, refinish, free estimates, insured. Over 20 years’ experience and Ken Caryl Resident. ahardwoodfloors1@gmail.com. www.ahardwoodspecialistdenver.com 303-570-7930.

**PIANO & ORGAN LESSONS** – Master’s Degree. Experienced. Individualized lessons based on student’s learning style. Adults and children of all ages and levels welcome. All styles. Recitals /Auditions. College Prep or just for fun! Award-winning international Performer. KCR Resident. Complimentary Lesson. Mary Reinker 303-717-2599.

**RETIRED MASTER ELECTRICIAN** – KC resident. No job too small. Residential-commercial, all. 303-564-3533.

**PIANO LESSONS** – First lesson is FREE!! Treat yourself or a loved one to a FREE introductory lesson this summer with Emmy Award winning concert pianist! All styles, all levels, all ages. Cimarron neighborhood. Call Lisa at 303-979-7011 ext. 1

**HANDYMAN SERVICES** – Small jobs my specialty. Over 35 years of experience. Call Drew for appointment. 303-968-5565.

**ADVANCED HOME IMPROVEMENTS** – Drywall, carpentry, plumbing, electrical, tile. No job too small. 303-908-5869.

**LOCAL GENERAL CONTRACTOR** – Kitchens, basements, bathrooms, decks and pergolas. Big jobs and small. Call or text 303-960-6859. Email hammerheadhomes@aol.com

**MASTER ELECTRICIAN** – Residential specialist for over 23 years. KC resident. Free estimates. Ask for discount with ad. Redman Electric 303-356-1968.

**MOBILE DETAILING FROM KEN-CARYL RESIDENT** – Full interior, exterior and mini details. Paint correction, swirl removal, steam clean engine, carpet steam clean. Leather clean and treatment. 720-318-5411.

**RENEW KITCHEN CABINETS - with 2018 style gel stain** – Works on handrails, cabinets and woodwork. RESULTS better than new! Free estimates. Call Jeff, J&J Decorating 303-934-3249.

**TRASH HAULING – CALL BERNIE** – 303-347-2303. 7-Days – Furniture, Appliances, Junk, Carpet, TV’s.

**DOG WALKING & PETSITTING** – Affordable, reliable. Pets2us.com - Chris 303-902-8128.

**CLASSICAL GUITAR INSTRUCTION** – After teaching seven years at Colorado State University and 22 years at the University of Denver, retired music professor is starting a private teaching studio at his Ken Caryl residence. He’s a winner of seven major international guitar competitions including Andres Segovia International, Tokyo International and Guitar Foundation of America International Guitar Competitions, and still tours around the U.S. and beyond. All levels, including children, welcome. Please go to www.masakazuito.com for contact information.

This listing includes Ken-Caryl teens who babysit, mow lawns, house or pet sit, or shovel snow. To be included 0 the list, teens should email their name, number, age, neighborhood and list of services offered to Victoria DeSair at victoriad@kcranch.org or call 303-979-1876, ext. 122.

Categories: (B) Babysitting; (L) Lawn care; (P) Pet or house sitting; (S) Snow shoveling

Name	Phone	Services	Age	Neighborhood
Ava Ahrenholtz	720-546-7365	B, P	12	Cimarron
Bridget Antreasian	626-487-1968	B	13	North Ranch
Jade Atkinson	720-616-0063	P	13	Aspen Meadows
Katelyn Atkinson	303-916-7666	B, P	16	Aspen Meadows
Sierra Baliko	303-809-1117	B, P	15	Traditions
Charlie Beelaert	720-688-1597	L, P, S	13	Colony
Jesse Berland	720-551-7378	L, P, S	15	Stallion Pointe
Kiera Bierstedt	720-937-2102	B, P	13	Traditions
Josh Blarr	720-318-4605	L, P, S	17	Colony
Piper Blarr	720-255-6877	B, P	13	Colony
Kit Bowers	303-709-5807	B, L, P, S	17	Deer Creek
Adam Brandland	720-838-1032	L, S	14	Settlement
Abby Burton	720-616-1333	B, P	13	Aspen Meadows
Bridget Cassidy	720-244-1359	B	13	Stratford Farms
Ella Daugherty	303-591-2004	B, P	13	Village
Quinn Daugherty	303-591-2004	B, P	11	Village
Brooke Ellis	720-988-9162	B, P	13	Heirloom
Abby Emanuel	720-643-9111	B	12	Spread
Ella Famariss	303-588-4130	B, P	16	North Ranch
Kyla Fouts	303-668-0581	B, L, P, S	12	Mountain Gate
Natalie Gaber	720-277-8077	B, P	18	Bradford Place
Lila Garcia	303-829-0254	B, P	13	Legacy
Marcus Garcia	303-704-9796	L, P, S	15	Legacy
Erin Giles	303-885-8787	B, P	17	Colony
Karmin Groom	720-980-9088	B, P	14	Sunset Ridge
Nicole Guarino	303-720-3036	B	17	Bradford Place
Kara Hammond	720-979-4069	B, P	12	Carriage Hill
Michael Hartshorn	970-986-2309	L, S	19	Village
Phoebe Heine	720-471-6190	B, L, P, S	14	Enclave
Kate Henderson	732-446-2801	B, P, S	17	North Ranch
Trisha Henderson	732-915-1214	P	17	North Ranch
Kiera Hess	303-948-2895	B, P	16	Colony
JJ Heupel	720-372-9476	B, L, P, S	14	Enclave
Cassandra Higgins	720-618-5248	B, P, S	14	Settlement
Kellen Hodges	720-496-6113	L, P, S	15	Saddlewood
Maddox Hodges	303-667-2606	L, S	12	Saddlewood
Anna Howell	720-660-6697	B, P, S	16	Mountain Gate
Gabby Jensen	303-815-6046	B, P	14	North Ranch
Taylor Jones	720-940-5043	B	16	Manor Ridge
Aubrey Jones	720-971-6680	B	14	Manor Ridge
Eva Kiebler	303-478-6050	B, P	11	Cimarron
Thomas Koelpin	720-254-0449	L, P, S	14	Village
Ethan Lehrke	720-240-3980	L, P, S	14	Cimarron
Andrew Lerudis	303-523-0765	L, P, S	13	Village
Payton Lott	720-415-3486	B, L, P, S	14	Spread
Rachael Lott	720-415-3486	B, L, P, S	14	Spread
Emma Martin	720 539-6952	B	15	Deerwood Vista
Julia Martin	720-539-6944	B, P	12	Deerwood Vista
Hadley Marx	720-380-4671	B, P	17	Shaffer Hill
Hannah Marx	720-380-4670	B, P	15	Shaffer Hill
Holly McCollough	720-492-0288	B, P, S	16	Stallion Pointe
Bethany McCollough	720-749-0298	B, P	15	Stallion Pointe Riona
McGuire	720-233-0253	B, P	12	Stallion Pointe
Hannah Mote	720-305-8757	B, P	13	Stallion Pointe
Hayden Nash	303-895-8117	B, P	12	Cimarron
Alexandra Newsom	303-325-5232	B, P	17	Legacy
Catherine Newsom	303-325-5232	B	13	Legacy
William Newsom	303-325-5232	L, S	15	Legacy
Lauren O’Connor	720-499-9602	B, P	15	Sunset Ridge
Lexi Orr	303-261-7797	B, P	12	Retreat
Ethan Pankow	720-217-8175	P	13	Heirloom
Rhiana Parker	720-877-5570	B, L, P, S	17	Territory
Micaela Pollard	303-904-8488	B, L, P	14	Cimarron
Seth Reisinger	303-973-2469	B, L, P, S	15	Eagles Pointe
Kylie Richards	303-420-6675	B, P	13	Settlement
Paige Rodgers	303-438-0271	B, P	14	Barrington Ridge
Carly Rowland	720-981-4688	B	11	North Ranch
Sam Rowland	720-981-4688	B	13	North Ranch
Max Ruszkowski	720-517-9066	L, P, S	15	Stallion Pointe
Kaylee Sajbel	303-591-1777	B, P	13	Territory
Nic Sarkisov	720-470-1486	P, S	15	Heirloom
Megan Schuster	720-587-7265	B, P	15	Heirloom
Nicholas Schuster	720-990-7465	B, P	13	Heirloom
Ava Secondo	303-883-2592	B, P	12	Cimarron
Jacob Seybert	303-668-5987	L, P, S	16	Saddlewood
John Seybert	303-668-5987	L, P, S	15	Saddlewood
Maria Seybert	303-668-5987	B, P	13	Saddlewood
James Shanley	303-913-0347	B, P	18	Stallion Pointe
Kathryn Shanley	720-376-2323	B, P, S	14	Stallion Pointe
Evan Shook	720-822-3120	P	14	Carriage Hill
Austin Skeffington	720-308-8704	L	16	Wynterbrooke
Ian Soukup	303-482-6465	B, P, S	13	Eagles Pointe
Morgan Sullivan	404-630-1879	B, P	17	North Ranch
Abby Szabo	303-915-3730	B, P	12	Aspen Meadows
Ben Szabo	720-413-3072	L, P	15	Aspen Meadows
Maddy Szabo	303-915-3730	B	12	Aspen Meadows
Lauren Thorp	303-995-5551	B, P	16	North Ranch
Cole Torgerson	720-291-9022	B, L, P	16	Legacy
Jack Torgerson	303-981-7617	B, P	13	Legacy
Avery Turney	303-257-1406	B, P, S	14	Spread
Zane Tweedie	720-688-9440	L, P, S	15	Deerwood Vista
Olivia Vangels	720-292-6727	B, P	13	Village
Charlotte Webster	703-655-4428	B, P	13	Spread
Genevie Webster	703-655-4428	B, P	15	Spread
Lucas Whittier	303-859-4338	B, P	13	Territory
Ella Widmann	720-318-7927	B, P	14	Territory
Lauryn Wojcik	303-593-2734	B, P	12	Spread
Eli Yeagley	720-363-6440	B, L, P, S	17	Carriage Hill
Sam Yeagley	720-363-6440	B, L, P, S	19	Carriage Hill

The Ken-Caryl Ranch Master Association has not screened or run background checks on these teens and makes no representations, guarantees or warranties on their appropriateness, fitness or ability to perform the work for which they are advertising. In addition, the Master Association has not examined any of the tools or machinery they may use to perform the work for which they are advertising and makes no representations, guarantees or warranties on the safety or soundness of the equipment or the ability of the teens to utilize the equipment in a safe and appropriate manner. It is the sole responsibility of the individuals contracting with these teens to make these determinations.



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