




Life at Ken-Caryl

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Meet the Master Association Board Candidates

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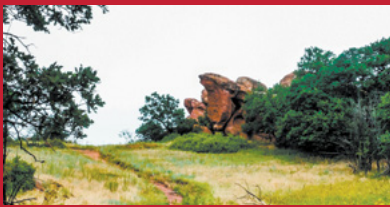


ELECTION	FITNESS	COVENANT CLIPS	SCHOLARSHIP	RANGER FIELD NOTES
Call for Candidates for KCRMD Board May 8 Election	KC Fitness Survey Results	Your Community Volunteers: Covenant Control	Ken-Caryl Ranch Foundation Scholarship	Being Prepared for Winter in the Open Space
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Volunteer Patroller Program



Ken-Caryl Ranch Park Rangers are accepting applications through April 30 for Private Open Space Volunteer Patrollers. The program description and application can be downloaded at ken-carylranh.org under the Parks and Open Space tab then click on Volunteer Information. Applications can be dropped off at the Ranger office or at the Ranch House. Applications will be reviewed and candidates notified of training in early May. If you have any questions, call Park Ranger Matt Oven at 303-904-0249 or email at matto@kcranch.org.

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◆ **Manager's Column**



are allowed to reconvene the meeting at a later date with only 25 percent or 1,231.

We have been collecting proxies for this purpose since late in December. Thank you to all that have responded. If you have not submitted your proxy and do not plan to attend the meeting, please use the form on page 5 to complete and return your proxy. If you submit your proxy and then decide to attend the meeting, you can withdraw the proxy so there is no harm done by returning the proxy.

As I hope you have seen, it is Master Association Election time again. We have received applications from five members that have volunteered to serve the community on the Board. Please learn about each candidate and be watching for the election notice either by email or by a postcard in the mail if you have not provided us with your email address. The election will once again be conducted electronically. However, if you would prefer to complete a paper ballot those will also be available. The voting will close at 5 p.m. on March 6 and winners will be announced later that evening. Thank you to all of the candidates for volunteering to be a member of the Board.

By KCRMA Executive Director Chris Pacetti
The Ken-Caryl Ranch Master Association Annual Meeting is scheduled for Tuesday, March 6 at 7 p.m. at the Ranch House at 7676 S. Continental Divide Road. In order to call the meeting to order, KCRMA must establish quorum. The quorum number is large and requires at least a majority of the Members entitled to vote to be present either by person or by proxy. This means the gathering of 2,462 people or proxies. The Bylaws do provide some relief so that if we fail to gain that number on March 6 we

◆ **Metro District Election**

Call for Candidates for KCRMD Board May 8 Election

The Ken-Caryl Ranch Metropolitan District will hold its regular biennial Board of Directors election on Tuesday, May 8. As a special district formed under the laws of the State of Colorado, the KCRMD is mandated by statute to conduct a Director Election in May of even numbered years.

The KCRMD is governed by a five-member Board of Directors, each of whom serves four-year terms. In 2018, two Board of Director positions currently held by Robert Generoli and David Banning will be up for election. The terms for current Directors Lauri Lehan Milano, Jami Jensen and Jeff Esbenshade run until May of 2020.

The May 8 election will be conducted via mail ballot with ballots scheduled to be mailed out in April. All ballots must be returned to the Designated Election Official by no later than 7 p.m. on Tuesday,

May 8. In order to serve on the KCRMD Board of Directors, an individual must either reside or own property within the District and be a registered voter in the state of Colorado.

Individuals interested in running for a four-year term on the KCRMD Board need to complete a Self-Nomination and Acceptance Form, which is available on the Ken-Caryl Ranch website at www.ken-carylranh.org under Administration then Metropolitan District Board.

The completed form must be submitted to the Designated Election Official, Sue Blair, c/o Community Resource Services of Colorado, 7995 Prentice Avenue, Suite 103E, Greenwood Village, CO 80111 by 5 p.m. on Friday, March 2. Sue Blair can be reached at 303-381-4960 with questions or for additional information.

Please contact KCRMD District Manager Melissa Daruna at 303-979-1876, ext. 136, or melissad@kcranch.org with any questions or for more information.

Snow Removal on Streets is Provided by Jefferson County



Residents often have questions regarding snow removal on Ken-Caryl Ranch. Snow removal for most roadways within Ken-Caryl Ranch is provided by the Jefferson County Road and Bridge Department. If you have questions or comments about snow removal, you can reach Jefferson County Road and Bridge at 303-271-5200.

The Ken-Caryl Ranch Metropolitan District Parks Department is only responsible for snow removal on Ranch-owned property. The first priority for snow removal by the Parks Department is clearing snow from Ranch buildings for access and safety. Crews will be dispatched to shovel, apply sand and ice melt, and to plow snow to maintain safe access to all Ranch-owned/operated facilities while the facilities are open. Snow removal activities may cease after all facilities are closed for the day and resume prior to the next business day's scheduled opening. Second priority will be given to designated sidewalks and paved trails for snowfalls greater than three inches.

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◆ **Community Calendar**

February

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
4	5 7 p.m. Community Planning Committee	6 6 p.m. MA/MD Joint Study Session	7	8 7:30 a.m. Architectural Committee 9:30 a.m. Baby Time 10:15 a.m. Family Story Time	9	10
11	12	13 7 p.m. Equestrian Task Force Dakota Lodge	14	15 9:30 a.m. Baby Time 10:15 a.m. Family Story Time	16	17
18	19	20 6:30 p.m. Master Association Board	21 4:30 p.m. Covenant Committee	22 7:30 a.m. Architectural Committee 9:30 a.m. Baby Time 10:15 a.m. Family Story Time 4 p.m. Firewise Committee	23	24
25	26	27 6 p.m. Metropolitan District Board	28 7 p.m. Open Space Committee Dakota Lodge			

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.

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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, and to be respondent to the needs of the community. We welcome suggestions and ideas for making this newspaper a good community servant. 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 or management, and by no means do they reflect the views of 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:
Communications Director Victoria DeSair
303-979-1876 x122
victoriad@kcranch.org

Email or send articles, photographs, letters to the editor and advertisements to:
Life at Ken-Caryl
c/o Ken-Caryl Ranch Master Association
7676 South Continental Divide Rd.
Littleton, CO 80127
Fax: 303-972-1272

For information on display advertisements, please call Victoria DeSair at 303-979-1876 x122.
For information on classified advertisements, please call Mary Lou Greeley at 303-979-1876.

Ken-Caryl Ranch Master Association

Board of Directors:
Chris Figge, Dan Mullins, Seth Murphy, Erlinda Stafford and Angela York.

MA Executive Director:
Chris Pacetti
chrisp@kcranch.org
303-979-1876 x116

Park Rangers/Open Space
303-979-1876 x170

Ken-Caryl Ranch Metropolitan District

Board of Directors:
David Banning, Jeffrey Esbenshade, Robert Generali, Jami Jensen and Lauri Lehan-Milano.

District Manager:
Melissa Daruna
melissad@kcranch.org
303-979-1876 x136

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. 106

To reach members of the MA or MD Board of Directors, please call 303-979-1876 for contact information or visit www.ken-carylranh.org.

www.ken-carylranh.org
www.facebook.com/ken-carylranh

Your Community Volunteers: Covenant Control

Submitted By Janet Raban, Covenant Control Committee

Note: This year our community volunteers will have an opportunity to submit an article to talk about their committees, their roles in the community and whatever else they want to share about their Life at Ken-Caryl. This month, and the first submission for the year, is from Janet Raban, Chairperson for the Covenant Control Committee.

As a committee member for at least five years, I continue to serve because of a growing need for our residents to refresh their memories as to why they moved to Ken-Caryl Ranch, what their obligations are in abiding by the covenants and how they can support the Master Association's attempts to enforce the Declaration of Covenants, Conditions and Restrictions. As our community continues to grow, there are fewer association employees to monitor adherence to said declarations. The committee helps to take some of the burden off the MA staff.

My favorite part about serving on the committee is when residents willingly cure violations in a timely fashion so the staff members can move on to other projects that need their attention.

The community needs to understand that the committee is caught between a rock and a hard place. Community members are either disappointed that the committee isn't addressing their issues or that the committee should stay out of their business. These are two different ends of the spectrum.

Members of the community are, one or the other, either disappointed with how the committee handles individual complaints or critical of the fact they are the object of the complaints. That is the crux of the matter: people think that the committee is there to criticize and

scrutinize. Not so. We as a committee attempt to enforce the covenants as they are intended to be implemented. There are no favorites and certainly no targets for citations and follow up. Every case is considered on an individual basis. The committee tries its best to be impartial and supportive of those residents who are working toward curing violations. The committee is also very grateful to those who adhere to the covenants because they realize enforcement is in their best interest long term.

Job Opening



Parks Maintenance Worker (Horticulture)

The Ken-Caryl Ranch Parks Department is accepting applications for a Parks Maintenance Worker. This is a year-round hourly position. Duties include all aspects of parks maintenance work with an emphasis on horticulture. Salary is \$12 per hour. See www.ken-carylranh.org and click on Employment Opportunities under the Administration tab for job and application details.

Metropolitan District Board

On Jan. 23, the Ken-Caryl Ranch Metropolitan District held a Regular Meeting of the Board of Directors and discussed the following items and took the following actions:

- The District's new Controller presented new financial reports. Preliminary financials for 2017 were presented as well as preliminary projections for the next few years.
- The Board discussed whether or not to include a mill levy question on the ballot for the upcoming May election. The Board determined more research and planning was necessary and passed a resolution to hold the election for the purposes of filling open Director positions only.
- Staff presented information on some of the District's professional services. The Board took action to move the District's banking services in order to save on fees and increase efficiency.
- The Board passed a resolution supporting the reauthorization of the Colorado Lottery, which supports the distribution of Conservation Trust Funds that the District receives annually for park and recreation improvements.
- The Board passed a motion directing staff to cap the Dakota Lodge camp at 70 students per day and operate the camp at the same times as the District's other camps for 2018.



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Being Prepared for Winter in the Open Space

By Open Space Ranger Gary Norton

A change in the weather during warmer months can be a minor inconvenience, while being caught off guard in the winter has the potential for severe consequences. Always let someone know where you will be going and your estimated time of arrival back home.

Checking the forecast before going out can better prepare you for these conditions. Hiking, snowshoeing or skiing up steep foothill trails can be exhausting and cause you to work up a sweat even in frigid conditions. Dressing in layers can prevent overheating and allow you to better adapt to changing conditions.

The heat produced from exertion can be deceiving; if an extended stop is necessary due to an emergency or from exhaustion, the body can quickly become chilled and can lead to medical emergencies like hypothermia. Avoid wearing cotton clothing. Cotton takes a long time to dry and could lead to continual cooling of your core temperature. Synthetic or wool base layers are a better choice while doing winter activities. Wool base layers are a good choice during the winter because they have the ability to thermo-regulate even when wet. An extra layer like a windshell can trap extra heat while sedentary, block the wind and can be easily packed away while on the move.

The fine balance of exertion and your body's attempt to maintain a certain core temperature can burn a lot of calories. Bring plenty of water and high-energy food on your winter outings. As we all know, the sun sets early in the winter months, so if you leave in the afternoon for your outing, give yourself plenty of time to return before dark.

Winter Essentials

- Dress in layers. Lightweight, thermo-



regulating base layers made of wool or synthetic fibers. Include a hat and gloves.

- Wind and water-resistant shell.
- Plenty of high-calorie food and water.
- Survival kit with a fire starter, space blanket, whistle, compass, first-aid supplies and a source of light to navigate if you find yourself out in the dark.
- Don't count on a cell phone for help. You could be out of service or your battery could run out.

Be Aware of Trail Closures for Muddy Conditions

Lower Cougar, Colorow and the Bluebird Trail may be closed periodically throughout the season due to muddy conditions. Information can be found at: kencaryl ranch.org/open-space/trails/ or www.facebook.com/kencaryl ranch.

Pets Should be Leashed and Under the Owner's Control at All Times

Even though it is hard to keep your pet leashed while using poles or when you decide to go to the local sledding area, the open space use rule No. 4 regarding leash regulations still applies. Coyotes and other predators may be more likely to approach pets that are loose and away from their owners when their normal food supplies are scarce. An off-leash dog may be inclined to chase deer and other wildlife. Wildlife can use up scarce energy reserves trying to flee from a loose pet. Harassment of wildlife is also a fineable offence under Colorado state law and can lead to an expensive citation. Other trail users will appreciate an under-control pet while they are navigating snowy terrain.

With proper preparation and adherence to a few simple guidelines, winter is a good time to get out and enjoy the trail system. If you have any questions regarding trail conditions or any open space matters, give the Ranger Staff a call at 303-979-1876, ext. 170.

AARP Foundation Free In-Person Tax Preparation

The AARP Foundation is offering free tax preparation assistance to taxpayers of all ages. AARP membership is not required. Assistance is offered at the following locations:

Columbine Library: Wednesday afternoons (303-235-5275)

Highlands Ranch Library: Fridays (720-212-9483, leave name and phone number)

Life Center of Littleton: Tuesdays and Fridays (303-953-7180)

Sheridan Library: Saturday mornings (303-542-7279)

Southglenn Library: Tuesdays (303-221-3998)

Money in Politics Presentation

The League of Women Voters Jefferson County will host an educational presentation on Thursday, Feb. 8 from 2-4 p.m. at the Jefferson County Government Building, 100 Jefferson County Parkway in Golden. League members are encouraged to bring a guest. The meeting is free and open to the public.

Jeffco League's second vice president, Deb Gard, will distribute a FAQ sheet and encourage interested parties to subscribe to the League's Legislative Action Newsletter, a bi-weekly publication during the legislative session of the Legislative Action Committee. It details bills the League follows and describes bill progress as well as voting records of legislators. The subscription cost is \$30 per session.

Ken-Caryl Ranch Foundation Scholarship

The Ken-Caryl Ranch Foundation is soliciting applications for its annual academic scholarship for Ken-Caryl residents in their senior year of high school. This year, two \$1,000 scholarships will be offered to help defray the costs of higher education. The primary basis used to award this scholarship is community service. Applications must be turned into the Ranch House by Friday, March 23 at 5 p.m. For eligibility requirements or to download a scholarship form, visit www.kencaryl ranchfoundation.org.

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Return Your Proxy Form for a Chance to Win a Free Month of Dues

Each property owner on Ken-Caryl Ranch should have received a proxy slip either in the mail or via email in mid-December. The proxies serve to establish quorum (simple majority) at the Ken-Caryl Ranch Master Association Annual Meeting on March 6. By returning your proxy, you grant the President of the KCRMA to register you as PRESENT BY PROXY for the single purpose of establishing quorum to hold the Annual Meeting of members on March 6 and all

adjournments thereof. The proxy does not grant your voting privileges to anyone.

Residents need to sign and return their proxy slip because 2,462 signed proxies are needed to hold the Annual Meeting. You can scan and email the form to victoriad@kcranch.org, fax it to 303-972-1272, drop it off at the Ranch House or mail it to KCRMA, 7676 S. Continental Divide Road, Littleton, CO 80127. A copy of the proxy form is available on this page, at the Ranch House or for download at www.ken-carylranh.org under the Administration tab then Master Association Board. The Master Association will have a drawing for one free month of dues. To be entered into the drawing, just return your proxy prior to the Annual Meeting on March 6.

KEN-CARYL RANCH MASTER ASSOCIATION ANNUAL PROXY

PLEASE SIGN & RETURN IMMEDIATELY

2,462 Signed Proxy Cards are needed to hold the March 6, 2018 Annual Meeting

I, as a member of the Ken-Caryl Ranch Master Association (KCRMA), and acting under the provisions of the legal instruments governing said Association, grant my proxy to the President of the KCRMA to register me as PRESENT BY PROXY for the single purpose of establishing QUORUM (Simple Majority) TO HOLD THE ANNUAL MEETING OF MEMBERS ON MARCH 6, 2018 & ALL ADJOURNMENTS THEREOF. This proxy rescinds all prior proxies and shall remain in effect until revoked by me, except that in any event, it shall expire no later than 11 months after signed by me. (Your proxy CANNOT be used to cast a vote on your behalf.)

Printed Name: _____

Signature _____

Address _____

Please complete and return AS SOON AS POSSIBLE to:
Ken-Caryl Ranch Master Association
7676 S. Continental Divide Road
Littleton, CO 80127

Email victoriad@kcranch.org or
Fax 303-972-1272

2018 Nature Photography Contest & Gallery Night Event

The 2018 Nature Photography Gallery Night Event hosted by Ken-Caryl Ranch Metropolitan District's KC Nature program and the Ken-Caryl Art Guild will be held at Dakota Lodge from 6-8 p.m. on Friday, March 23. Light food will be provided and a cash bar will be available to attendees 21 and older. All Ken-Caryl Ranch residents and non-residents are welcome to attend the event.

Winners and honorable mentions from the Nature Photography Contest will be named the night of the event in the categories of Wildlife, Botanic and Landscape photography. Participants will be notified by March 9 if their photograph has been selected for display at the gallery event. All photographs selected to be displayed must be brought to Dakota Lodge ready to hang between March 19 and 22 (See official contest rules and requirements at www.ken-carylranh.org).

Date: March 23

Time: 6-8 p.m.

Location: Dakota Lodge

Fees: This event is free to attend.

Registration required only for photo submissions.

Photo submission fees:
Resident: \$5 per photo, limit 3
Non-Resident: \$6 per photo, limit 3
*Photo submission automatically registers participants for the event.

Go to ken-carylranh.org to register and submit photos.

Note: Due to space limitations not all photo submissions can be selected for display. Photos selected for display at the gallery event will be decided upon by a panel of judges from the Ken-Caryl Art Guild and Ken-Caryl Ranch Metropolitan District Staff.

Photo Contest & Event Timeline:

Feb. 1: Photo submission period opens

March 1: Photo submission period closes

March 9: Notification to participants whose photos have been selected for gallery display

March 19-22: Drop-off period for selected photos at Dakota Lodge

March 23: Gallery Event and winners announced

March 23-28: Pick up photos from Dakota Lodge (photos can be taken home at the end of the event as well)

Photos can be submitted via dropbox at <https://www.dropbox.com/request/udhN6yFTB5Q1vUQp47IZ> or emailed to dinab@kcranch.org.

For more information, please contact Dina Baker at dinab@kcranch.org or 303-979-4070, ext. 469.



Ken-Caryl Values

The value of our community and our homes is dependent on providing and enhancing top amenities and facilities.

Investing in our community pays exponential dividends. Our residents have supported these initiatives with the approval of the most recent bond issue, by electing community leaders who support these initiatives, via the Community Survey, and before that, the endorsement of the Trails Master Plan.

What makes Ken-Caryl so amazing?

- 3 pools (with an upgrade coming!)
- Indoor and outdoor tennis courts with widely popular tennis leagues
- Professionally operated Equestrian Center
- Recently upgraded workout/fitness facilities with cutting-edge equipment
- World-class backcountry trails - like no other community in the US
- Frisbee Golf
- Parks - including our community garden
- Athletic Fields
- Youth Sports and Nature Programs
- All of this done with Master Association fees and Metro District taxes far below those of Highlands Ranch and surrounding communities
- Bonus – our local schools are ranked top in Colorado and in the US



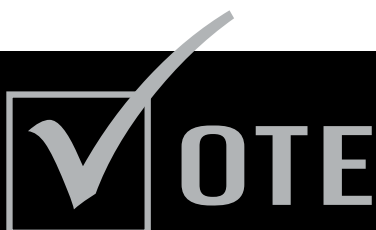
Andy Lydens



Matt Thomson

If, like other residents, you want to continue our community's vision for these amenities, please support ANDY LYDENS and MATT THOMSON in the upcoming Master Association Board Election.

Watch for your ballots next week.



TO LEARN MORE PLEASE VISIT

WWW.FACEBOOK.COM/GROUPS/WELOVEKENCARYL/

KC Fitness Survey Results

By Janet Robbins, Fitness Coordinator
 KC Fitness at the Community Center sent out its first survey since the remodel in October of 2017. Over 1/3 of our current members responded!

The overall ratings for the quality of the services at the KC Fitness Center were 85 percent Very Good and Excellent!

The following table indicates how the club is being used by the members. This is extremely helpful information we use to design our fitness program.

ANSWER CHOICES	RESPONSES
Classes	32.32% (32)
Personal training	11.11% (11)
Equipment:	
weights/weight machines	81.82% (81)
Cardio: bikes/treadmills	75.76% (75)
Total Respondents: 99	

Frequently asked questions and comments were:

"Have spin classes all year."

We have found that offering free spinning classes in the winter and spring months fits the needs of the current members. Once the nice weather returns, people tend to ride outside.

"Offer more early morning/evening classes."

The chart below indicates the usage time of the fitness facility. We would love to offer unlimited classes throughout the day, but instead we have designed our class schedule to coincide with the times that they will meet the demands. Based on the overall size of our membership, our ratio of classes offered to number of members is very high. The table below reflects the time of day the club is used. The mid-morning time is the most frequented time at the KC Fitness Center. 48 percent of 99 respondents indicated that is the time they use the workout facility.

Time of Usage	Number of Respondents
early morning (6a-9a)	36.36% (36)
mid-morning (9a-noon)	48.48% (48)
afternoon (noon-4p)	26.26% (26)
early evening/evening (after 4p-10p)	26.26% (26)

"Newsletter with updates."

We will be starting a monthly newsletter in 2018. The newsletter will contain nutritional, fitness/workout information and special event information. You will be able to indicate (on website or by email) if you would like to receive that newsletter.

"Can we get a stool or wooden box for big step-ups or box jumps?"

We do have a platform in the weight room that can be used for big step-ups or box jumps. The platform is located on the Torque Fitness apparatus as shown below and can be raised and lowered to the height desired. The arrow indicates the movable platform.



"A lat pull down machine."

We have a CYBEX Eagle Pull Down machine that replaces and accomplishes the same workout as a traditional lat pull down. The Pull Down machine provides both a wide and narrow grip option.



"Abdominal weight machine please!"

We do have an abdominal weight machine in the weight room. The CYBEX Dual Ab/Back extension machine allows you to challenge your abdominals and back.



"Be nice to have a Skiers Edge machine."

Unfortunately, we are unable to add a Skiers Edge machine at this time, but we do have a piece of equipment that is a great lateral trainer for both skiing and all other sports. The HELIX Lateral Trainer machine is located in the cardio area and provides an excellent abduction and adduction challenge along with cardio to get ready for the slopes! If you have any questions on proper use of any of our equipment, staff is available!



"Compare your pricing to that of other fitness centers. Yours costs far too much."
"Rate is too expensive for this size facility when we are already paying HOA fees for facilities."

The Fitness facility has always been a fee-based amenity. The cost to offer over 30 group fitness classes a week, maintain a 1,600-square foot gym with resistance equipment and machines, in addition to offering numerous cardio machines, is not included in the HOA fees.

We have kept our membership prices competitive. We are a smaller facility with a smaller enrollment base. Part of the benefit of a smaller facility is that our classes and equipment are readily available and located at a close proximity to home!

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Working with Dave and Diana on the recent sale of our Ken-Caryl home was a wonderful experience. They provided sage advice on all aspects of our transaction including determining the right sales price, staging, marketing, and negotiations right through to the close. Dave and Diana have many years of experience including a vast knowledge of the Ken-Caryl market in particular. They create the feeling that not only does one have a trusted advisor but a close friend, too; always watching out for your best interest paired with Dave and Diana's impeccable sense of integrity.

— Steve & Roberta Harrell

I just completed my third home transaction with Dave and Diana, and once again it was an absolute pleasure to work with them! They listened to what I was looking for in a new home, and stayed in close touch with me as they worked to find the perfect fit. The perfect home did become available, and Dave and Diana worked all weekend with my loan agent to put together a clean and competitive offer, which was accepted just 48 hours after I first toured the home. Dave and Diana are so knowledgeable and easy to work with. I would not work with anyone else!

— Lauri Osborne

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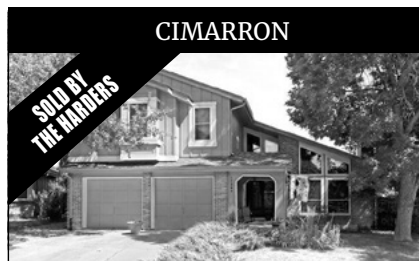
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32 Long Spur



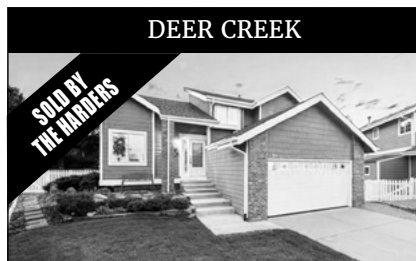
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Meet the Master Association Board Candidates

There are two seats open on the Ken-Caryl Ranch Master Association Board for the March 2018 election. Six candidates submitted applications by the Jan. 26 deadline, but candidate Elizabeth Allison withdrew her application a few days later. You can read the five candidates' bios and their answers to some pertinent election questions below.

The election process will begin the week of Feb. 12. For those residents with an email address in our accounting database, they will receive an email invitation from kcr@ivotehoa.com with online voting instructions. Those residents without an email in our accounting system will receive a postcard in the mail with the online voting instructions. Paper ballots will be available at the Ranch House Monday through Friday from 8:30 a.m. to 5 p.m. for those residents who do not wish to vote online. Please bring a picture ID if you wish to vote with a paper ballot.

The election will close March 6 at 5 p.m., and the winners will be announced soon after at www.ken-carylranh.org.



Andy Lydens

Community Area: Valley

Resident Since: 1995

Occupation: Health Care Business Development

Involvement in Community

Organizations: Volunteered 100s of hours as resident on KC2020, bond planning and multiple open space projects

Hobbies: Tennis, Hiking, Sailing, Biking, Skiing

Why have you declared your candidacy for the Board of Directors?

I have the desire to help ensure the Ken-Caryl that I know and love continues to be a great community. My three daughters were born and raised in Ken-Caryl, and my wife and I have been here for 20 years. We feel blessed to have enjoyed all the amenities and serenity our community has to offer throughout that time. Now that the kids are all in college, the time is right for me to focus on giving back to the community which has given so much to my family and me.

What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

I have lived in three different homes in both the Valley and the North Ranch over the past 20 years. All three of my children went to primary and intermediate school in Ken-Caryl. This gives me a long-term and broad perspective on what is important to families in different areas within our community. I am responsible for managing a multimillion-dollar budget at my workplace and operate daily in a team environment. I have served on several committees, workgroups and task forces throughout my career and within Ken-Caryl over the past two decades. I understand that the role of a Board member is to represent the common interests of the residents, so listening and understanding what the community desires is paramount. I think I will offer a unique balance of experience, pragmatism and creativity to help address the challenges and opportunities presented to the Board.

On which committee(s) do you wish to serve as a liaison? Why?

I believe all these committees focus on important staples that have a huge impact on what makes Ken-Caryl so unique. I have a broad interest in all these areas and it's very important to the

legacy of our community to uphold the mission that each of these committees represent. My family has enjoyed many of the aspects that these committees are all about, from open space and parks to historical sites, and I'd be happy to serve in any capacity needed to contribute. If given the choice, Community Planning, Open Space and Parks Advisory would be my priority given what I am most interested in.

What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a Board member?

The MA Board and various committees have done a fantastic job over the past decade of listening to the residents and addressing their issues and concerns. I am thankful for what they have accomplished. While the recent capital improvements to buildings and signage have been addressed, our infrastructure will always need attention and planning.

Furthermore, the 2017 survey is a great resource to assess what is important to Ken-Caryl residents. For example, over 80 percent of Ken-Caryl residents participate in outdoor recreation and almost all of them use the paved paths, dirt trails, pools, parks and tennis courts. Likewise, it revealed areas where perhaps not enough attention has been given. The survey is a fantastic starting point on what the community desires and a basis for allocating funds within our budget. The Board should continue to listen the residents and then take a collaborative approach in decision making.

In 2017 we were awarded \$3.5 million in the Plains Metro District settlement. Much of this money is slated for replacement of the Ranch House Pool, but there are competing interests for those dollars and the MA Board will need to work with the MD Board to accomplish our collective goals. Pools are near the top of the list of desired and utilized amenities, so I look forward to helping the Board listen to the community on this issue and balance expectations with budget constraints.

Covenant control and protection of our open space is another significant issue that warrants continued thought and discussion. Old failing fences, over-grown and dead trees, shrubbery, and landscaping can all encroach on open space. All of this has implications well beyond just visual blight. Erosion, damaging tree roots, noxious weeds and wildfire prevention are a few areas that need to be continually addressed.

What is your vision for the future of Ken-Caryl Ranch?

I'd like to see Ken-Caryl continue to be the most historically and aesthetically unique community in the greater Denver metro area. A combination of a traditional community feel with unparalleled amenities and open space make it one of the most desirable places to live in the state. We need to continue to invest in our community to ensure that our amenities remain topnotch. This has the added benefit of maintaining and increasing our property values. We need to continue to be good stewards of our environment and

ecosystem and strike a balance between protecting our open space and wildlife and maintaining the trail system that is utilized so extensively by resident hikers, bikers and runners.

What is your philosophy toward Ken-Caryl Ranch amenities and spending money on those amenities?

It is vitally important that we listen to the residents and gain a consensus on activities and amenities our residents enjoy and listen to committee recommendations. We need to better understand what needs to be improved vs. maintained and to uncover areas where we should explore and expand. We must have a plan to maintain and improve the community amenities, especially those the residents utilized the most. Our plan must be methodical, not reactionary and within the constraints of allocating limited resources within a \$3 million annual budget.

The top activities in Ken-Caryl, according to the Ken-Caryl Ranch 2017 Citizen Survey, are paved paths, dirt trails, pools, service/social events, and tennis courts. The list goes on from there, but it seems logical to make sure the Board allocates funds accordingly to maintain and improve the amenities the community uses and enjoys. The residents have provided a blueprint for what they want; I'd suggest we use this as a guide and continue listening to what the residents desire and responsibly balance appropriations between infrastructure and amenities.

In addition, the MA Board has done a great job maintaining an adequate reserve fund. We need to continue to maintain a reasonable but prudent reserve fund to have the flexibility in addressing emergencies and cost overruns, as needed.



Dave Seagraves

Community Area: Valley

Resident Since: 1986

Occupation: Project Manager

Involvement in Community

Organizations: Cubmaster - Pack 247, Scoutmaster - Troop 686, Bradford PTA Board, KCRMA Architectural Committee, Chatfield HS Basketball Booster Club Board

Hobbies: Skiing, Golf, Travel, Hiking, Hanging out with my wife

Why have you declared your candidacy for the Board of Directors?

My niece just visited us from Philadelphia and while she was here, she texted her 10-year-old son saying, "Uncle David has a mountain in his backyard." While that is not literally true, we live in a spectacular residential area. My wife and I moved to KCR on Halloween Day, 1986, and we continue to be amazed at the scenery in every season, and at the wildlife that we share the community with. We still brag about a mountain lion stalking and eating a deer on our front lawn a few years ago! We moved here for the open space, but we stayed because of our

neighborhood and all our neighbors, many of whom have become lifelong friends, as our children grew up with theirs. What makes our community so special is the people, those of us who are so caring and willing to give back to the community and to support each other.

Recently, I have become aware of issues that have raised my attention and has me questioning how the KCRMA Board has been operating. The 2018 budget was passed with a vote of 3-2. Chris Figge, a long-time board member, and someone I highly respect, voted no. That concerns me. I believe that a budget should be approved with a 5-0 vote, with the Board members working together to create a budget that is fair and agreeable to all. In the past couple of years, our dues have risen, and although most residents can afford the monthly increase, I'm concerned with the philosophy of the current Board and why all the initiatives had to be funded this year. In previous years, non-essential projects were deferred to future years to keep dues down. I don't understand why that philosophy should be any different today.

What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

Many of you might remember me as the former Cubmaster of Cub Scout Pack 742, which I led from 1997 to 2008, and as Scoutmaster of Boy Scout Troop 686, which I led from 2006 to 2015. Our scouts have distributed the KCR directories for many years and have participated in numerous volunteer activities that have benefited the community. I am still involved in Scouting, and I am very proud of the hundreds of young men that I have had the honor to help mentor.

I joined the Bradford PTA even before my oldest son started school. I became a Bradford PTA Board member before the construction of Bradford Intermediate, when there were temp buildings strewn all over the Bradford Primary lot. The talk was year-round education then at Jefferson County Schools, and we put up a good fight against year-round schools that culminated in the construction of Bradford Intermediate. I served on the KCR Architecture Committee for several years. I served for four years as a Board member on the Chatfield High School Basketball Booster Club. In all these positions, I have served with professionalism and passion, and if I'm fortunate enough to be elected, I will bring that same level of commitment to this Board.

My occupation for the past 34 years has been a project manager in commercial development. I have a long history of successful management of multi-million-dollar commercial projects and a keen understanding of financial controls. At a recent KCRMA Board meeting, a \$17,000 no-bid annual contract was awarded. The awarding of no-bid contracts is financially risky and irresponsible, and increases the potential for corrupt behavior. I believe it's the Board's responsibility to develop a pool of competent contractors that gives us flexibility and an assurance that they are being good stewards of our finances.

On which committee(s) do you wish to serve as a liaison? Why?

We've received our share of letters from the Covenants Committee over the years, and in retrospect, we probably deserved most of them. One can easily determine which communities are controlled and which are not, and we can thank the Covenant Committee for their efforts in keeping our community looking great. We also recently donated to KCR some older memorabilia from the beginnings of Ken-Caryl Ranch that Chris Pacetti agreed to give to the Historical Committee. Covenant and Historical Committees are two groups that I would be interested in being a liaison for, as well as Community Planning and

Open Space, which I believe I have some qualifications to assist. I'm open to helping in any way I can.

What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a Board member?

For as long as we've lived here, those who yelled the loudest received the attention of the KCRMA and KCRMD Boards. My wife and I have been part of the silent majority, those of us who are ambivalent and have been agreeable with most of the decision-making in our community over the past few decades. Those like us who don't often speak up still deserve to have input and have their opinions heard. I want to reach those of you who normally say little but still need representation.

Implementation of the Trails Master Plan will be an issue for the foreseeable future. My wife and I are enthusiastic trail hikers, although we currently are not members of the Trail Club. I believe that our frequent use of the trails gives me a good sense of how much our trail system is being used by both hikers and bikers. I feel that additional trail construction should be undertaken only when existing trails are overcrowded to the extent that they endanger user safety. I also believe that the trails are not overcrowded now. Even on weekends in the summer, we haven't seen more than a few bikers on the trail at one time. The Trail Club should be commended for their diligence in keeping the trail system safe and well-maintained. I believe that there is a common ground that can be reached between trail users and non-users that continually monitors trail usage with a guideline that considers additional trail construction under usage volume parameters.

The operational viability of the Equestrian Center has been a point of discussion many times. As it is with many of our amenities, it serves a minority of our property owners, but I believe it is a valuable asset to our community and should be treated as such.

What is your vision for the future of Ken-Caryl Ranch?

The measure of how well we have managed Ken-Caryl Ranch is in the high property values and tremendous interest by those who want to move into our community, the active participation in community organizations, and the oversight of our open space and facilities. We need to be keenly focused on making decisions that preserve that quality of life for both elderly and new families. I hold no allegiance to any particular group, have a willingness to be fair, honest, and open-minded, and will perform my duties with common sense and thoughtfulness. I hope that those of you who know me believe that I am a person of high moral character and integrity, with a long history of service to the community, and that I have always acted in the best interest of others. I appreciate your consideration in voting for me to become a KCRMA Board member.

What is your philosophy toward Ken-Caryl Ranch amenities and spending money on those amenities?

For as long as we have lived in Ken-Caryl Ranch, the residents have consistently supported improving existing amenities and developing new opportunities. The bond improvements to our facilities were long overdue, and the bond improvements enhanced our community in ways that our annual funding would not have been able to accomplish. We should continue to encourage residents to come forward with ideas to advance the quality of life in our community. I believe that our activities should be fairly and competitively priced relative to comparable activities outside our community, and that our residents should have the first option to enjoy those amenities over others living outside our community.



Matt Thomson

Community Area: Plains
Resident Since: 2013
Occupation: Realtor
Involvement in Community Organizations: KCR Covenant Committee
Hobbies: Running, Photography, Skiing

Why have you declared your candidacy for the Board of Directors?

My family and I have chosen to call Ken-Caryl home largely due to the community. We love being able to walk our children to school, run into neighbors at the park, pool, or on the trails, and truly get to know our neighbors. I believe that the MA Board plays a significant role in maintaining the elements of our neighborhood that foster community, and I want to be a part of those decisions, representing the voices of my neighbors who value this community as much as we do. I understand that there are many opinions of where our neighborhood should focus our funds and efforts, and I believe that decisions can be reached that benefit the community as a whole.

What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

After spending seven years as an educator with a Master's in Education, I have spent the past 14 years in residential real estate, both as a Realtor and a business trainer and coach. I have spent my career as a communicator, helping to clarify complex issues in ways that are easily understood by people on all sides of the issues with all levels of understanding and learning styles. Allowing people to voice their opinions, be heard, and also see the whole picture and all sides has been central to my business life, and I believe that a strong communicator is essential for a position such as this. I also have a deep understanding of the residential real estate world, and will be able to bring insight into how Board decisions can impact neighborhood values, perception, and long-term desirability.

On which committee(s) do you wish to serve as a liaison? Why?

I have been a member of the Covenant Committee for the past four years and really value the work that the committee members do to keep up the appearance of our neighborhood. I have a great interest in the Open Space as well, as I believe that our open space is a central factor of our neighborhood's uniqueness.

What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a Board member?

I think we have two key issues facing our neighborhood right now. Firstly, as our neighborhood ages, the overall appearance of the neighborhood will need a great deal of attention. The recent passing of our community bond will go a long ways in helping that, and consistency with covenant enforcement will also be important. There is a balance with covenants that needs to be observed, one in which the appearance of homes needs to be maintained while not burdening

the residents with too many requests. Secondly, I think our neighborhood demographics are undergoing a shift. There have been several community debates around our trails, playgrounds, Dakota Lodge usage, etc. Listening to the concerns of our neighbors on both sides of those issues, and providing solutions that will maintain the desirability of Ken-Caryl Ranch will be a top goal for me.

What is your vision for the future of Ken-Caryl Ranch?

My vision for the future of the Ranch is consistency through constant communication. This is a great neighborhood, has been a great neighborhood for decades, and I'd like to keep it a great neighborhood. Learning what our neighbors desire to keep Ken-Caryl the best place to live is crucial. I want our trail system to be enjoyed by all members of the community who choose to enjoy them. I want our pools, and tennis courts, and equestrian center to be assets to the whole community. I want our kids to have fun, safe places to play and our adults to have fun, engaging places to connect. We don't need to change much in the coming years to have the future we want. We need to stick to the central factors that make Ken-Caryl great and make necessary and slight adjustments along the way to keep up with natural changes.

What is your philosophy toward Ken-Caryl Ranch amenities and spending money on those amenities?

I believe that our amenities are one of the top, if not the top, draw to our neighborhood. Nowhere else can you find so many pools, tennis courts, trails, campgrounds, meeting spaces, and an equestrian center. We truly have one-of-a-kind Colorado living. Whether a resident chooses to use a particular amenity or not doesn't discount the value of that amenity to the value and overall community creation of our neighborhood. All of these things require money to build and maintain, so I believe they are a top priority for our funds to be spent. We obviously need accountability and wisdom with our spending, and I believe the Board has done a great job of gathering community insight prior to spending money. As long as our amenities continue to aid our property values and our quality of life, I believe we should continue to fund them to ensure they remain in a condition fitting of our neighborhood.



Bruce Tugman

Community Area: Valley
Resident Since: 1992
Occupation: Business Owner
Involvement in Community Organizations: Assistant Scout Master, Coached Track, Soccer and Baseball
Hobbies: Running, Skiing, Biking, Traveling

Why have you declared your candidacy for the Board of Directors?

I have lived in the Valley for 26 years, and I have a sincere desire to give back to

the community. When we first moved here construction on the west side of Valley Parkway was just beginning. In fact, Eagles Point had maybe five model homes and Lindenwood Lane (where I live) was a dirt road.

As a runner, I have been on every one of the trails and at one time some or part of them were nothing more than deer or foot trails. I have seen bear, deer, cougar, antelope, fox, turkey, eagles, falcons, owls, bobcat, and elk on my runs.

We moved to Ken-Caryl because of the open space, wildlife and the community. I would like to preserve that. To maintain a balance between use of the open space and preserving the natural beauty. To continue to protect home values by enforcing existing covenants and protecting the community from undesirable development. To maintain and improve the communities' infrastructure; including trees along the parkways, trails, fencing, parks, signage, pools, tennis courts, fields and buildings.

What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

I have a degree in Accounting and did pass the CPA exam, so I am very good with budgets, financing, taxes and financial reporting. I have 35 years of combined job experience in accounting, manufacturing, construction, and oil and gas. The last 10 years I have been self-employed in the oil and gas industry.

But what I also bring is a lot of personal experience from having lived in the Columbine/Ken-Caryl area since I was 5. I remember when the land between Wadsworth and the Hogbacks were ranches and farms. Southwest Plaza was a dairy farm! There used to be a small community called Titan that is now Chatfield Reservoir. I have learned that there will always be growth so we must prepare for that by making sure that we have the roads, schools, water, parks and infrastructure to handle the growth. Development, both residential and business, must be planned so that it adds value to the community.

Due to the continuing construction of houses, apartments and condominiums on the east side of the Hogbacks and in Willow Springs, there are going to be more people wanting to walk or ride on our trails. There is going to be more car traffic as people visit the Jefferson County Open Space or just want to look at the views. My work and life experience have taught me that we must anticipate the growth and prepare for it.

On which committee(s) do you wish to serve as a liaison? Why?

My preference would be to serve on either the Planning, Covenants, Parks Advisory or Open Space Committees.

Planning: I do believe that Ken-Caryl Ranch has done a better job than most municipalities because of the planning, which is the reason that we continue to live here. I do have concerns about the direction and development of the Ken-Caryl Business Park and the growth of the traffic on our trails.

With the Business Park, I am not seeing continuity in the development, and I am concerned about the overall appearance. Concerning the trails, the bike and foot traffic is increasing fast, which is damaging the trails and increasing the risk for accidents.

Covenants: It seems to me that 10 years ago everyone that I know was receiving a warning letter; it was a big joke. It now appears that warning letters for covenant violations are far less frequent. I am not a fan of harassment, but it is important that such covenants be enforced to protect home values. There needs to be balance.

Parks Advisory: My concern on the parks is maintaining their condition. Due to

profile continues on page 10

hail and snow storms, many of our trees are dead or have damaged branches that need to be removed. I have also noticed there are many damaged fences along the parkways that need to be repaired. In the last couple of years, the entrance signs for both the Valley and the Business Park have been hit by cars and the repairs have taken too long to complete.

Open Space: Concerned about the increased activity by both bikers and hikers and the resulting damage to the trails and the increased risk of accidents.

What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a Board member?

I see four major issues facing Ken-Caryl Ranch over the next three years:

1. The continuing development of Ken-Caryl Business Park has increased traffic on Shaffer Parkway, and it is affecting the surrounding community. The Master Association needs to work with the State and County on finding ways to protect pedestrians, bicyclists and wildlife in the area. One thing I would recommend is the installation of more speed bumps to slow down cars within the community.
2. Concerning the Open Space, we are seeing increased foot and bike traffic. Of particular concern are the trails coming down from the Foothills, and we will see some serious accidents involving collisions between bikers and hikers. The trails are steep in many places, and there are multiple blind corners. We have got to consider changes in trail design to reduce the risks of an accident.
3. Maintenance of parkways and trails is deficient. Trees that are dying need to be removed and more pruning needs to be done. Fencing along the parkways that need to be repaired. Concerning trails, the emphasis needs to change from building new trails to maintaining and

improving existing trails.

4. C-470 is the life blood for Ken-Caryl Ranch, without the highway Ken-Caryl would not be what it is today. There is talk that the State of Colorado would like to turn it into a toll road which would adversely affect the community. A toll road would put more stress on local roads by diverting traffic off C-470 and it would increase the cost of living for residents.

What is your vision for the future of Ken-Caryl Ranch?

Ken-Caryl Ranch is a unique community in the Denver Metro Area because the location, open space, parks and community centers. Except for the business park there can be no further development within Ken-Caryl Ranch. That makes home ownership more valuable within Ken-Caryl Ranch. We have the advantages of the mountains (panoramic views and wildlife) without living in the mountains (weather and wildfires).

Our community will see increased car, foot and bicycle traffic due to its natural beauty, improvements and wildlife. This will put more stress on our trails and roads.

What is your philosophy toward Ken-Caryl Ranch amenities and spending money on those amenities?

Obviously, we need to maintain Ken-Caryl Ranch amenities to protect the value of the community. Where we must be careful is when we are using bond money, we should only invest in improvements

that will outlast any borrowed money. The cost of all short-term repairs should come from the General Fund.



Philip Varley

Community Area: Valley
Resident Since: 1993

Occupation: Chief Financial Officer
Involvement in Community

Organizations: KCRWS - Board Member 2004-2012, Chairman 2010-2012

Hobbies: Hiking, Skiing, Golf, Travel

Why have you declared your candidacy for the Board of Directors?

I moved to Ken-Caryl in 1993 after living in Lakewood for eight years. I chose a community where I believed that the declarations had been created to protect the rural character of a beautiful natural area. However, since 2009, we in Ken-Caryl have seen majestic trees removed, concrete replace grass and trails scar the mountainside.

In our backcountry, we have seen encroachment into our pristine open space with miles of new trails, with another six miles of trails proposed under the current Trails Master Plan (TMP). Yet despite the visual scarring and environmental degradation, and 85 percent of residents showing their opposition to more trails (2017 Resident Survey), the three-mile Docmann Gulch loop into raptor habitat was still approved by our current Board for construction in 2018.

In support of the 85 percent, who make up the silent majority, I would put a moratorium on all new trail building, and I would direct our financial resources to fixing what is broken - maintaining what we have, before embarking on construction of new facilities. Unlike the recent approval by the MA to prioritize fence repairs/replacement along portions of Valley Parkway, which raises conflict of interest questions, I would ensure that dollars are directed to greatest needs. By way of example, the repair of our main pool has and will continue to be delayed because of funds directed toward the interests of a few rather than the interests of the community at large.

As your representative, I will consider all suggestions from residents. In addition, unlike our current Board, I will engage in discussion with residents to address their questions and create a mutually beneficial relationship between residents and the Board. I would like to help create a positive environment where the Board works for the benefit of all residents.

What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

I have lived in Ken-Caryl for 24 years. For eight of those years I was a Director of the Water District (the last two as Chairman), during which time we created long-term water security. We also improved the District's fiscal efficiencies and reduced rates compared with other districts. I will utilize my 30+ years professional experience as a CFO in the private sector to align Association spending with the

profile continues on page 11

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community's interests and obtain cost savings wherever possible to more effectively address the many outstanding Ranch maintenance issues currently needing attention.

On which committee(s) do you wish to serve as a liaison? Why?

I would welcome the opportunity to serve on the Open Space Committee as it is responsible for providing open space stewardship recommendations to the Board, and is charged with ensuring that there is a balance between conservation and other uses. I believe that as the metro-Denver area continues to expand, and every piece of available land is being developed, we here in Ken-Caryl are fortunate to privately own over 5,000 acres of open space. Protecting this land against fragmentation by additional trails that cannot be effectively managed to avoid harmful and/or disturbing uses is a critical element in maintaining the desirability of our community. Our thoughtful preservation of our open space today will foster a greater demand for our unique blend of residential use, recreational use and natural beauty which, in turn, will provide financial benefits to all residents through greater property values.

What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a Board member?

Maintenance of existing facilities. Funding priorities must be geared toward fixing what we have. The appearance of Ken-Caryl Ranch has deteriorated with washed out and falling down fences, dead trees and brown grass, poorly maintained walkways through greenbelts, etc. We need to address these maintenance requirements starting with those that have the greatest impact on our residents – such as refurbishing the Ranch House Pool.

What is your vision for the future of Ken-Caryl Ranch?

My vision for Ken-Caryl Ranch is to restore its luster and make it the most sought-after, covenant-controlled community in the southwest metro-Denver area, rivalling Back Country at Highlands Ranch and Castle Pines Village. A community which prides itself on being visually attractive through attention to detail and preservation of its amenities.

What is your philosophy toward Ken-Caryl Ranch amenities and spending money on those amenities?

Whenever I spend time at our pools, I consider myself incredibly lucky to be experiencing "resort living" for less than the cost of a cell phone subscription. Whenever I hike our hill trails, I chuckle that I have not even had to start my car. But whenever I see lack of maintenance on fences, railings, buildings and landscaping, I become upset because I know that previous Boards have allowed the disrepair to escalate to such point that replacement seems to be the only option. Nothing is more important than preventive maintenance, and in accordance with the overwhelming community support behind such a focus, I will prioritize those expenses over the outlay of payments for anything new.

Follow Ken-Caryl Ranch on Twitter

Ken-Caryl Ranch is now on Twitter! Staff will post periodic quick reminders and announcements, so make sure to follow the page. Check it out at <http://twitter.com/kencarylanch>

How Much Do You Know About TABOR?

Do you think you know everything there is to know about TABOR (Taxpayer's Bill of Rights)?

Join the League of Women Voters Jeffco at one of these meetings Feb. 13 and 15 to test your knowledge with a game of "TABOR Trivial Pursuit!" Maybe you'll be the winner. The Chatfield area February meetings are open to the public and will be held:

Tuesday, Feb. 13 at 9:15 a.m. at St. Philip Lutheran Church, 7531 S. Kendall Blvd., Littleton

Wednesday, Feb. 14 at 6 p.m. at 1425 Brentwood Suite 7, Lakewood

Littleton Symphony Concert

The Littleton Symphony Orchestra's next concert, Great Music from the Arts - From the Movies, is Friday, Feb. 23 at 7:30 p.m. at Littleton United Methodist Church, 5894 S. Datura Street in Littleton. Love movies? Love movie soundtracks? This concert is for you! The performance includes music from Schindler's List, The Red Violin, 2001: A Space Odyssey, Babe, Harry Potter, Raiders of the Lost Ark, Saving Private Ryan, Avatar and Star Wars. Ticket information is available at www.littletonsymphony.org or by phone at 303-933-6824.

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MARKET COMPARISON 2017

Ken-Caryl - The Valley	Above Grade	Sold Price	Price PSF	DOM
Average	2725 sf	\$724,043	\$269	36
Median	2548 sf	\$660,000	\$265	16
Ken-Caryl Plains	Above Grade	Sold Price	Price PSF	DOM
Average	2104 sf	\$456,269	\$225	19
Median	2012 sf	\$447,500	\$222	6
Zip Code 80127	Above Grade	Sold Price	Price PSF	DOM
Average	2112 sf	\$512,187	\$247	36
Median	2031 sf	\$465,000	\$243	7
Metro Denver	Above Grade	Sold Price	Price PSF	DOM
Average	2519 sf	\$561,902	\$237	46
Median	2184 sf	\$460,000	\$224	9

Sold prices in The Valley ranged from \$465,000-\$1,350,000 and \$350,000-\$725,000 in The Plains.

Whether you are thinking of selling, or are just curious about your property's value in this real estate market, please call me.

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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

The Ken-Caryl Ranch Metropolitan District's online registration system is through Active Network. If you are registering for a class for the first time, you will need to set up a new account. Go to www.ken-carylranh.org and click on Register for Classes at the top to get started.

● Tennis & Pickleball

Adult Tennis Lessons

Dates: Feb. 26 - May 4
Registration Begins Feb. 14 at 7 a.m.

Adult Tennis Social Leagues

Dates: Feb. 27 - April 18
Registration Begins Feb. 14 at 7 a.m.

Junior Tennis Lessons

Dates: Feb. 26 - May 4
Lottery Deadline: Thursday, Feb. 15 at 10 p.m. (This deadline is 4 days earlier than usual.)
Evaluations will take place week of Feb. 12.

Summer Adult Tennis League Information Meeting for New Participants

Date: March 7
Time: 6 p.m.
Location: Community Center

Adult Pickleball Mixer, No Instruction

Join us for an Adults Only Pickleball Mixer! No instruction will be provided. You must pre-register. No drop-ins, please.

Date: Saturday, Feb. 17
Time: 4-6 p.m.
Location: Community Center
Fee: Resident: \$6
Non-Resident: \$8

Course #45819

● KC Fitness

Share the Love Food Drive

Date: Feb. 1-15
Ken-Caryl Ranch is accepting food for local food banks at the Community Center and Ranch House.

Free Intro to Yoga Class

FREE "Intro to Yoga" fitness class for the entire month of February! If you are new to the fitness center or have always wanted to try a yoga class but are unsure of the techniques and correct form, this is a great way to learn! This class will instruct and guide you through the poses used in a typical yoga class. A great way to learn the basics so you will feel comfortable in a group yoga fitness class. Check out the fitness schedule online at www.ken-carylranh.org or call the Community Center at 303-979-2233.

● KC Fitness

Junior Weight Room Certification

Youth 12-18 years of age must be certified by our personal trainers in order to use

● KC Fitness

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, Feb. 26
Time: 4-5 p.m.
Location: Community Center
Fee: Resident: \$20
Non-Resident: \$23

Course #45659

Nursery Hours

Nursery care is now available at the Community Center for kids ages 6 weeks and older. You must remain onsite while your child is in the nursery. Reservations are required by 6 p.m. the night before by calling 303-979-2233. Cancellation notice is requested, and no-shows will be charged. Nursery hours of operation are as follows:

Mondays: 9-11 a.m.
Wednesdays: 10:45 a.m.-12 p.m.
Fridays: 9-11 a.m.
Fee: Resident: \$6/hour
Non-Resident: \$8/hour

● Adult Programs

Dream Interpretation

If you have ever wondered what your dreams mean, then this interactive, exciting, and hands-on class is for you. By learning how to use Universal Dream Language from instructor Heidi Gesso, you will be able to interpret the symbolic messages behind your dreams, as well as help your children and friends interpret theirs. If you don't remember your dreams Heidi will teach you how!

Ages: 18+ years old
Dates: Tuesdays, April 3-24 (4-week session)
Time: 10-11:30 a.m.
Location: Ranch House Colorow Room
Fee: Resident: \$50
Non-Resident: \$58

Course #46034

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. Each student will provide their own supplies. A supply list will be provided at registration.

Identical Six Week Sessions

Level: Intermediate & Advanced 18 years old & over
Fee: Resident: \$95
Non-Resident: \$110

Dates: Monday, Feb. 5 - March 12
Time: 9 a.m. - Noon
Location: Ranch House

Course #45774

Dates: Wednesdays, Feb. 7 - March 14
Time: 9 a.m. - Noon
Location: Ranch House

Course #45775

● Youth Programs

Babysitting Clinic

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

Date: Saturday, March 17
Time: 9 a.m.-3 p.m.
Location: Ranch House
Fee: Resident: \$60
Non-Resident: \$75

Course #45810

● Youth Programs

Story Time and Baby Time

We have partnered with Jefferson County Public Library to offer family fun while sharing our love of children's literature. Baby Time is for children up to 2 years old, although older siblings are welcome to join the fun. Family Story Time is geared toward the preschool age group, but all ages are welcome. No registration is required.

Dates: Thursdays, Jan. 4 - May 17
Baby Time: 9:30 a.m.
Family
Story Time: 10:15 a.m.
Location: Ranch House
Fee: FREE!

● Special Events

Daddy Daughter Night Out

Enjoy a special evening with your daughter! We'll have music, dinner and activities for you and your daughter to enjoy together.

Ages: 3-10 year olds with dad
Date: Saturday, March 3
Time: 6-8 p.m.
Location: Ranch House
Fee: Resident: \$20/Dad and Daughter
Non-Resident: \$30/Dad and Daughter
\$8/Additional Dad or Daughter

Course #45833

● KC Nature

Art Ventures

Join KC Nature in 2018 for programs that fuse art and nature lessons together. Students will have the opportunity to explore and connect to nature and local wildlife in new ways through artistic learning and hiking. Art Ventures is ideal for preschoolers, part-time kindergarteners or home-schooled students.

Ages: 4-6 years
Dates: Fridays, Feb. 9 - April 27 (No Class March 30)
Time: 10 a.m. - 12 p.m.
Location: Dakota Lodge
Fee: Resident: \$105
Non-Resident: \$130

Course #45668

Outdoor Discovery

Outdoor Discovery is back! KC Nature is offering a once-a-week science enrichment program for school-aged children, ages 4-6. This program is ideal for part-time kindergartners or students attending home school. Outdoor Discovery utilizes a daily environmental-based curriculum combined with STEM activities and Next Generation Science Standards.

Ages: 4-6 years
Dates: Mondays, Feb. 12 - May 7 (No class Feb. 19 or March 26)
Time: 1-3 p.m.
Location: Dakota Lodge
Fee: Resident: \$105
Non-Resident: \$130

Course #45671

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Proposed Changes to Letters to the Editor Policy

The Master Association Board will vote on the following proposed changes to the Letters to the Editor Policy at the Board's Feb. 20 meeting at 6:30 p.m. at the Ranch House. If you have comments or questions about the policy, you can direct them to the editor, Victoria DeSair, at victoriad@kcranch.org or to the Master Association Board (contact information can be found at www.ken-carylranh.org under the Administration tab). In summary, the changes include:

- Addition of "political candidates" to list of people allowed to submit letters.
- Recommendation to call and confirm receipt of the letter if an email confirmation is not received.
- Subdivisions are no longer printed with resident names.
- 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 published with plain text; use of all caps, italics, bold or excessive exclamation points will not be allowed.
- Remove references to articles from 1995.
- Clarify the review process for letters.

LETTERS TO THE EDITOR ARE WELCOME AND ENCOURAGED from any Ken-Caryl resident in good standing or from any elected official. 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. Deadline dates can be found at www.ken-carylranh.org.

The preferred method for submitting a letter to the editor is by email to Victoria DeSair at victoriad@kcranch.org. A response will be sent via email when a letter is received. If you do not receive a response, please call 303-979-1876, ext. 122, to confirm receipt. If you prefer not to submit your letter via email, it may be mailed or hand-delivered to the Ranch House, Attn: Victoria DeSair, 7676 S. Continental Divide Road, Littleton, CO 80127. We do not print anonymous letters. Letters must include name, address and phone number (daytime), but only the resident's name will be printed in the paper. Residents may submit up to eight letters to the editor per calendar year. Letters will be printed on a space available basis and may be edited. The editor retains right to appropriateness and content. 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 Feb. 21 Issue: Feb. 12 at 5 p.m.**

Dear Editor:

I would like to voice my support for the trail development that the MA Board has sponsored. I am not a member of the Trail Club, however, I ride our trails every weekend (more than 90 times in 2017 alone), conditions and weather permitting. I can vouch for the fact that the popularity extends beyond the Trail Club and MTB riders in general. I encounter many hikers on the trails. The conversations I have with riders and hikers alike is a shared appreciation for the open spaces that we have the pleasure experiencing. This is the reason that my family and I moved to the Valley more than six years ago. I didn't want to just look out my window and see the beauty of Colorado; I want to go out and experience it first-hand.

I have seen the Golden Eagle and hawks roosting on snags. A group of wild turkeys foraging in a meadow, bears eating acorns from scrub oak, deer acting as the welcoming committee at the top of Question Mark Peak. All of these encounters on trails that have been built since I moved to the Valley. I support the Docmann Trail development because more trails give more residents more opportunities to experience the wildlife around us in its natural setting. I think the real story is the care and consideration put into the development of any new trail and for that I would like to commend the MA Board.

Pete Meinert
Ken-Caryl Resident

Dear Editor:

I have lived in Ken-Caryl for nearly 30 years. Yes, I know even this kind of benign opening statement upsets some of you based upon a few Letters to the Editor I have read over the past year. But the fact of the matter is, I have been receiving Life at Ken-Caryl for a very long time. It used to be a good source of information, and the Letters to the Editor section was a good and sometimes entertaining way to find out what my neighbors thought about various issues.

Unfortunately, it has degraded to the point where it is now a forum for personally attacking neighbors with different points of view; or attacking Board Members who volunteer countless hours because they are biased; or attacking KC Staff members for not doing their job, by the letter writers' biased standard(s) of course.

Most frustratingly, it has become a way to discover what individual or very small interest group has the most friends willing to re-write and re-write the same letter - at times with the same errors/misstatements - over, and over, and over, and over, and over, and over (have I reached the word limit yet?) again.

Please cancel my "subscription" to Life at Ken-Caryl. I can get all the news I need from the weather report app on my phone. And, of course, the weekly electronic newsletter.

John Rodell
Ken-Caryl Resident

Dear Editor:

Fellow Ken-Caryl Residents,
Do we, the residents, really want to pay more than \$88K for yet, more trails?

Yep, ...yet another letter, pleading with our Master Association Board, to reconsider their "Docmann-Decree."

Upon hearing that this folly is actually looming, a group of concerned residents met, and within a meager seven days, gathered more than 451 petition signatures against this expensive budget-breaker.

The Board is actively looking to start this spring. However,.....it IS reversible.

Yes, the Board can change their mind.

Yes, the Board could cancel an unwanted, additional scourge on our Open Space.

Yes, the All-Powerful Board could save its residents around \$93,000.

The current estimate just to excavate the "Docmann-Decree" is \$88,000 + \$5,000 for a gate, (effectiveness is questionable...). Note: The Trail Club has offered to pay \$12,000 of this cost.

Oh, and what about the perpetual additional costs for maintenance, weed

control, patrols and liability insurance.

Oh, and has the Board seriously considered the risk of fire? The Murphy Gulch residents have. The Inter-Canyon Fire Department has.

Oh, and has the Board seriously considered the concerns of our neighbor, Lockheed? Their security staff has.

Oh, and has the Board seriously considered the detriment to the wildlife? Jefferson County Open Space has.

Jeffco Open Space has even closed off a huge area just east of the "Docmann-Decree" due to all of the negative impacts of human activity.

Oh, and of great importance, is the Board really willing to risk the loss of the golden eagles and very rare plants found only in that area?

Our own Open Space Manager had spoken about the sensitivity of these birds. Should we risk their "...extirpation due to crossing the tipping point."

There is no excuse for this destructive extravagance. Take a second look at all of its negative ramifications.

How many more trails that entice numbers of trespassers calling Ken-Caryl a top biking location? Isn't 45 miles enough?

Contact the Director, Chris Pacetti, and let him know of your concerns.

Sally Barry
Ken-Caryl Resident

Dear Editor:

The false dichotomies and the stereotyping narratives in the trail debate would be laughable if they weren't so divisive. A majority of the community supports existing trails. That doesn't equate to wanting more.

Of those who don't want more, some use the trails frequently and some not so

letter continues on next page

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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
Wintercross # 2,5,6 & 11
and many more!



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much (and, incidentally, some were or are competitive age group "athletes," i.e. not all "athletes" want more).

No one wants to keep children and families from enjoying nature. Please stop implying that. We have miles and miles of backcountry trails on which to enjoy nature.

Those who don't want additional trails aren't all "old." You might want to tread lightly with that argument. And it's doubtful prospective buyers would be swayed either way by one more trail.

Some who don't want more also value the awesome benefits of existing trails and the sense of community that is created by shared responsibility and recreation. Without a doubt, the open space/trails are why we moved here. Doesn't mean more is better.

Further, many who don't want another trail still appreciate the staff and volunteer time and effort (though a few volunteers have been less inclusive than others). In fact, some of us have put time (not just complaining) in as well. My kid spent three days a week one summer with trail crew doing maintenance. My husband spent two seasons as a volunteer trail patroller and donated a box of bike bells. I spent two years on the Open Space Committee. BTW, ladies, please consider applying. At the risk of hypocritically stereotyping, that group could use some female minds. Some residents have absolutely put in more time and some less.

Regarding Trail Club members, some seem entitled, some don't. I know some who don't want another trail, and some who wish certain TC members wouldn't be so bullish. I've seen a few bullish and selfish behaviors on the other side, too.

This community is made up of all of us. As one resident stated, we should

practice "true inclusion, acceptance and appreciation for others." Recognize each other's humanity and varying preferences. Let's discuss like adults.

Susan Johnson
Ken-Caryl Resident

Dear Editor:

I'm running for the Master Association Board. Before some of the "clubs" offer their opinions of me, I thought it might be best to share my views about controversial issues in our community. Deb and I have lived in KCR for over 31 years, and I can count the letters to the editor I've written in that time on one hand. We've been generally agreeable with what has transpired over the years. I am not the candidate representing any club or committee.

I've built nearly 200 gas stations in my career, so labeling myself as a conservationist would be disingenuous. Deb and I hike our trails quite frequently from spring through fall, but I don't think we should be spending close to \$100,000 annually on new trails and trail maintenance. I'm not opposed to the Trails Master Plan, but I don't agree with expedited implementation of that plan. I believe the results of the survey, specifically the question regarding satisfaction with trails quantity. Out of 1,814 respondents, 85 percent were satisfied with the quantity of trails, 10 percent were neutral, and 5 percent were dissatisfied.

The next question quantified how many of the 5 percent wanted more trails and how many wanted less trails. By calculation, 51 respondents wanted more trails and 40 wanted less trails, and the rest of us were OK with what we already have, or didn't care. As I figure it, most of you feel

as I do, and I want to represent the 1,723 respondents who are OK with the trails quantity as is, and the 2,500+ homeowners who didn't complete the survey whom I believe agree with the majority.

It wasn't too long ago that the understanding was that new trails and trails maintenance would be completed with volunteers at no cost to the community. Things have certainly changed in such a short time. I believe that our money should be spent on repairing pools, rebuilding fences, and creating programs that improve the quality of life in Ken-Caryl Ranch over building new trails now.

I want to offer fair and pragmatic solutions to our issues.

Dave Seagraves
Master Association Board Candidate
Ken-Caryl Resident

Dear Editor:

Why were our dues increased \$36 a year for an expensive and unnecessary budget item? It doesn't make sense.

Please look carefully at the numbers. \$36 multiplied by the approximate number of KCR households (4,400) generates a little over \$158,000 in new revenue. Divide this amount in half and it equals \$79,000+. The MA Board wants to pour more than \$80,000 of our collective dues into construction of the Docmann Loop Trail and a gate. (*The Trail Club is promoting this trail and offer to contribute about \$12,000. But wasn't that money promised for payment of trail maintenance in lieu of decreased Trail Club volunteer work?*) So, why should half of our dues increase pay for one more expensive and contentious loop trail and provide less money for trail maintenance?

Construction of this Docmann Trail is designed to loop or circle **inside** the heart of the primary area where so many raptors

forage for survival. This will include our iconic nesting pair of Golden Eagles. This **loop trail system** is preferred by mountain bikers, but it hurts the ecosystem. It encircles and divides a patch of land forming smaller patches. It squeezes wildlife habitat. It unnecessarily crosses water sources where a linear solo hiking trail can avoid them. It provides corridors for **land predators** to enter and kill off the population of small mammals. In the Docmann Gulch these small animals are the food source for the raptors. (field mice, wood rats, small reptiles, etc.)

In the Biologic Survey reports, the entire area south of Massey Draw is described as a Potential Conservation Area. This is due to the variety of Colorado imperiled flora and fauna found here. Of the approximate 3,700 acres of our foothills open space, which are full of trails which loop and encircle all over the place, this Docmann area comprises only about 560 acres or a mere 15 percent. This area has been left relatively pristine since we moved here in the early 1980s (except for a seldom used pipeline easement). There is no rational need for the Docmann loop trail.


Jim Fodor
Ken-Caryl Resident

Interested in Advertising in Life at Ken-Caryl?

Advertising information is available at www.ken-caryl.com under the Community & News section.

Display Advertising
Victoria DeSair, victoriad@kcranch.org
303-979-1876, ext. 122

Classified Advertising
Mary Lou Greeley, maryloug@kcranch.org
303-979-1876



Ken-Caryl

The reason we live here...

IMMEDIATE BUYER NEEDS

THE PLAINS - 2 buyers under 500K

THE VALLEY - 4 buyers for: up to \$600K, \$700K, \$850K & \$1 mil

KEN-CARYL - Townhome with garage, 3 bed 2 bath

Please call Susan if you are considering selling!

2017 Summary of Sales

Ken-Caryl Valley Residential

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Barrington Ridge	2	\$1,112,500	97%	3,860	\$286	142
Bradford Place	2	\$728,000	96%	2,701	\$269	84
Bridle Gate	1	\$775,000	100%	3,263	\$238	5
Carriage Hill	7	\$938,214	99%	3,884	\$243	40
Deer Creek	9	\$508,500	100%	1,733	\$302	11
Deerwood Vista	2	\$898,500	99%	3,291	\$273	4
Eagles Pointe	2	\$796,250	97%	3,114	\$256	50
Heirloom	7	\$630,386	99%	2,506	\$252	9
Legacy	2	\$887,000	99%	3,100	\$287	54
Manor Ridge	4	\$1,091,000	95%	4,009	\$271	80
North Ranch	16	\$1,018,125	98%	3,586	\$287	28
Retreat	5	\$621,300	98%	2,385	\$261	4
Shaffer Hill	0	-	-	-	-	-
Shavano	4	\$584,750	100%	2,429	\$241	33
Stallion Pointe	8	\$737,494	99%	2,648	\$279	30
Stratford Farms	3	\$568,667	98%	2,016	\$283	11
The Colony	1	\$623,000	100%	2,336	\$267	3
The Enclave	0	-	-	-	-	-
Traditions	3	\$558,667	97%	1,994	\$280	39
Wynterbrooke	0	-	-	-	-	-
TOTALS 2017	78	\$784,367	99%	2,902	\$273	31
TOTALS 2016	117	\$725,490	98%	2,970	\$247	34
% Change 2016 vs. 2017	-33%	8%	0%	-2%	10%	-8%

38% of closed transactions went for at or over their asking price. 45% of closed transactions went under contract in 7 days or less.

Ken-Caryl Plains Residential

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Aspen Meadows	4	\$440,250	99%	2,105	\$211	9
Cimarron	11	\$473,173	99%	2,355	\$204	19
Quail Ridge	7	\$497,286	101%	2,186	\$227	25
Saddlewood	3	\$414,333	98%	1,990	\$209	21
Spread	8	\$608,925	99%	2,958	\$210	38
Territory	12	\$390,525	102%	1,388	\$285	7
Village	14	\$439,964	100%	2,026	\$220	20
TOTALS 2017	59	\$464,527	100%	2,106	\$228	19
TOTALS 2016	70	\$437,523	100%	2,195	\$206	22
% Change 2016 vs. 2017	-16%	6%	0%	-4%	11%	-11%

56% of closed transactions went for at or over their asking price. 56% of closed transactions went under contract in 7 days or less.

Ken-Caryl Plains Condos & Townhomes

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Mountain Gate	49	\$234,382	100%	1,055	\$223	14
Settlement	15	\$308,510	100%	1,730	\$184	8
Sunset Ridge	13	\$330,023	99%	1,428	\$233	16
TOTALS 2017	77	\$264,969	100%	1,249	\$217	13
TOTALS 2016	78	\$237,624	102%	1,217	\$195	6
% Change 2016 vs. 2017	-1%	12%	-2%	3%	11%	116%

58% of closed transactions went for at or over their asking price. 57% of closed transactions went under contract in 7 days or less.

- Living and Loving the Ken-Caryl Lifestyle
- 25-Year Resident AND Local Expert





303-929-0341 • susanschellsells@gmail.com

Classifieds

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 during business hours, 7:30 a.m. - 5:30 p.m., Monday through Friday or they can be mailed, with payment, to: 7676 So. Continental Divide Road Littleton, CO 80127.

The deadline for placement of classified advertising is the close of business (5:30 p.m.) on the Monday prior to the following issue (10 days later). Cost is \$.25 per word for residents; \$.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 changes to classified ads will be made. No refunds will be made for cancellations. No custom services are available for classifieds A maximum of 80 words will be accepted. If mailing your ad, please proof it CAREFULLY; provide contact name, address, phone number and desired ad category. Please call 303-979-1876 with questions or for clarification.

FOR SALE

IPOD FOUND – On December 28th at Sangre de Cristo and Crestone Mountain. Call 303-979-1876.

JOB OPPORTUNITIES

PART TIME OFFICE ASSISTANT – with knowledge in QuickBooks for 10 flexible hours per week. Daily tasks include: answering phones and emails, customer service and taking orders. Must be self-motivated and organized. \$10-\$12/hour. 970-453-4904.

REAL ESTATE

24 AMARANTH DR. \$785,000 – First time on the market! The original owner has lovingly maintained this pristine home. Relaxing, spacious, open floor plan. Upper bedrooms are split from the master suite by an expansive comfortable loft area. Views from loads of newer windows. Full finished walk out basement for grandparents/nanny/relatives/friends. Enjoy some appetizers at the bar with sink and mini frig while playing games. Alanson@alansonbrown.com RE/MAX Pros. 303-880-8600.

GOODS & SERVICES

LATEST RESEARCH SHOWS PLAYING PIANO – strengthens the bridge between the right and left brain, improves spatial temporal reasoning, exercises logical, creative, visual, auditory, and motor functions while helping with ADHD, reducing anxiety, depression and stress. Enjoy "Piano Play with Sally B" lessons for all ages, all levels. Degree in Music Education, Master's Degree in Music Therapy. 35 years private teaching experience. Looking forward to sharing my passion for music and piano. Call Sally for a complementary lesson. (303-717-9580).

PIANO / ORGAN LESSONS – Master's Degree, experienced, all ages & levels, various styles, recitals/audience, college prep, KCR resident, complimentary lesson. 303-717-2599.

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

EUROPEAN WAY – PROFESSIONAL HOUSE CLEANING – Great references from this area. Insured & bonded. Feel free to call Barbara 303-968-9110.

WINTER MOBILE BIKE REPAIR SPECIAL – Tune up \$45. Free pick up and delivery. Call or text Zach 303-502-6000.

PAMELA'S "CAN DO" SERVICES – Home cleaning, organize, downsize, yard maintenance, pet care, concierge, administrative. References – 24 year resident. 303-929-0387.

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

GOODS & SERVICES (cont.)

PIANO LESSONS – All ages, all levels, all styles. 40 years teaching experience. Emmy winning pianist. Call Lisa in Cimarron neighborhood. 303-979-7011 x 1.

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

HIGH SCHOOL MATH TUTOR – Colorado School of Mines grad. In-person or online tutoring. Free 1st session (1/2 hr.) Ken- Caryl resident. David Cowan 303-949-1989. Algebra2CalculusTutor.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.

2018 STYLE GEL STAIN – Makes your handrails, cabinets and woodwork look 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.

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.

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

ADVANTAGE PAINTING

Interior/Exterior
No Money Down • Free Estimates
Color Consultation • Fully Insured
Local References

303-564-1306

Teen Services

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 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
Mickey Ahearn	303-550-6528	L	17	Colony
Ava Ahrenholtz	720-546-7365	B, P	11	Cimarron
Bridget Antreasian	626-487-1968	B	13	North Ranch
Jade Atkinson	303-489-7195	P	11	Aspen Meadows
Katelyn Atkinson	303-916-7666	B, P	14	Aspen Meadows
Sierra Baliko	303-809-1117	B, P	15	Traditions
Jesse Berland	720-551-7378	L, P, S	15	Stallion Pointe
Kiera Bierstedt	720-937-2102	B, P	13	Traditions
Christina Bigger	720-256-3180	B, P	17	Deerwood Vista
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
Bridget Cassidy	720-244-1359	B	13	Stratford Farms
Brooke Ellis	720-988-9162	B, P	13	Heirloom
Abby Emanuel	720-643-9111	B	12	Spread
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	16	Colony
Nicole Guarino	720-981-7322	B	15	Bradford Place
Raquel Gunkel	303-909-5090	B	17	Spread
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	15	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
Ethan Lehrke	720-240-3980	L, P, S	14	Cimarron
Payton Lott	720-415-3486	B, L, P, S	12	Spread
Rachael Lott	720-415-3486	B, L, P, S	12	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
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
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
Kaylee Sajbel	303-591-1777	B, P	13	Territory
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
Jason Suchomel	720-323-9405	L, P	15	Bradford Place
Morgan Sullivan	404-630-1879	B, P	17	North Ranch
Lauren Thorp	303-995-5551	B, P	16	North Ranch
Cole Torgerson	303-933-9988	B, L, P	15	Legacy
Avery Turney	303-257-1406	B, P, S	14	Spread
Zane Tweedie	720-688-9440	L, P, S	13	Deerwood Vista
Zeke Tweedie	303-856-4717	L, P, S	15	Deerwood Vista
Olivia Vangels	720-292-6727	B, P	12	Village
Charlotte Webster	703-655-4428	B, P	13	Spread
Genevieve 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.

YOUR ALTERNATIVE TO THE DEALER

CAR CARE SPECIAL

\$49⁰⁰

Includes:
Vehicle Inspection, Tire Rotation, Electrical Charging System Test, Oil Change (Up To 5 Qts. Diesel & Synthetic Extra)

OFFER EXPIRES MAR. 7, 2018

One coupon per customer.
Not valid with any other offer.
Must present coupon at time of service.

FREE Timing Belt Replacement

We'll pay for the timing belt, you pay only the labor.

OFFER EXPIRES MAR. 7, 2018

One coupon per customer.
Not valid with any other offer.
Must present coupon at time of service.

COOLING FLUSH SPECIAL

\$79⁹⁵

Includes:
Inspect The Cooling System, Inspect The Hoses, and Replace Up To Two Gallons Of Coolant.

OFFER EXPIRES MAR. 7, 2018

One coupon per customer.
Not valid with any other offer.
Must present coupon at time of service.

VIP DISCOUNT COUPON OFFERS

\$5⁰⁰ OFF!

Any Parts/Service \$50-\$99

\$15⁰⁰ OFF!

Any Parts/Service \$100-\$199

\$30⁰⁰ OFF!

Any Parts/Service \$200-\$499

\$50⁰⁰ OFF!

Any Parts/Service \$500 or More

OFFERS EXPIRE MAR. 7, 2018

One coupon per customer.
Not valid with any other offer.
Must present coupon at time of service.

2 Year/24,000 Mile Warranty . . . ASK FOR DETAILS!

SINCE 1977 • SPECIALIZING IN
HONDA ACURA, TOYOTA LEXUS, NISSAN INFINITI,
MERCEDES BMW, AUDI VW, SUBARU, VOLVO

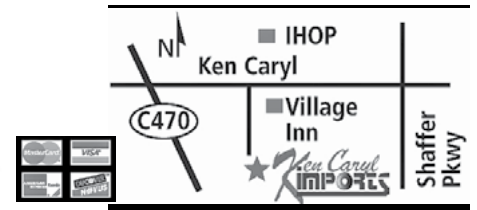


720-981-1855

Monday-Friday 7:30 a.m. - 5:30 p.m.

Alignments & Balance • Tuneups
Diagnostics • Brakes • Electrical
Scheduled Maintenance
Heating & Air Conditioning
Transmission • Engine Repair

7595 Shaffer Parkway, Unit B
Ken Caryl and 470 Near Village Inn and Sonic



Diesel SUVs American Cars
TRUCKS FORD, GMC, JEEP, DODGE

2 Year/24,000 Mile Warranty . . . ASK FOR DETAILS!

- Factory Scheduled Maintenance
- Fuel Service • Full Diagnostics
- Brakes • Injectors • Tune Ups
- Diesel E-test Center

HOURS:
Monday-Friday
7:30 a.m. - 5:30 p.m.
Closed
Saturday and Sunday



Experience The "Excel" Difference

ExcelDieselParker.com



303-904-1500

7591 Shaffer Parkway,
Unit A • Littleton 80127

COOLING FLUSH SPECIAL

\$79⁹⁵

Includes:
Inspect The Cooling System, Inspect The Hoses, and Replace Up To Two Gallons Of Coolant.

OFFER EXPIRES MAR. 7, 2018

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VIP DISCOUNT COUPON OFFERS

\$5⁰⁰ OFF!

Any Parts/Service \$50-\$99

\$15⁰⁰ OFF!

Any Parts/Service \$100-\$199

\$30⁰⁰ OFF!

Any Parts/Service \$200-\$499

\$50⁰⁰ OFF!

Any Parts/Service \$500 or More

OFFERS EXPIRE MAR. 7, 2018

One coupon per customer.
Not valid with any other offer.
Must present coupon at time of service.

THE WHOLE SHEBANG!

\$49⁹⁹

Oil & Filter Change
(Up To 5 Qts. Diesel & Synthetic Extra)
Rotate/Inspect 4 Tires
Inspect Brake Rotors & Pads
Inspect Air Filtration System
Check Belts & Hoses

OFFER EXPIRES MAR. 7, 2018

One coupon per customer. Some pricing may vary. Not valid with any other offer.
Must present coupon at time of service.

\$10 OFF DIESEL EMISSIONS TESTING

Colorado's Diesel Opacity Inspection Program requires that eligible vehicles in the Denver Metro area be inspected on an annual basis.

OFFER EXPIRES MAR. 7, 2018

One coupon per customer.
Not valid with any other offer.
Must present coupon at time of service.