




Life at Ken-Caryl

www.ken-carylranh.org  facebook.com/ken-carylranh  info@kcranch.org



Veterans Day Event

Monday, Nov. 12

9:15 a.m.

Veterans Monument

SEE PAGE 5 FOR DETAILS

BALLOT ISSUE 6G	COMMITTEES	DRAFT BUDGETS	UPCOMING CLASS	SPECIAL EVENT
Mill Levy Information	Want to Get Involved? Consider Applying for a Committee!	Master Association Budget Page 2 Metropolitan District Budget Page 7	Holiday Survival Dance Class	Gobble Wobble 5K
PAGE 5	PAGE 5	PAGES 2 AND 7	PAGE 12	PAGE 9

KC Aquatics Staff Earns Silver International Aquatic Safety Award

PAGE 14

Christian Holmes Wins State Tennis Title



Photo Credit: Dennis Pleuss with Jeffco Athletics

PAGE 9

Lights at the Community Center

Thank you for the feedback! The Metropolitan District received feedback that too many lights are on overnight around the Community Center. New timers are being installed in the parking lots and near the tennis courts to reduce the overnight lighting. Lights around the building will still remain on overnight for security purposes.



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Ken-Caryl
Life at

Going Out to Bid

By KCRMD District Manager Melissa Daruna

In recent months we've been asked when the District "goes out to bid" on projects, why and what that means. Going out to bid is a process where an entity sends out information on a project or a service and requests contractors submit a proposal or quote for building the project or providing the service. State law only requires the District to have an open bid process for any construction project over \$60,000. As a policy, the District acquires multiple bids whenever possible on everything from cleaning services to construction projects but not always in the format of a formal open bid. The formal open bid process takes more time and financial resources. Acquiring multiple bids or quotes from vendors gives the District perspective on what they are paying for and the fair market value of the service. It is a key way the District ensures responsible use of the community's resources.

A great example of when the District uses the formal bid process is playground replacements. Staff work with both the Master Association and Metro District Boards as well as community volunteers to determine a budget for the project. From there a Request for Proposals (RFP) is drafted, reviewed by the District's attorney, and published for vendors to review. Publication of the RFP takes place in local and regional

newspapers, on our website and often directly to lists of recommended vendors or industry websites. Some playground projects draw several RFP submissions and others only draw in a few vendors. The staff, Boards and volunteers review each proposal, interview contractors, and make a recommendation to the Boards for a formal selection. The final recommendation and selection is based on the budget, best design for the community, reputation of the vendor and other factors such as timeline and maintenance support.

This process allows us to shop the industry and find the best contractor or service provider for the District and community's needs. As I mentioned, the formal bid process may not be used for every service or project, but whenever possible, we get multiple quotes or proposals from multiple vendors. Other examples where the District has done that in just the last year are facility cleaning services, banking services, vehicle replacements, pool maintenance services, pool chemical supplies, IT services and office supplies.

Any time the District has a formal bid open or RFP published, you can find it on the website along with details about the project.



November

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
				1 9:30 a.m. Baby Time 10:15 a.m. Family Story Time	2	3
4	5	6	7 6 p.m. MA/MD Joint Study Session 7 p.m. Master Association Board	8 7:30 a.m. Architectural Committee 9:30 a.m. Baby Time 10:15 a.m. Family Story Time 6 p.m. Equestrian Task Force Dakota Lodge	9	10
11	12 9:15 a.m. Veterans Day Celebration Veterans Monument	13 6 p.m. Metropolitan District Board	14 1 p.m. Historical Society 4:30 p.m. Covenant Committee	15 9:30 a.m. Baby Time 10:15 a.m. Family Story Time	16	17
18	19	20	21	22 9 a.m. Fun Run, 9:30 a.m. 5K Gobble Wobble 5K & Fun Run Dakota Lodge Administrative Offices Closed Ranch House	23 Administrative Offices Closed Ranch House	24
25	26	27 6 p.m. Master Association Board and Budget Townhall	28 7:30 p.m. Open Space Committee Dakota Lodge	29 9:30 a.m. Baby Time 10:15 a.m. Family Story Time	30	

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 for the most up-to-date information.

● **MA Budget**

2019 Master Association Draft Budget

The Ken-Caryl Ranch Master Association Board 2019 draft budget is available at www.ken-carylranh.org under the Administration tab, then Budgets & Reports. The Master Association Board is waiting until after the Ken-Caryl Ranch Metropolitan District mill levy election to adopt the budget and determine the 2019 dues level.

At this time, the updated draft budget assumes that the Metropolitan District mill levy vote will pass, and if that is the case, the Master Association would be considering a \$1 dues increase. This will generate approximately \$60,000 in additional revenue. These funds will offset the increased costs of service; for example, the MA's cost for the trash/recycling program is increasing by \$31,000 and insurance costs are increasing by \$6,000.

The Master Association will temporarily decrease funding for irrigation and drainage projects in order to not raise the dues more than \$1. This would allow the Master Association to help with Ranch House Pool funding, which is estimated to cost \$4 million. If the mill levy does not pass, the Master Association will need to discuss the possibility of a larger dues increase.

The Master Association Board will be discussing the Budget until final approval on Wednesday, Nov. 7. The Master Association and Metropolitan District Boards will have a Joint Study Session at 6 p.m. that night, followed by a Master Association Board meeting at approximately 7 p.m. to adopt the budget. The public is encouraged to attend the meeting and/or submit any comments/suggestions you might have to Chris Pacetti at chrisp@kcranch.org or 303-979-1876, ext. 116.



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ISSN 0899-6318

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 under Community & News, then Newspaper: Life at Ken-Caryl.

Life at Ken-Caryl Editor

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charleend@kcranch.org
303-979-1876

Ken-Caryl Ranch Master Association

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MA Executive Director:
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chrisp@kcranch.org
303-979-1876, ext. 116

Park Rangers/Open Space:
303-979-1876, ext. 170

Ken-Caryl Ranch Metropolitan District

Board of Directors:
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District Manager:
Melissa Daruna
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 under the Administration tab.

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www.facebook.com/ken-carylranh

Master Association

On Oct. 16, the Ken-Caryl Ranch Master Association Board held a regular business meeting and discussed the following items:

- Historical Society Chairman Jim Antes gave an overview for a new procedure outlining how to honor volunteers in the Historical Society. The Board supported the procedure.
- Staff presented a follow-up regarding an invisible dog fence violation at 2 Twin Flower. The Board will accept the fine from the resident and loss of privileges. The Board recommended staff try to find the wire and remove it.
- Chris Pacetti gave an overview of the Committee Appointment Procedure and discussed membership status on the various committees. The Board recommended the following committee appointments and openings for 2019:
 - o Architectural: Re-appoint 4 members. Advertise for 1 opening.
 - o Community Planning Committee: Re-appoint 4 members. Advertise for up to 7 openings.
 - o Covenant: Re-appoint 5 members and have 5 members on the committee. Christina Niemi was not re-appointed due to attendance.
 - o Election: Re-appoint 4 members.
 - o Open Space: Re-appoint 5 members. The Board would like to be able to appoint some new members to the Committee, and therefore will not be re-appointing David Schmude or Brian Lee due to their long tenure on the committee. Advertise for 2 openings.
- The Board discussed the 2019 Draft Budget for the Master Association. If the mill levy passes, the MA is considering a \$1 per month dues increase. The MA will temporarily decrease funding for irrigation and drainage projects in order

- to not raise the dues more than \$1. This would allow the MA to help with Ranch House Pool funding, which is estimated to cost \$4 million. If the mill levy does not pass, the MA will need to discuss the possibility of a larger dues increase.
- The Board decided there was no need for a written policy for use of the Ken-Caryl logo.
- Cathy Packard spoke about concerns with KC for 6G advertising and the new sign at the Community Center.
- The Board supported a minor re-route of Docmann Trail near the pipeline. Jim Fodor asked which trees are affected.
- Chris Pacetti reported on the fall trash day. The turnout was not as large as spring, but not all services were offered.
- Sean Warren reported that the Colorado Native Plant Society found two confirmed occurrences of a rare plant in Ken-Caryl open space, and staff found three other unconfirmed occurrences of the plant. The plant of interest is called Anemone virginiana var. cylindroidea. The Board supports submitting a Plant Element Occurrence Field Form with the Colorado Natural Heritage Program to document the findings. The exact location of the occurrences will be listed as confidential in the CNHP database.
- A motion passed with a 3-2 vote ratifying the Board's decision not to allow use of the logo by the Ken-Caryl Residents for Fiscal Responsibility.
- A motion passed ratifying the Board's decision not to contribute \$2,500 to the Ken-Caryl Residents for Fiscal Responsibility.
- A motion passed allowing yard signs to be placed on Master Association property, one at the Ranch House and one at the Dakota Lodge, supporting passage of Ballot question 6G from the Ken-Caryl Ranch Residents in Favor of 2018 Mill Levy Increase Issues Committee. Joel

Pankow asked if the residents own Master Association land. Chris Pacetti clarified that Master Association land is owned by the Ken-Caryl Ranch Master Association, which is a corporation.

- A request was made by Cathy Packard to allow Ken-Caryl Residents for Fiscal Responsibility Issues Committee signs on Master Association property. No motion was made by the Board.
- A motion passed authorizing staff to collect a status fee of \$50 and a transfer fee of \$100.
- Erlinda Stafford reported on the Equestrian Task Force. The group is working on consolidating policies and documents for the Equestrian Center.
- Chris Pacetti distributed a Collections Status Report. He reported on past due accounts for homeowner dues and advertising accounts.

Metropolitan District

On Oct. 23, the Ken-Caryl Ranch Metropolitan District Board held a regular business meeting and discussed the following topics:

- The Board opened the hearing process on the 2019 Draft Budget. Staff presented the budget with the assumption that the mill levy increase is not approved by voters. Alternatives for increased funding were discussed in the event the mill levy is approved by voters. Staff discussed the big picture of the budget, including revenue and expense allocation for different areas of service. Staff and the Board answered questions from the audience and clarified information for each other.
- The public hearing for the proposed 2019 budget was continued until Dec. 4 when the Board is scheduled to adopt a final budget.
- Staff and the Board discussed fee changes for the Fitness Center at the end of 2018 and into 2019 in an effort to drive more memberships and attendance. Staff will be working on updated membership options and providing details to the community soon.
- The Board and staff are developing a District Strategic Plan and 2019 Goals. The District Manager will be providing more details and a roadmap for drafting the plan in the next couple meetings.
- The Board discussed the potential of the mill levy passing and the legislature finding a solution to Gallagher. They recognized that there is some concern from residents that in that situation the District's mill levy may be higher than necessary. The Board discussed options for ensuring that the District does not overtax residents in that case and received advice from staff and legal counsel on what could be done to address the tax levels if necessary.

◆ Covenant Clips

Fall Covenant Enforcement

By Community Standards Administrator Jenny Bernal

The leaves are changing, the air is crisp, pumpkins are on doorsteps, it must be fall! Grasses go dormant, leaves fall from trees making them indistinguishable as dead or dying, and spring and summer flowers wither away until next year leaving some planting areas bare. This time of year, the focus for neighborhood inspections changes. Open landscape and dead tree violations have been put on hold until spring 2019. From October through April, the covenant enforcement inspections reduce to once per month.

What are we looking for in the fall? Stored items, parking violations and trash can storage. As part of regular seasonal big-ticket inspections, in November we will be looking at driveway conditions. Big ticket repairs typically get several months' notice to allow residents to prepare for the time and expense of the project. A common complaint we receive this time of year is in regard to raking leaves. While an unraked yard is not a covenant violation, it does in some ways breach a social contract neighbors everywhere have, and maintaining fall landscapes is an exercise in common courtesy.

- What can you do?
- If you received a dead tree letter at the end of summer, take advantage of milder weather days during the winter months to have trees removed. Doing so could potentially prevent any safety issues with a dead tree taking on heavy snow, and tree services may be less busy and eager for your business during that time.
 - Take a look at your driveway, does it need maintenance? Plan for cleaning, replacement or repairs. Be sure to submit

for approval prior to replacing your driveway or other exterior concrete work. Having a submittal on file will communicate



- to covenant enforcement that there is plan in place and could help avoid the violation process all together.
- Put down mulch in dormant planting areas or areas where dirt is exposed.
 - Always store your trash in a location screened from view. Rangers recommend locking up your trash until the morning of pick up to avoid attracting foraging critters.
 - Construction materials, furniture, appliances, etc. should be stored in locations screened or obscured from public view like behind fences or in garages or sheds.
 - Always park on your driveway, on the street or in the garage. Parking on landscaping or rocks is not permitted. Store boats, RVs and trailers appropriately off of Ranch property.
 - Maintaining fall leaves and downed branches regularly will help prevent spillover into neighbors' yards. No one can control where the leaves fall, but a little effort and cooperation to control what we can will go a long way in maintaining neighbor relations throughout your neighborhood.
- As we prepare to welcome friends and family into our homes for the holidays, the effort made to ensure your property is looking its best on the outside is always appreciated by the neighbors. If you have questions or concerns, please don't hesitate to reach out to me at jennyb@kcranch.org.

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Ranger Field Notes

Calling Rangers with Wildlife Concerns

By Open Space Manager Sean Warren

Ken-Caryl Ranch Park Rangers often receive injured wildlife calls. With the mule deer rut in full swing, bucks will receive more injuries sparring with other males and also running/jumping into yards, open space and roadways to pursue does.

When a wildlife injury call is received, Rangers may investigate as time allows or determine over the phone if the animal should be left alone to let nature take its course. If the injury is minor for a small mammal or bird, our advice may also be to take it to a licensed rehabilitator.

The Rangers use the same policy as Colorado Parks and Wildlife. If a deer/elk is injured but can still feed and walk on its own, then we let nature take its course. However, if the deer/elk is injured to the point it cannot feed or walk on its own, listing to one side, head/ears lowered, then Rangers will respond to euthanize the animal (if on duty) or direct the caller to contact Colorado Parks and Wildlife.

- PARK RANGERS (303-979-1876, ext. 170) will only handle deer/elk. As time allows, a report of an injured or sick deer will be reviewed and any dead deer will be removed as soon as possible depending on the time of day and availability of a Park Ranger on duty. Many factors play into the response time including where the Ranger is on duty, trails, proximity to a truck, time of day, etc.

- JEFFERSON COUNTY ANIMAL CONTROL (303-271-5070) will remove any dead animals and advise on any other injured animals, for example, rabbits, squirrels, raccoons, etc.

Park Rangers keep a call log when reports come in referencing sightings and or

concerns about animals in the open space and private property. The log assists the Rangers in detecting a pattern to behavior or injured activity of a certain animal and can report that information to staff, Colorado Parks and Wildlife Officers or residents.

Due to infectious diseases and calls in the past, Park Rangers will advise the resident to contact Jefferson County Animal Control, and they may assist with any concerns and/or advise to call to the Jefferson County Health Department or Colorado Parks and Wildlife, too. If you have any questions feel free to call the Rangers at 303-979-1876, ext. 170.



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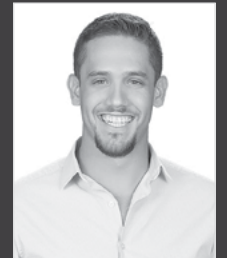


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Lost Cat



Lost cat (Baxter) on Oct. 4 near Willowleaf and Valley Parkway. If you have him or have seen him, please call Shannon at

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◆ **Get Involved**

**Want to Get Involved?
Consider Applying for
a Committee!**

Committee Application Deadline Nov. 16

Committees help the Ken-Caryl Ranch Master Association Board and staff manage the affairs of the Master Association. The Master Association is now accepting applications for new committee members for 2019 for the following committees:

- Architectural (1 opening)
- Community Planning (up to 7 openings)
- Historical Society (unlimited openings)
- Open Space (2 openings)

All prospective committee members must apply for committee membership using the Committee Application, which is available at www.ken-carylranh.org under Administration then Committees & Task Forces. You can also request a form by emailing victoriad@kcranch.org. Additional information about each committee is also available at this site. If you wish to apply for membership to multiple committees, please submit a separate form for each committee.

The deadline to apply is Friday, Nov. 16 at 12 p.m. Forms should be submitted to Victoria DeSair at victoriad@kcranch.org, dropped off or mailed to the Ranch House.

Committee	Purpose
Architectural	To review and approve all plans and specifications from an aesthetic standpoint. Establishes guidelines and Ranch standards.
Community Planning	Responsible for updating the Community Master Plan, documenting its implementation and making recommendations for future changes.
Historical Society	Promote awareness of and appreciation for the historical aspects of the Ranch. Protect and preserve historic sites as well as make them more accessible and usable to Ranch residents.
Open Space	Advise Staff and Boards regarding Open Space management and maintenance practices.

◆ **Area Spotlight**

Celebrate and Donate

What: Devin's 1st Birthday Blood Drive
Date: Saturday, Nov 3
Time: 11:30 a.m. - 3:30 p.m.
Location: Dakota Lodge

One year ago, Devin was born and his mom's life was saved by blood donations. The parents want to celebrate his birthday and help save another life by asking community members to donate blood! All blood drive participants need to be scheduled. Please email kaitlin.vellore@gmail.com

or call 914-473-9257 for an appointment for that day. You can also sign up directly at <https://donors.bonfils.org/> by searching with SITE CODE = 00437. Appointments available every 10 minutes from 11:30 a.m. to 3:20 p.m.



◆ **Ballot Issue 6G**

Mill Levy Information

The Ken-Caryl Ranch Metropolitan District Board voted to place a mill levy ballot initiative, which is called Ballot Issue 6G, on the November 2018 ballot. Ballots were 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.

Do residents in the Mountain Gate condos get to vote on the 6G mill levy?

No. Residents of Mountain Gate are part of the Plains Metropolitan District, not the Ken-Caryl Ranch Metropolitan District. Therefore, they pay taxes to Plains, and not KCRMD. However, Mountain Gate residents pay dues to the Master Association.

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

What will the additional tax revenue be spent on?

Continue service at current levels: \$5.4 million is the current budget with an expected 4 percent (\$216,000) increase in operational costs annually. Amenities and

services funded with taxes (generate little to no revenue):

- Parks – \$1.6 million (net annual cost)
- Community Events – \$46,000 (net annual cost)
- Pools – \$250,000 (net annual cost)

Creating financial sustainability by building reserves:

- \$1.2 million for operational reserves based on auditor's request and industry best practices.
- \$1 million for capital reserves (major park and facility updates and maintenance on Metro District owned or leased properties.)
- Offset the decline in tax revenue due to the Gallagher Amendment and adjusted Residential Assessment Rate – \$375,000 annually beginning in 2020.

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.

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2019 Metropolitan District Draft Budget

The 2019 Ken-Caryl Ranch Metropolitan District Draft Budget is now available at www.ken-caryl-ranch.org under the Administration tab, then Budgets & Reports. The public hearing process is now open, and the final adoption of the budget will occur in December. The budget has been drafted without a mill levy increase assumed. Options for increased funding are included as alternatives in the draft budget in the event that the mill levy is approved by voters. You can provide feedback on the draft budget by contacting Melissa Daruna at melissad@kcranch.org or 303-979-1876, ext. 136.



Cub Scout Food Drive

The fall chill is in the air, and that means it is once again time for the Ken-Caryl Cub Scout Pack 742 Food Drive! This effort is a partnership between the Valley Cub Scouts and the AdenBell Group.

All Valley residents will receive a flyer and a donation bag, hand-delivered by Cub Scouts, to their home on the weekend of Nov. 10. Please watch for this bag to show up on your front porch or near your door!

Once again, we will be supporting the 9 Cares Colorado Shares Food Drive, and in past years, the donation from the Valley has been incredible. Your support and generosity are greatly appreciated!

The Cub Scouts will return to your front porch on Saturday, Nov. 17 to pick up your donation of non-perishable food and baby-care items. We encourage you to place your donation outside by 9 a.m. so that the Scouts can collect the items as quickly as possible.

If you miss the donation and pickup times, we will have a donation drop box at the Community Center through Monday, Nov. 19.

The most needed food items include peanut butter, tuna, canned meats, tomato sauce, pasta, rice, beans, mac-n-cheese, cereal, oatmeal, baby food and formula.

If you would like to make other pickup arrangements, or if you have questions, please direct your inquiries to Chris Loring at 720-299-4440.

On behalf of Cub Scout Troop 742 and the AdenBell Group, thank you in advance for your generosity!

◆ Area Spotlight

Harvest Hoedown Concert

Ken-Caryl Concerts presents a "Harvest Hoedown" at St. Philip Lutheran Church, 7531 S Kendall Blvd. in Littleton, on Sunday, Nov. 4 from 2:30-5:30 p.m. The concert will feature a Bluegrass Band and various soloists and small groups performing "Americana" tunes, followed by festive fun for all ages, including free games, a petting zoo, face painting and food provided by Saucy Buns BBQ. Visit www.stphilip-co.org/concerts/ for more information.

It's Nutcracker Season!

Belliston Ballet's Nutcracker takes place over Thanksgiving weekend with four shows! Come out and enjoy this beautifully done holiday tradition.

Where: Newman Center for the Performing Arts, University of Denver

When: Thanksgiving Weekend

Friday, Nov. 23 at 7 p.m.

Saturday, Nov. 24 at 2 p.m.

Saturday, Nov. 24 at 7 p.m.

Sunday, Nov. 25 at 1 p.m.

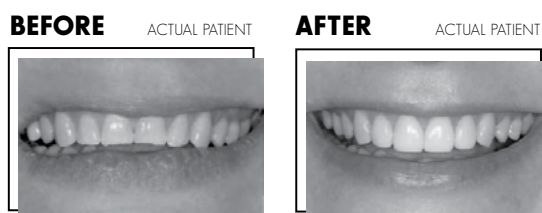
Tickets are on sale now! This is a fantastic production with a talented and dedicated cast, including several Ken-Caryl residents.

For discounted tickets, go to www.newmantix.com and click on Belliston Ballet. Save \$4 per ticket by entering BBWELCH as the promo code.

Girl Scout troops and their families/friends get a special rate; contact cathymwelch@gmail.com or 720-276-6888 for information.

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ACTUAL 2017 RESIDENTIAL PROPERTY TAX DEFICIT FOR KCRMD WAS \$210,000 SO WHY IS THE ASK FOR OVER \$1,500,000 INCREASE PER YEAR?



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Truly a one-of-a-kind property!

Christian Holmes Wins State Tennis Title

By Kristen Peterka, Master Association Staff



Photo Credit: Dennis Pleuss with Jeffco Athletics

Christian Holmes, Chatfield High School senior and Ken-Caryl resident, won the No. 1 singles state title for the second consecutive year. His victory makes him the first boys tennis player from Jeffco to win the title twice.

Holmes has been playing tennis "since I could walk. I have four older brothers that all played tennis. I remember missing elementary school to watch my brothers in regional and state tournaments." As a young child his goal was always "to win state No. 1 singles. I'd watch the guy who'd win and think that's gonna be me someday."

His love of the sport stems from his love of competition. For Holmes, tennis is "super gritty, and I like the dog-fight aspect of it."

Holmes trains year-round, six days per week. He spends two hours on the court each day and spends an additional hour conditioning or weight training. Each summer he heads out to a tennis academy in California where he trains four to five hours daily for up to four weeks.

He faced an even bigger challenge this year when he tore his meniscus in August. He had knee surgery only seven weeks before the state tournament and was cleared to play just three matches before the state-qualifying regional tournament. "A lot of hard work and physical therapy," he said, got him back on the court to clinch the state title again.

His next step is looking at Division 1 colleges. He's currently talking to five different schools and plans to commit in the next month or two. He'll also be serving a two-year mission for his church either right after high school or after playing a year of college tennis.

Holmes' advice for young tennis players, "If you find something you really love it's so much easier to work hard for it. I've become solid because I always loved doing it, always loved to be on the court. It helped me to be able to put in the hard work."



2018 Ken-Caryl Ranch GOBBLE WOBBLE

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

November 22nd

Fun Run: 9:00 AM

5K: 9:30 AM



Children 6 and under: Free
Children 7-17: # 46540
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Family Bundle: # 46542
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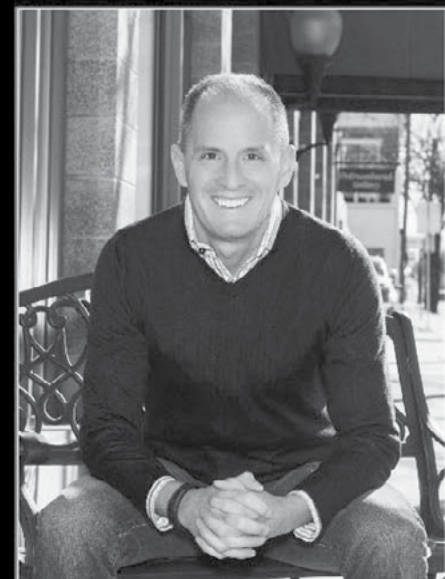
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RECREATION PROGRAMS & ACTIVITIES

● For Your Information

Facility Hours

Ranch House	303-979-4070
Recreation Office	8 a.m. - 6 p.m.
Monday - Friday	Closed
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-caryl-ranch.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

Sip & Shop for the Holidays

Shop for tennis and fitness attire, women's clothes, handmade bags, lotions, jewelry, wallets and purses, just to mention a few! Special thanks to our vendors: 3J's PURE Essential Oils, Samoe Style, Teresa Made, Trendz Boutique and You4ic.

Date: Wednesday, Nov. 7

Time: 9 a.m. - 12 p.m.

Location: Community Center

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, Nov. 12

Time: 4-5 p.m.

Location: Community Center

Fee: Resident: \$20; Non-Resident: \$23

Course #46370

"Wine Down" FREE Yoga class

Bring a friend and come enjoy a FREE very gentle Yoga class, a relaxing way to end your week! Bring an appetizer or libation to share with new and old friends alike after class!

Date: Friday, Nov. 9

Time: 5-6 p.m. Class

6-7 p.m. "Wine Down"

Location: Community Center

Barre Above

This class fuses the very best of Pilates, yoga, aerobics and strength training! Classes include modifications for any fitness level, so you can feel successful while achieving an amazing workout that will lengthen, strengthen and tone your body.

Dates: Fridays, Nov. 2 - Dec. 14 (No Class Friday Nov. 23)

Time: 9-10 a.m.

Location: Community Center

Fee: Resident: \$48; Non-Resident: \$58

Course #46745

Gentle Roll & Flow Yoga

This class teaches you to be gentle with your body as you consciously slow down, breath, stretch and fully feel your body move. This class uses a restorative approach to strengthen, stretch and lengthen muscles. Part of the class will incorporate the use of hollow, rubber balls that will help roll out stiffness and provide pressure point relief.

Dates: Wednesdays, Nov. 7 - Dec. 12 (No Class Nov. 21)

Time: 11 a.m.-12 p.m.

Location: Community Center

Fee: Resident: \$40; Non-Resident: \$50

Course #46746

● Youth Programs

Story Time and Baby 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

● Adult Programs

Holiday Survival Dance Classes

The Holiday Survival Series Dance Series is a great dance class if you are curious about learning Rock & Roll Swing, Hustle, Slow Salsa, Fast Salsa, Salsa Club Merengue, and Salsa Club Cha-Cha. Dances will be taught in a progression making it easy to follow along and learn new steps.

Dates: Fridays, Nov. 2 - Dec. 14 (No Class Friday Nov. 23)

Time: 7-8 p.m.

Location: Dakota Lodge

Fee: Resident: \$150 per couple

Non-Resident: \$180 per couple

Course #46735

Paint the Landscape in Acrylics

The class is perfect for beginners with no painting experience, those who have tried acrylics before with little success, or anyone who enjoys painting in a lively and welcoming class environment. Learn to paint landscapes the easy way...no sketching required! Each class includes step-by-step demonstrations that allow students to easily follow along, build their skills, and create finished paintings they'll be proud of.

Dates: Thursdays, Nov. 8 - Dec. 13 (No class on Thanksgiving)

Times: 9:30 a.m. - 12:30 p.m.

Location: Ranch House

Fee: Residents: \$104

Non-Residents: \$125

Course #46691

● 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

● Special Events

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.

Location: Veterans Monument

● Special Events



Gobble Wobble 5K & Fun Run

"Gobble and Wobble" your way through the 5th Annual 5k and Fun Run in the Ken-Caryl Ranch Valley. This great family run helps raise funds to support special events and is an excellent way to burn some calories before the big Turkey Day! Dogs and jogging strollers are welcome. The event is for all ages. Register online!

Times: 8-9 a.m. Packet Pick Up

9 a.m. Fun Run

9:30 a.m. 5K

Location: Dakota Lodge

Fee: Resident Kid (7-17): \$10

Non-Resident Kid: \$15

Resident Adult (18+): \$30

Non-Resident Adult: \$40

Resident Family (2 adults, 2 kids): \$70

Non-Resident Family: \$80

● Special Events

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



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16 Honey Locust - Traditions
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5 Foothill Ash - Traditions
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23 Tecoma Circle - Deer Creek
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4 Silvermound - Stratford Farms
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10682 W. Dakan Mtn. - Quail Ridge
SOLD! Listing Agent \$425,000



23 North Ranch Rd. - North Ranch
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28 Willowleaf Drive - Retreat
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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



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Reel Factory to Host KC Small Business Gathering

KC Small Business, an interest group in the Ken-Caryl Community Network, will hold its next monthly meeting in the newly renovated events center at the Reel Factory, 10488 W. Centennial Road in the Ken-Caryl Business Center. The gathering of local small business leaders will start at 9 a.m. on Wednesday, Nov. 7. The agenda includes a presentation about commercial insurance coverage, followed by on-site facilities tours of Goldberg Brothers Inc. and 52eighty Distilling Corp.

Goldberg Brothers began as a family-run tinsmith shop in 1897. It is best known as a long-time producer of film reels and projection port windows for the movie theater industry. Six years ago, the company shifted its focus to the manufacturing of steel hardware for barn door-style sliding doors. The company relocated from Stapleton in 2017 after purchasing the former Chandler Industries building, rebranding it as the Reel Factory.

"We were thrilled to have the opportunity to move to the Ken-Caryl Business Center because of the sense of community we feel here. We really want to get to know our neighbors and help other small businesses in this area thrive," said Goldberg Brothers President John Golesh.

"Tour participants will see the evolution of American manufacturing," said production manager Grant Golesh. "We will observe a variety of machines in operation, from antique presses to state-of-the-art fiber optic lasers. And everyone will get a gift made in our factory," he said.

"52eighty Distilling is a new entrant to the distilling industry," said co-owner Erick Demgen. "The company leverages the newest technology while staying true to the time-honored traditions of the distilling craft. The product line varies due to seasonality, but at any given time could include Hearthstone Whiskey, Cacklers Whiskey, Winter Wheat Vodka, Summer Peach Vodka, and many others," he said.

KC Small Business provides networking and learning opportunities for company leaders in the Ken-Caryl area through monthly gatherings and a private Facebook group. Events are free and open to the public, with no RSVP necessary. To learn more about the organization, ask to join their Facebook group at www.facebook.com/groups/kcsmallbusiness/.



The Reel Factory building in the Ken-Caryl Business Center on Centennial Road.



52eighty Distilling is a new distillery in the Ken-Caryl Business Center.

KC Aquatics Staff Earns Silver International Aquatic Safety Award

Ken-Caryl Ranch Aquatics earned the prestigious Silver International Aquatic Safety Award. Earning this award demonstrates that the aquatic facilities we operate consistently exceed industry standards in risk management and epitomize aquatic safety excellence. International Aquatic Safety Awards are conferred to deserving aquatic facilities by Jeff Ellis & Associates, Inc. - International Aquatic Safety and Risk Management Consultants.

"It is apparent that the entire staff embodies the idea of setting the standard in aquatic safety, and swimmers who frequent this aquatic facility are afforded the highest degree of swimmer protection currently available for the aquatic industry," said Richard A. Carroll, Jeff Ellis & Associates, Inc. Senior Vice President and COO.

International Aquatic Safety Awards are presented annually to participants in Ellis & Associates' Comprehensive Aquatic Risk Management Program and are based on the results of multiple random Unannounced Aquatic Facility Operational Safety Audits throughout the year. These audits include undercover video surveillance of individual lifeguards while they protect their Zone of Protection areas, in order to accurately evaluate their professional diligence. Additionally, individual and team basic life support and rescue skills are evaluated, along with simulated emergencies that measure the effectiveness of established Emergency Action Plans. The audit concludes with administrative, supervisory and facility evaluations. All Ellis & Associates client facilities are top performers and represent the finest and safest aquatic facilities in the world. As such, it is of particular note when facilities perform so well that they are granted an International Aquatic Safety Award.

Congratulations to the hardworking Aquatics staff!

Littleton Symphony

The Littleton Symphony Orchestra will have its annual free Children's Concert: It's About Animals, Saturday, Nov. 10 at 2:30 p.m. at Littleton United Methodist Church, 5894 S. Datura Street in Littleton. This annual event is for children of ALL ages! It will feature music about our friends in the animal kingdom: Carnival of the Animals by Saint-Saens, Baby Elephant Walk and Pink Panther by Henry Mancini. No tickets required. Just bring your wild side! There may even be surprises from the Denver Zoo and a drawing to win a Denver Zoo membership! More information is available at www.littletonsymphony.org or by phone at 303-933-6824.

Sign Up for the e-News!

The Ken-Caryl Ranch e-News is distributed weekly via email to all residents who subscribe. To sign up, go to www.ken-caryl-ranch.org and fill out the e-News sign-up form.

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Please stop by and Celebrate the Season with us by donating your canned goods to Families in Need this Thanksgiving. All donations go to Food Bank of the Rockies.



Murphy Rodriguez Wedding

Allie Murphy, daughter of the late Peter Murphy and Ken-Caryl resident Mary Alison Murphy, was married to Josh Rodriguez, the son of Mr. and Mrs. Peter Rodriguez, at St. Mary Church on Oct. 13. The couple reside in Roxborough. Congratulations, Allie and Josh!



LETTERS TO THE EDITOR ARE WELCOME AND ENCOURAGED from any Ken-Caryl resident in good standing or from any elected official or political candidate. Letters should be concise — no letters over 350 words—and 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, but the day can vary due to holidays. Deadline dates can be found at www.ken-carylranh.org.

The preferred method for submitting letters to the editor is by email to Victoria DeSair at victoriad@kcranch.org, but they may be mailed or hand-delivered to the Ranch House, Attn: Victoria DeSair, 7676 S. Continental Divide Road, Littleton, CO 80127. A response will be sent via email when a letter or article is received. If you do not receive a response, call 303-979-1876, ext. 122, to confirm receipt.

We do not print anonymous letters. Letters must include name, address and phone number (daytime), but only the author's name and "Ken-Caryl Resident" or applicable government office will be printed in the paper. Residents may submit up to eight letters to the editor per calendar year. More than one letter per resident may be published in a single issue of the paper provided that the letters are not about the same subject. Letters will be printed on a space available basis and may be edited. Editor retains right to appropriateness and content. Letters will be published with plain text; use of all caps, italics, bold or excessive exclamation points will not be allowed.

Published letters to the editor do not necessarily reflect the views or opinions of the Master Association, its directors, officers, employees, agents, staff, Life at Ken-Caryl or its editor. Neither the editor nor the Master Association accepts any responsibility for the content of these letters. Writers accept full responsibility for their written word. Letters should comply with acceptable standards for courtesy and respect.

Email to victoriad@kcranch.org
Deadline for Nov. 14 Issue: Nov. 5 at 5 p.m.

Dear Editor:

On Nov. 6, I encourage you to vote for our neighbor and Ken-Caryl businessman Colin Larson whom is running for Colorado State House District 22, which encompasses the Columbine Valley including the Ken-Caryl Ranch Plains.

I have had the pleasure of knowing Colin Larson for several years as one of the most upstanding young leaders of

our wonderful community here in Ken-Caryl, Colorado. I first met Colin as the owner of the independent coffee shop he founded in 2014, Atlas Coffees. I then had the opportunity to work closely with Colin and his beautiful wife Annie on the 2017 Ken-Caryl Home Tour, which was the most successful tour to date, raising tens of thousands of dollars toward the local Charity Stepping Stone Support Center.

Colin is efficient, dedicated, detail-oriented and extremely competent. He symbolizes pride in our community and has been active on several community focused boards including The Captain Jason Dahl Scholarship Fund, Jefferson County Community Development Advisory Board, and the West Metro Chamber of Commerce.

Colin is passionate about business, his family, and the future of our state and our community here in Ken-Caryl. As our representative, he pledges to focus on providing long-term fixes to our biggest challenges such as health care, pensions, transportation and education systems. His goal is to put our state back on track in the right direction so our children will be better off than we are today.

In summary, I highly recommend Colin Larson for Colorado State House District 22. If you live in the Ken-Caryl Ranch Plains, ballots should have been mailed to you already and will need to be returned by Election Day on Nov. 6. You can mail them or drop them at the drop box outside of the Sheriff's substation on Bradford Road or The Columbine Library. You can learn more at www.ColinForColorado.com.

Brean Small
Ken-Caryl Resident

Dear Editor:

Some of you may have seen an airplane landing or taking off in our open space in the northern-most area of the Valley. Some of you have taken videos. I want to bring to your attention what's going on.

The public open space at issue is where the "Fourth of July trail" goes up the hogback. I wrote a year ago about the fences installed through the middle of this open space, by an adjacent landowner (not in Ken-Caryl), who has a limited driveway easement across the property. The two fences were installed from end-to-end of the open space in defiance of Jefferson County's requirement for a review and public hearing.

The landowners, Jonathan and Kimberly Sawyer, have asserted their right to the fence, to install lights on the fence, and to land their airplane on the easement, and are now using it for that purpose. Jeffco

brought a lawsuit against the Sawyers in March and are seeking a preliminary injunction denying aircraft usage, currently awaiting a ruling.

Most everyone agrees landing an airplane where the public walks and rides is a bad idea. This endangers not only the open space property, but the people that use it. The dirt road is the only place to walk. Our taxes and fees have been used for our KC Rangers to respond to calls by the fence owners complaining about a variety of things in the open space.

But the fence issue should not be lost in the larger issue of the aircraft. People don't fence their driveways — because it makes no sense. This is an attempt to exert physical control over our public property. It lessens the value of the open space we all pay for. It is a naked land grab.

Good luck to Jeffco and Eric Butler, the county attorney in charge of the case. The landowners are throwing money at it, with lawyers and "expert" witnesses, etc. I hope we will see the open space returned to the condition it was in before the fence, and we won't have to dodge aircraft while we walk our dogs.

Mark Thomas
Ken-Caryl Resident

Dear Editor:

Vote George Brauchler for State Attorney General.

George has the vision, ethics and integrity that make him the right choice for Colorado Attorney General. He is currently District Attorney for the 18th Judicial District, the largest in the State, has extensive courtroom experience and litigated hundreds of cases. He is a defender of water and natural resources, fought against over-regulation and understands criminal justice issues facing our country. George knows how to effectively oversee Colorado's premier law enforcement agency and law offices.

Please vote for George Brauchler to be Colorado's lawyer. He will defend the rights and safety of all Colorado citizens.

Mary M. Everson
Ken-Caryl Resident

Dear Editor:

This letter is to advocate for Brian Cassidy as Jefferson County Assessor in this election.

This county's taxpayers, especially small businesses, need change — they need fair and accurate property valuations that represent actual value rather than inflated unrealistic values that add unnecessary tax and appeal burden on the citizen and business owner.

continued on page 16



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Brian is extremely qualified for the position of Assessor – a Colorado Certified General Appraiser with an MBA from University of CO, 24 years in real estate, 12 years in property appraisal, 10 years with National Valuation Consultants Inc, 2 years with Jefferson County Assessor's Office and currently with Arapahoe County Assessor's Office as a Commercial Assessor... and 10 years with the US Navy Submarine Force.

Brian and his family have lived in Jefferson County for 30 years and have a daughter in high school here this year.

David Schalla
Ken-Caryl Resident

Dear Editor:

Are you being misled? One should always question those in power. I question why the Master Association (which should represent all resident views) seems desperate to campaign for the Ken-Caryl Metro District's 40 percent permanent mill levy tax increase. Why isn't the MA doing the ethical thing and remaining neutral? Why isn't the MA offering us full financial disclosure as to who is really paying for all the pro-tax campaigning signs, ads, postcards, etc.?

At the year's end of 2017, the Certified Public Accountants of Schilling & Company, Inc. out of Highland Ranch submitted an Independent Auditor's Report to the Board of Directors of the Ken-Caryl Ranch Metropolitan District.

I would like to share a direct quote from this report with you. Under the heading "Economic Factors and Next Year's Budget and Rates," is the following summary of facts. "For 2017, the District's assessed valuation increased for the second consecutive year. Since 2011, the District had lost more than 17 percent of its total assessed valuation as a result of decreased property values. However, for 2018, the District will see an increase in its property tax revenues resulting from an increase in assessed valuation levels over 2017. Significant assessed valuation growth is anticipated once again in 2019 as a result of property value reassessments from a strong local estate market." Are we being intentionally misled?

The full report can be found online under MD Draft Budget for year ending 2017. The above quote is on page VIII.

So ask yourself, "Why is the MD asking for a 40 percent permanent tax increase? Why a tax increase now? Why not wait to see what happens with Gallagher in 2020 and then revisit a mill levy increase, if necessary?"

Are we being misled? Vote NO on 6G.

Kathy Webster
Ken-Caryl Resident

Dear Editor:

Proposition 112 and potential drilling on Ken-Caryl Ranch.

This year, I checked Jefferson County records for mineral ownership and the

potential for oil and gas drilling in Ken-Caryl Ranch. I was worried about recent conflicts over mineral development in northeast Colorado.

In August, I reported to the Master Association and Metropolitan District that neither Ken-Caryl homeowners nor the MA or MD own mineral rights beneath the Ranch; rather, the rights to drill and mine are owned by various corporations and ranching families with historic ties to KCR.

One Board member recently asked me if the passage of Proposition 112 might help protect our open space by increasing the "setbacks" for future oil and gas drilling. I'm no expert, but it appears that the answer is no. The open space owned by energy developers is probably outside the 2,500-foot setback zone specified by 112.

Resident geologists say there is little potential for drilling, anyway, because of the type of rock beneath our feet. Although there are "oil seeps" along the hogbacks, they don't indicate oil and gas that would be economical to recover.

Still, there are large tracts in our hogback open space where the mineral rights are owned by Anadarko, the most prolific driller in Colorado. The developers of Ken-Caryl Ranch took the precaution in 1974 to lease those rights, preventing drilling for 50 years. That lease expires in 2024, when the rights will revert to Anadarko.

So, regardless of whether Proposition 112 passes or fails, our community has a decision to make: we can renew the lease (at an undetermined price), attempt to purchase the mineral rights in perpetuity, or simply let the matter slide, assuming that nobody is going to drill anyway.

One respected federal geologist recently warned me that some people drill in places without known oil reserves, for their own peculiar motivations. This leaves me with a disturbing vision of gas rigs and pumps on the green hillside east of the Community Center, where drillers will soon control the rights.

John Fosholt
Ken-Caryl Resident

Dear Editor:

With regard to the request by the MD Board to raise \$1.5 million per year, forever, by increasing our property taxes by 40 percent, let's look at this as though it were a business request by a company for a bank loan, or an equity investment. A loan officer, or private equity investment committee would ask why such an amount is needed, how will the proceeds be used, what is the track record of management, and what is the return on investment.

The answers from the KCRMD website and in the pro-6G literature are that there is a known annual deficit of \$210,000, and a projected deficit of \$375,000 from 2020, although that is subject to many variables, including property values and whatever

the Colorado Legislature does (if anything) to change the Gallagher amendment. In addition, about \$2.2 million is needed to build reserves.

Beyond that, there are no specifics as to what the money will be spent on. Why? Do they not have a plan? Using their own numbers, the known shortfalls will be covered by 2 years' worth of property tax increases. So why didn't they ask for half as much a property tax increase – this would satisfy the shortfall over four years.

Remember that in 2014, when the last tax increase was approved, some voices in the community were asking that instead of spending every dollar on new construction, an amount be set aside for reserves, and for maintenance of the new facilities. But instead, the projects ran over budget, and in many cases, in the rush to get things done, prices paid for many items of equipment, specifically new playgrounds, were higher than they might have been, had more quotes been obtained, or deadlines been extended.

While I think it is imperative that we preserve our community to compete with the likes of Cherry Hills Village, I do not believe that providing carte blanche for the Board to raise taxes for an amount far in excess of what they need today is an appropriate request, which is why I will be voting No on 6G.

Philip G. Varley
Ken-Caryl Resident

Dear Editor:

This is my final letter for calendar year 2018 due to the restrictions placed by the Master Association (MA) Board limiting the number of letters to eight. A request to extend the number to 12 per year was denied by the MA Board.

This letter will cover two very important issues: First: I will vote for the mill levy

increase in support of the Metropolitan District Board. Second: In three separate incidents mountain bikers were seriously injured.

Mill levy increase: In recent years I have attended budget meetings of the MD Board and was impressed by the attention to detail. The MD Board was established decades ago. It assumed a disproportional amount of the KCR financial responsibilities in anticipation of much greater tax revenue in subsequent years. That didn't happen. If the mill levy increase is not approved by the voters, the MA Board will have to assume more of the financial burden and probably will raise our dues, again.

Something must be done about the recurring mountain biking accidents requiring medical assistance/evacuation in our foothills open space. In addition, there have been too many contentious encounters between mountain bikers and other trail users. In my opinion, the five-member MA Board has been dominated by mountain biking advocates, and I feel they are responsible for overly promoting this dangerous activity in our foothills.

What can be done?

1. Some trails are too dangerous for mountain biking.
2. The MA Board has been too liberal in extending biking privileges to non-residents.
3. Our foothills dirt trails are designated as off-limits to various mechanized vehicles such as ATVs, e-bikes, etcetera, so why not bicycles?

It sure would be nice if an appropriate area within our 3,000+ acres of foothills open space were set aside so resident hikers and equestrians and their guests could enjoy a leisurely wilderness-type experience without having their heads on a swivel because of the bicycle traffic. This designated area would stop the

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momentum for the so-called "bicycle highway" from one end of our open space to the other, which some mountain bike advocates are proposing.

Jim Fodor
Ken-Caryl Resident

Dear Editor:

I have a major complaint about our Ken-Caryl Ranch Water District! They don't have a way to maintain a consistent acceptable water pressure! This ridiculously high pressure started this summer when my HEAVY-DUTY garden hose literally blew up. It was a couple of years old, so I bought a new heavy-duty hose to replace it. First time I used it, it blew up. I called the Water District, and their supervisor came and checked my water pressure, which was very high. They went up the street and made some adjustments, which caused the water pressure to go down.

However, just within the last week, the plumbing in my house sprung a few strange leaks. Upon inspection of the water pressure, it was well over 100 psi (pounds per square inch). High normal reading should be around 70 psi or lower. After talking with my neighbor, he too had problems with high-pressure water leaks in his home. He solved most of his problems by purchasing a pressure regulator valve, which can be set at 70 psi. I purchased one, but when we went to install it, the pressure was over 100 psi, which caused a failure in the connection to the meter.

We placed an emergency call to Ken-Caryl Water. A serviceman responded and gave us advice on repairing their water meter connection but said his supervisor wouldn't allow him to do any work on plumbing inside any house. He had me talk to his supervisor on the phone who told us very high pressure happens many times particularly east of Valley Parkway, and it's up to the homeowner to regulate the pressure in their home, not for them to regulate the psi in their system. This is B.S!! We're in the 21st Century, and they should be able to provide us with consistent water pressure of approximately 70 psi. Their supervisor doesn't seem to have any volition or aptitude to install common pressure-regulating equipment in their water system. If you're having unexpected problems with your plumbing, our water supplier's primitive, poorly-regulated water system may be the cause.

Richard Anderson
Ken-Caryl Resident

Dear Editor:

We all know Ken-Caryl homes have significantly appreciated in value. This year we are facing many tax increase initiatives on our ballot like Jeffco schools 5A, 5B; KCRMD 6G; Fire 7C; Drainage/

Flood 7G, and Amendment 73 affecting all filers with income over \$150,000.

With 6G, KCRMD is asking for an 8 mills increase, about \$4.75/month for each \$100,000 of our home's property value! For example, a home's assessed value of \$1,000,000 would be an extra \$475/year, forever! There is NO end date for 6G. This is in 'addition' to our current 21 mills AND our monthly Association (KCRMA) dues.

In 2014, our community already approved KCRMD's \$7.9 million Bond, 5.5 mills for 10 years, for much needed capital improvements. That year KCRMA dues held at \$45/month. But all years following have had monthly increases until 2018 when a promised, one-time \$3/month has gotten us to the current \$52/month dues. Look at Ken-CarylRanch.org for Budget information to see all the One-Time Projects and sky-rocketing water expenses. Denver Water has strict watering requirements. Why does KCRMA/KCRMD water during rain/hot afternoons and sidewalks? Our KCRMA will keep increasing dues because they can. If 6G passes the increase is \$1/month which equals \$636/year. If 6G fails the increase is probably \$3/month = \$660/year.

Also look at the "Mill Levy Information" article in our last newspaper on Oct. 17, page 4. KCRMD is stating a 26.8 PERCENT increase collected for Operations over the last 10 years.

It appears that KCRMD and KCRMA help each other financially. Apparently, all will be fine until 2020 with just a \$3/month increase to KCRMA dues. Isn't that more FAIR than a FOREVER 8 mills increase for KCRMD?

Let's wait and see what happens with the Alternatives to the Gallagher Amendment for 2019 currently being addressed by our Colorado Legislature. See their October 2018 Report at Colorado.gov.

Be smart. DEMAND fiscal responsibility! Vote NO on 6G.
SueAnn Vandervieren
Ken-Caryl Resident

Dear Editor:

VOTE NO ON 6G

Anyone who believes that our services, facilities and property values will drastically decrease if the 6G mill levy does not pass, either has a poor memory or hasn't lived here very long. We have heard all these threats before.

At the pro Mill Levy meeting several residents asked the question, "Where will the additional money that MD receives over and above what is needed for normal maintenance, be spent?" There was no response. No promise to increase the reserves, nothing about being more prudent with the excess.

The MA and MD have not been fiscally responsible, have spent its capital reserves

on "pet projects" and now need another bailout. Vote NO on 6G, a PERMANENT 40 percent tax increase today, and see what the state legislature does to fix Gallagher and look at the situation next year.

Steve and Jane Saul
Ken Caryl Residents

Dear Editor:

The MD asking for the 6G Mill Levy increase claiming without it they will have to cut services, is a case of "Chicken Little and the Sky is Falling." They said the same thing in 2009 and were given approximately a 20 percent increase. In 2014, again "the sky is falling" and were given a \$7.9 million bond, about a 36 percent increase, that we are repaying for six more years. Now, the "sky is falling" again. But, this time, it is a FOREVER increase (retroactive to 2018) of 40 percent! No guarantees of where the \$1,100,000 - \$1,500,000 (according to their numbers) will be going once the reserves are replenished either. (Just trust them, they know what they are doing.....I don't think so!)

The MD (and MA) don't know how to live within a budget. Their only solution is to ask us to give them more and more money. They haven't been able to "live within their means" since being given the last two increases. So why would we give them more money, yet again? Their past history has not shown us a good track record that this time they will be fiscally responsible. Asking us to vote for a permanent mill levy increase, of much more money than they need to rebuild to empty reserves, is greedy.

The MA is increasing 2019 dues \$1.00-\$4.00 per month. They take a lot of money out of a contingency fund; how much money is left in there? That is not an endless fund either, indicating a lack fiscally responsibility. We can't stop them

from raising our dues, making it difficult to force them to be fiscally responsible. Neither the MA or MD will allow residents with CPAs to look at their books and do the hard work of re-organizing and eliminating fraudulent waste. Why? Are they afraid of what will be uncovered?

Let's stop the grim language of the "sky is falling," by voting NO on 6G. We will survive without the increase, and the MD (and MA) will be better off "tightening the belt" of their budgets by eliminating waste.

Rilla Reinsma
Ken-Caryl Resident





Editor's Note: Staff reached out to Rilla Reinsma and requested specific examples of denied access to financial records, and she did not provide any. Monthly financial statements, audits, and budgets are available for both the Metropolitan District and the Master Association at www.ken-carylranh.org. Neither entity has denied access to any public records, including financial information. In recent weeks, the MD has received many requests from residents for financial information beyond what is readily available on the website, and the District Manager has provided it. The MA has not received any requests for financial information as outlined in the Access to Association Records Policy.

Dear Editor:

The facts about residential assessment rate (driven by Gallagher) and resultant revenue to the MD simply don't support a mill levy increase. It is interesting to compare the revenue collected (tabulated under Mill Levy Information in the Oct. 17 edition of our paper) against the actual residential assessment rate (RAR). It has been stated that tax revenue to KCRMD has decreased due to reductions in the


continued on page 18

Crystal Hodge's
RECENT KEN-CARYL SALES

	
4 LANTANA* <i>Sold at \$850,000</i>	35 ELK LANE* <i>Sold at \$800,500</i>
	
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RAR (Gallagher), however, in 2017 there was a reduction in the RAR to 7.2 percent after being at 7.96 percent since 2003 yet note the revenue collected was actually about the same in 2017 and projected to be almost \$300k higher in 2018. That is because RAR is only part of the equation.

The actual value of a home x RAR = Assessed Value. Assessed Value x local mill levy rate = KCRMD revenue collected from you. Therefore, increased property value can easily compensate even a reduction in RAR to still yield increased taxes collected. This is all the more evident by looking at the KCRMD 2017 Audit (available on the KC website) which shows INCREASES in revenue nearly every year after not one but FIVE reductions in the RAR from 1994 through 2017.

Furthermore, in this same audit on page 8 (Economic Factors), Schilling & Company states that in 2018 the District will see an increase in its property tax revenue from increased valuation levels and SIGNIFICANT valuation growth anticipated again in 2019 as a result of "a strong local real estate market." A mill levy increase (at least of this magnitude) is premature and unwarranted in light of historical tax revenue relative to RAR, ever-increasing real estate prices, a possible repeal or replacement of Gallagher being discussed by Colorado legislature, and a certain increase in MA dues, which do in fact fund day-to-day operations (noxious weeds, watering, and other) claimed by the MD not to be funded by MA dues (see my Oct. 17 letter). Review the facts. Vote NO on 6G.

Joel Pankow
Ken-Caryl Resident

Dear Editor:

Voting "YES" on Ballot issue 6G is a vote to keep your property tax dollars right here in Ken-Caryl Ranch where they will benefit you most. Without it, our services will have to be deeply cut. It's that simple.

If you don't understand the math behind Ballot Issue 6G, please visit www.KCfor6g.com and watch the "Gallagher" video at the bottom of the home page explaining how state property tax laws are effectively robbing the Ken-Caryl Ranch Metropolitan District (KCRMD) of much of its operational funding.

KCRMD was formed 30 years ago to capture tax dollars for Ken-Caryl

Ranch. KCRMD's operational millage has always been roughly 12-15 mills to fund maintenance of our parks, sidewalks, pools and community property. Our community voted once in 30 years for an increase to 15.3 mills in 2009 and approved a 10-year bond for community projects in 2014.

But "mill levels" aren't the whole story. Thanks to state tax laws, the percentage of your property value subject to any property tax, called the Residential Assessment Rate (RAR) has decreased by two-thirds since Ken Caryl was formed. It's now projected to decrease another 15 percent by 2020.

Here's the math: Mills x RAR = Your property tax bill. So if the RAR goes down by 2/3, your property tax burden goes down, and KCRMD revenue goes down too. And that RAR decrease, by state law, cannot go back up. This is why your property values have skyrocketed in Ken-Caryl in the past 10 years, but most likely your property tax bill has not.

It's the main reason we need 6G to reset our mill levy rate for KCRMD. It's the main reason KCRMD is in financial jeopardy. That's why this is on the ballot.

6G ensures that your property taxes benefit you locally. The entire community benefits from this modest investment. Vote Yes on 6G to preserve our unique community, maintain our property values, and secure the future of Ken-Caryl Ranch.

Joe Levy
Ken-Caryl Resident

Dear Editor:

I am very much against the use of the dollars we pay into our Master Association dues being used to fund the advertising for 6G (the \$8 million mill-levy increase). In a recent Master Association meeting, directors voted unanimously to allow a newly formed resident Issues Committee in support of the mill levy to run ads in the September and October papers at no charge. I also understand there was a \$2,500 donation toward the pro-levy ads out of the MA dues, which means these ads are being paid for by ALL Ken-Caryl residents, not just those who support the mill levy.

This is one side of a political issue, and dues from all residents should never be used to support just one side. When school districts put a MLO or bond measure on the

ballot, they are prohibited from using any school resources (aka taxpayer dollars) to promote that tax ask. They must only put out factual information, which highlight both the pros and cons. The ad I saw in the newspaper did not list the pros and cons. What about those KC residents who do not see a need for another mill-levy increase? What about those residents who have a fixed income and cannot afford additional dues on top of the dozens of upcoming tax increases being voted on in this November's ballot? There are many of us who are not in support of another MLO and another increase in our dues. I would like to ask the Master Association to stop supporting one side of a political issue and instead listen to all residents of Ken-Caryl.

Kim Gilmartin
Ken-Caryl Resident

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You can download a contract and view deadline dates at 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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FOR RENT – Sunset Ridge Townhouse 2 Bed + Loft + Full Basement Finished + Office 2 Full Bath + Half Bath A/C 2 Car Garage. 303-278-8747 \$1,965

FOR LEASE – 11541 Homestake Peak in Cimarron. Beautiful two story home, 2500 sq. ft. plus open basement 4 beds, 3full baths, Cul de Sac Location, excellent move in condition. AC, \$2500 monthly rent. Non-smoking home available now. 720-436-2441 jsburkebroker@aol.com RE Broker

GOODS & SERVICES

COLLEGE APPLICATION WRITING SPECIALIST – assists with K-12 writing skills. Thepapergenie.com

EVENT MUSIC – Make your special event or party memorable! Popular songs, great jazz, standards, classical favorites and more! Call pianist/vocalists Elea Plotkin 303-972-1984.

50% Off – Junk/Trash haul away. Taddy 303-525-5421.

AERATION/SPRINKLER BLOW OUT – Affordable Aeration: New Ken-Caryl owner, new number, same great service: John: 303-359-9412.

BEYOND CLEANING SERVICES – Customized Cleaning Home and Office Organizing-Reliable Services, Free Estimates. 303-929-7749 - Darlene Silva.

HIGH SCHOOL MATH TUTOR - Colorado School of Mines grad. Algebra2CalculusTutor.com (in person or DigitalMathTutor.com (online). Free first lesson (1/2 hour). Ken-Caryl resident. David Cowan, 303-949-1989

DOG WALKER – with over 12 years experience and fully insured. Walks starting at \$20.00. 720-314-8755.

PIANO LESSONS – Now enrolling. Give your child the keys to success in piano. Study with University of Washington conservatory of music graduate, performing and recording artist Elea Plotkin. Superb instruction for all ages, styles, and ability levels. Contact Elea Plotkin 303-972-1984. EleaPlotkin.com

VOICE LESSONS – give your child the keys to success in vocal performance. Specializing in musical theater and auditions. All ages and ability levels. Contact Elea Plotkin Music Studio and Total Talent Development. 303-972-1984.

PIANO LESSONS – in your home or mine. Certified teacher with 15 years experience. 719-290-1019.

GOODS & SERVICES (cont.)

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 season 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 on the list, teens should email their name, number, age, neighborhood and list of services offered to Kristen Peterka at kristenp@kcranch.org or call 303-979-1876, ext. 109.

Services: (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
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	17	Traditions
Charlie Beelaert	720-688-1597	L, P, S	13	Colony
Kiera Bierstedt	720-937-2102	B, P	14	Traditions
Piper Blarr	720-255-6877	B, P	14	Colony
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, P	14	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	16	Heirloom
Ella Famariss	303-588-4130	B, P	16	North Ranch
Kyla Fouts	303-668-0581	B, L, P, S	13	Mountain Gate
Lila Garcia	303-475-0888	B, P	14	Legacy
Marcus Garcia	303-704-9796	L, P, S	16	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
Trisha Henderson	732-915-1214	P	17	North Ranch
JJ Heupel	720-372-9476	B, L, P, S	14	Enclave
Aubrey Jones	720-971-6680	B	16	Manor Ridge
Salome Kekelia	801-201-1183	B	13	Territory
Eva Kiebler	303-478-6050	B, P	11	Cimarron
Ethan Lehrke	720-240-3980	L, P, S	15	Cimarron
Andrew Lerudis	303-523-0765	L, P, S	13	Village
Rayton Lott	720-415-3486	B, L, P, S	14	Spread
Rachael Lott	720-415-3486	B, L, P, S	14	Spread
Hadley Marx	720-380-4671	B, P	18	Shaffer Hill
Hannah Marx	720-380-4670	B, P	16	Shaffer Hill
Hayden Marx	720-588-7486	L, P, S	15	Shaffer Hill
Holly McCollough	720-492-0288	B, P, S	17	Stallion Pointe
Hannah Mote	720-305-8757	B, P	13	Stallion Pointe
Hayden Nash	303-895-8117	B, P	12	Cimarron
Catherine Newsom	303-325-5232	B, P	15	Legacy
William Newsom	303-325-5232	L, S	17	Legacy
Ethan Pankow	720-217-8175	P	14	Heirloom
Joshua Reisinger	303-973-2469	L, P, S	13	Eagles Pointe
Seth Reisinger	303-973-2469	B, L, P, S	17	Eagles Pointe
Kylie Richards	720-414-0008	B, P	15	Settlement
Max Ruszkowski	720-517-9066	L, P, S	15	Stallion Pointe
Nic Sarkisov	720-470-1486	P, S	15	Heirloom
Megan Schuster	720-587-7265	B, P	16	Heirloom
Nicholas Schuster	720-990-7465	B, P	14	Heirloom
Ava Secondo	303-883-2592	B, P	13	Cimarron
Jacob Seybert	303-668-5987	L, P, S	16	Saddlewood
John Seybert	303-668-5987	L, P, S	16	Saddlewood
Maria Seybert	303-668-5987	B, P	15	Saddlewood
Austin Skeffington	720-308-8704	L	17	Wynterbrooke
Ian Soukup	303-862-5756	B, P, S	14	Eagles Pointe
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	17	North Ranch
Cole Torgerson	720-291-9022	B, L, P	16	Legacy
Jack Torgerson	303-981-7617	B, P	13	Legacy
Zane Tweedie	720-688-9440	L, P, S	15	Deerwood Vista
Olivia Vangels	720-292-6727	B, P	13	Village
Ella Widmann	720-318-7927	B, P	16	Territory

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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LEGACY

21 Summit Ash • \$825,000

5 Beds/5 Baths situated on a quiet cul-de-sac. Finished walk out basement with a guest suite, workout area, wet bar and 3/4 bath. Eat-in kitchen with slab granite, gas stove top and stainless steel appliances. New Pella Windows. 3 Car Garage. Large Laundry/Mud Room. Newer Trex Deck. Central Air. Newer Furnace. Custom Shutters.



SUNSET RIDGE

11808 Elkhead Range Road • \$489,000

Completely Updated Throughout with Top of the Line Finishes. 4 Bedroom/4 Bath End Unit with Ken-Caryl Amenities. 2-Car Attached Garage. Central Air. Main Floor Bedroom or Study.

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DEERWOOD VISTA

85 Deerwood Drive • \$1,500,000

5 Beds/5 Baths with panoramic views. Completely updated from top to bottom with the most incredible finishes.



RETREAT

147 Willowleaf • \$650,000

I have buyers that are looking in the Valley between the \$600-\$750 price range and another up to \$975 in the North Ranch. Please call me if you're thinking of selling.



NORTH RANCH

4 Wren • \$1,125,000



BARRINGTON RIDGE

3 White Fir Court • \$1,275,000



NORTH RANCH

3 Kokanee • \$1,200,000



DEERWOOD VISTA

65 Deerwood Drive • \$1,100,000



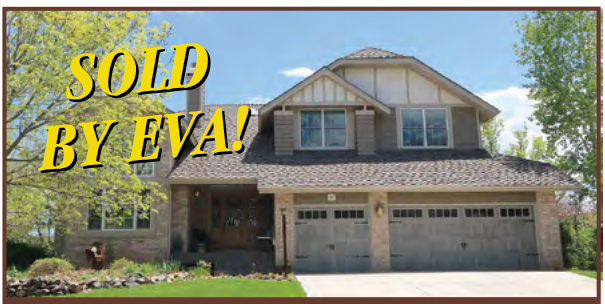
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