



# Life at Ken-Caryl

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



## Firefox Startup!

Resident David Brenner captures a red fox up and running and on the prowl in the Valley. Love life behind the lens? Consider submitting your photos for publishing in print and on our social media platforms. Email *Life at Ken-Caryl* Editor Allison Hefner at [allisonh@kcranch.org](mailto:allisonh@kcranch.org).

*All residents are reminded to maintain a safe distance, like David did, when photographing area wildlife.*

FOUNDATION MATTERS	FIREWISE	PICTURE THIS!	OUR RISING GENERATION	COVENANT CLIPS
Ken-Caryl Ranch Foundation Scholarships	Hardening Your Home in the Wildland Urban Interface	Dear Deer 	Resident Spencer C. Kauffman Honored as a 2021 U.S. Presidential Scholar Candidate	Be Present
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**Manager's Column:**  
Doing Our Digital Due Diligence

PAGE 2

**Featured Creatures:**  
Helping Pets Find their Furr-ever Homes!





PAGE 15

**Meet Your 2021 MA Board Candidates!**

Five residents submitted applications for two open seats on the Master Association Board: Chris Figge, Jim Fodor, Andy Lydens, Dave Seagraves and Philip Varley. Details on how the election works and candidate profiles are on pages 6-13 of this issue in addition to being posted on our website at [www.ken-carylranh.org](http://www.ken-carylranh.org). The election began on Feb. 10 and will close online Tuesday, March 2 at 5 p.m. Questions? Contact Master Association Executive Director Victoria DeSair at [victoriad@kcranch.org](mailto:victoriad@kcranch.org).

*\*Tim Berg withdrew his application on Feb. 1.*



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## Doing our Digital Due Diligence

By Traci Wieland, Metro District Manager

Prior to the pandemic and public health restrictions, the District was making a concerted effort to provide more efficient and convenient options for customers to register for programs and activities. This digital transformation was moved into warp speed when the pandemic arrived and forced many radical and immediate changes to how you connect with us and receive the services that you desire. Even though many of the changes were new and different for everyone, including staff, we all responded with adaptability and resolve. That challenge has helped us all to become more efficient, and efficiency translates to convenience and cost savings for you.

Digital transformations, not unlike transformations of all kinds, are a process. Our process will continue as we refine, revamp, learn and discover all the ways we can improve our service to you. As part of that continuous improvement, the District will be launching a series of improvements to our registration site. This is the site that you utilize to reserve a tennis court, register for fitness, and register for a program, among other things, and can be found by visiting [www.ken-carylranh.org](http://www.ken-carylranh.org) and clicking the big blue "Register" button at the top of the page. You will find a much easier to navigate and more mobile-friendly landing page, and the account options page is upgraded to make payments on account, changes to your account and login changes simple and fast. Over the course of the next few months, you will continue to see upgrades to the look, feel and functionality of the site.

We know sometimes change can be hard, but know that we are working hard to make that change as easy on you as possible. Guest Service Specialist April Crockett has been working diligently over the course of the year leading our digital transformation and the improvements to the online registration site. We hope you enjoy the new functionality and we welcome your thoughts and feedback as we continue our efforts to improve. If you have questions, feel free to contact the Ranch House at 303-979-1876.



## Master Association Annual Meeting March 2

The Annual Meeting of the Ken-Caryl Ranch Master Association is scheduled for Tuesday, March 2 at 7 p.m. via Zoom. The online meeting information and agenda will be posted at [www.ken-carylranh.org](http://www.ken-carylranh.org) prior to the meeting. Proxies for Annual Meeting quorum purposes will be part of the online Master Association Board election. When you go online to vote, you will be able to submit your proxy at the same time. If you choose not to vote in the election, an online proxy form will also be available separately. The proxy does not grant your voting privileges to anyone. If you have any questions about the Annual Meeting, contact Victoria DeSair at [victoriad@kcranch.org](mailto:victoriad@kcranch.org) or 303-979-1876, ext. 122.

## February

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
14	15 President's Day Admin Offices Closed	16 6 p.m. MA Board Meeting	17 4:30 p.m. Covenant Committee	18	19	20
21	22 6:30 p.m. Community Planning Committee	23 6 p.m. MD Board Meeting	24 7 p.m. Open Space Committee *See agenda for details	25 7:30 a.m. Architectural Committee	26	27
28						

## March

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
	1	2 7 p.m. MA Annual Meeting Zoom Meeting *See agenda for details	3	4	5	6
7	8 6:30 p.m. Community Planning Committee	9	10 1 p.m. Historical Society *See agenda for details	11 7:30 a.m. Architectural Committee	12	13
14	15	16 6 p.m. MA Board Meeting	17 4:30 p.m. Covenant Committee	18	19	20
21	22 6:30 p.m. Community Planning Committee	23	24 7 p.m. Open Space Committee *See agenda for details	25 7:30 a.m. Architectural Committee	26	27
28	29	30	31			

\*Information regarding audio and video conferencing options for public meetings will be communicated as it becomes available. See website at [www.ken-carylranh.org](http://www.ken-carylranh.org) for details.

All meetings will be held at the Ranch House unless otherwise noted.

## ◆ Historical Society

### History in the (Video) Making!

To commemorate the 50th anniversary of the transition from being a privately-owned cattle ranch to becoming corporation-owned by Johns-Manville, the Ken-Caryl Ranch Historical Society has produced a video featuring our community development from 1971 to the present time. It includes many new colorful pictures and old newspaper clippings showing these changes from cattle pastures to homes and businesses. This view is available for viewing on our website at <https://youtube.com/Uf5hvSAnsBE>.



Screenshot from video.

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

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

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

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

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

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

## MD Board Meeting

The Metropolitan District Board met on Tuesday, Jan. 26 for its regular board meeting. The following is a summary of that meeting:

- District Manager Wieland updated the Board regarding the automatic tennis doors that will be in place by the end of the week. Staff continues to work with the District's legal team to develop the maintenance agreement for the landscape strip north of Sunset Ridge. Staff has met with the contractor for final completion items of the Ranch House Pool. District Manager Wieland and Attorney Powell requested the development of Board of Director Bylaws. Recreation Director Lear announced the receipt of a state of Colorado Childcare Relief Grant for those licensed providers that offered care during COVID public health restrictions. Parks Director Malloy provided information regarding the recruitment of seven positions within the Parks Department. District Manager Wieland provided updates regarding progress of capital projects. Staff provided an update regarding a request for landscaping along the south side of Ken Caryl Avenue between Simms and S. Continental Divide Road.
- District Manager Wieland presented the proposed calendar for the regular Board of Directors meeting scheduled for 2021. Regular Board meetings for the calendar year 2021 shall be held on the fourth Tuesday of each month at 6 p.m. except for November and December. A Resolution was approved for the 2021 calendar.
- District Manager Wieland presented the slate of recommended committee members for the Community Planning Committee. Fourteen applications were received and reviewed by staff and Board liaisons. Five existing members were recommended for reappointment, and eight new members were recommended for appointment. A motion was made and approved for the slate of committee members as presented.
- District Manager Wieland updated the Board regarding the independent research that resident John Fosholt has conducted regarding mineral rights on the South Hogback Open Space. The Board directed legal counsel to review the issue since the nature and substance of the mineral rights ownership and lease rights had not been verified yet. Director Levy provided the Board an update regarding the conservation options for the South Hogback Open Space.
- District Manager Wieland provided information to the Board regarding a potential strategic planning process. District Manager Wieland requested feedback from the Board regarding the overall process, their desire for outside consultant assistance and how the process would be conducted within the framework of existing regular Board meetings. General feedback from the Board was to conduct the process internally and possibly utilize a combination of regular meetings and special meetings to complete the process.
- Several residents provided public comment. Comments included questions about requirements for residency for special district elections, recommendation for continued District Board member participation in the Open Space Committee meetings, a question regarding the opening of Bradford Pool for the 2021 summer season and a question regarding adverse possession on the strip of landscaping now under ownership of North American Development Group. An email was read requesting additional pickleball court accommodations.

## MA/MD Joint Study Session Meeting

The Metropolitan District and Master Association Boards met on Tuesday, Feb. 2 for a Joint Study Session meeting. The following is a summary of that meeting:

- Board members thanked Historical Society Chair Jim Antes for the Society's extensive work on developing a video that commemorates the 50th anniversary of the Ken-Caryl Ranch community development from 1971 to the present time. The video was shown and can be accessed at <https://youtu.be/Uf5hvSAnsBE>.
- District staff presented the final designs for 2021 median renovations. The plans were previously presented to the Architectural Committee and were received with overwhelming support. Work will begin in April.
- Staff gave an update on the status of the comprehensive review of insurance coverage for the Master Association and Metropolitan District. The valuation process is nearing completion and staff will work toward identifying cost

savings and efficiencies in coverage. The process will likely take another two months for completion.

- Board members discussed the Community Collaboration Workgroup and the possible need for further formalization of the group since the original intent was to respond to the District's financial crisis after the failure of the 2018 mill levy and the uncertainty of the Residential Assessment Rate.
- Several residents thanked the Historical Society for their work on the historical video. A request was made to implement seasonal closures in the open space for wildlife.
- Staff announced the Master Association election will occur in February with results available at the annual meeting on March 2. The Community Planning Committee will meet for the first time on Feb. 8. Several members of the Boards commented on the impending development projects and their significant impacts on the community as well as the Boards' need to plan and account for these impacts.

## ◆ Covenant Clips

### Be Present

By Brian Yowell, Community Administrator

The world is moving at a hundred miles a minute and sometimes it is difficult to stay on top of everything. Taking care of the yard, the house, the pets, the children, our loved ones and each other is a juggling act that most of us are pretty darn good at! Every once in a while, a ball drops, but what do we do? We scoop it up and toss it right back in the air!

I'm going to ask you to grab one more ball...toss it up and see if you can work it into your routine. Community involvement, respect and presence is the ball I am talking about. Take a moment to read up on community happenings, pick up a few pieces of trash while you are out on your walk, check out [www.ken-carylranh.org](http://www.ken-carylranh.org) and peruse the pages of this paper to learn more about our amazing community and what people are doing to make it an even better place to call home! Volunteer. Participate in community surveys. Vote. Let your voice be heard. Let your spirit be felt. Be present in our community. Who knows...this extra ball just may balance out our juggling acts!

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Brian Yowell



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## Being Prepared for Winter in the Open Space

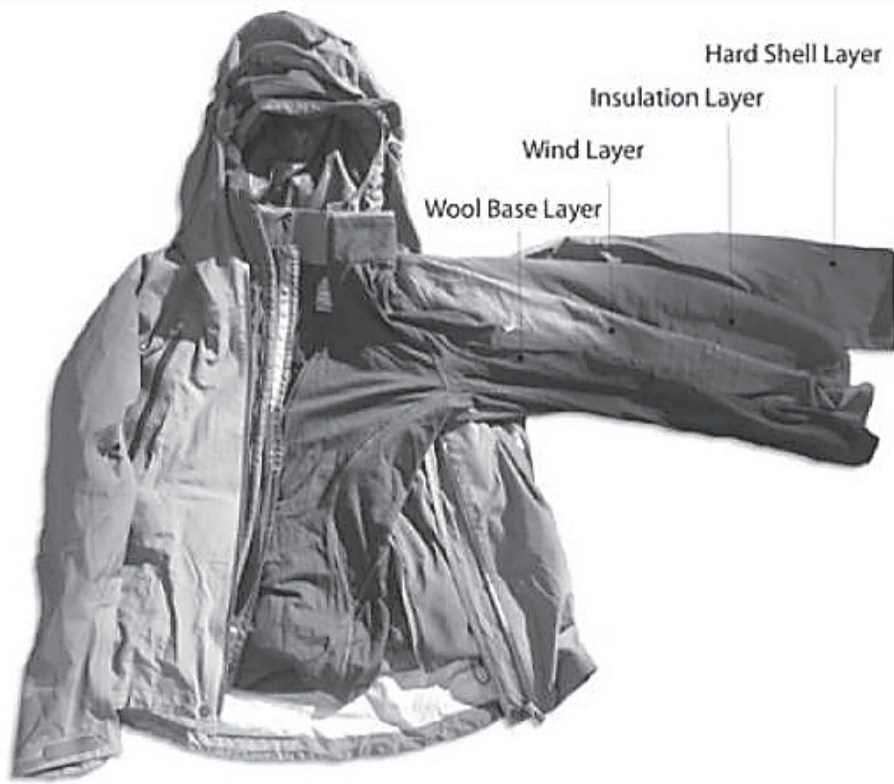
By Gary Norton, Park Ranger

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. Checking the forecast before going out can better prepare you for these conditions. Always let someone know where you will be going and your estimated time of arrival back home.

Hiking, biking, 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 wick moisture away from your body, dry quickly and have the ability to thermo regulate, even when wet. An extra layer, like a wind shell, 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. Light weight 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 Bird trail may be closed periodically throughout the season due to muddy conditions. Information can be found at:

<https://ken-carylranh.org/open-space/trails/>

<https://www.facebook.com/kencarylranh>

### 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 #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. A dog off leash 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 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.



# call for entry KCR teen artists



## 2021 Ken-Caryl Art Guild virtual juried teen art show

submissions open now!  
feb 3 - mar 3

INSTRUCTIONS FOR SUBMITTING ARTWORK AT [WWW.KENCARYLARTGUILD.ORG](http://WWW.KENCARYLARTGUILD.ORG)

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## Resident High School Senior Spencer C. Kauffman Honored as a 2021 U.S. Presidential Scholar Candidate

Resident Spencer C. Kauffman, a graduating senior at Chatfield Senior High School, has been named one of more than 4,500 candidates in the 2021 U.S. Presidential Scholars Program. The candidates were selected from nearly 3.6 million students expected to graduate from U.S. high schools in the year 2021.

Inclusion in the U.S. Presidential Scholars Program is one of the highest honors bestowed upon graduating high school seniors. Spencer belongs to a cohort of scholars elected on the basis of superior academic and artistic achievements, leadership qualities, strong character and involvement in community and school activities.

"To me, the Presidential Scholar nomination is an honor for me, but also

represents our community in a positive light," said Spencer. "This nomination wouldn't be possible without everyone in my life that encouraged me to work hard, such as family and my teachers at school and mentors in the greater Ken-Caryl area. I hope to give the community back whatever I can by doing my best to become a finalist and I hope to go on to represent not only Denver, Littleton and the Ken-Caryl community."

The U.S. Presidential Scholars Program was established in 1964 by Executive Order of the President to recognize some of our nation's most distinguished graduating seniors for their accomplishments in many areas: academic success, leadership, and service to school and community. It was expanded in 1979 to recognize students demonstrating exceptional scholarship and talent in the visual, creative, and performing arts. In 2015, the program was expanded once again to recognize students who demonstrate ability and accomplishment in career and technical fields. Annually, up to 161 U.S. Presidential Scholars are chosen from among that year's senior class, representing excellence in education and the promise

of greatness in America's youth. If circumstances permit, all Scholars are invited to Washington, D.C. in June for the National Recognition Program, featuring various

events and enrichment activities and culminating in the presentation of the Presidential Scholars Medallion during a White House-sponsored ceremony.

A distinguished panel of educators will review these submissions and select approximately 600 semifinalists in early April. The Commission on Presidential Scholars, a group of up to 32 eminent citizens appointed by the President, will select the finalists and the U.S. Department of Education will announce the Scholars in May.

Spencer is the son of Sharon and Daniel Kauffman, who reside in the Ken-Caryl Ranch Valley.



## Ken-Caryl Ranch Foundation Scholarships

The Ken-Caryl Ranch Foundation is soliciting scholarship applications from Ken-Caryl residents in their senior year of high school. This year, two students will be awarded \$1,000 each to help defray the costs of higher education.

The first scholarship focus is community service. To be eligible to receive this scholarship, the applicant must include a one-page, self-written essay on community service which describes: 1. what the applicant thinks is meant by community service, and 2. his/her own contributions in the way of community service.

The second scholarship focus is on civil discourse. To be eligible to receive this scholarship, the applicant must include a one-page self-written essay on any controversial subject showing how to compromise and solve a problem. In summary, vigorous disagreements, expressed with civility and respect strengthen our pluralistic nation.

Applications must be turned in to the Ranch House by Friday, March 19 at 5 p.m. using the secure mailbox lockbox by the main entrance doors. For eligibility requirements or to download a scholarship form, visit [www.kencarylranche.org](http://www.kencarylranche.org).



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# ALERT! HOME NEEDED!



I have a family of 5 who are eager to move to Ken-Caryl Valley. They need at least 4 bedrooms and prefer a yard where the kids can play. If you are thinking of selling and your home might be a good fit for this family, please let me know. Thank you.



## Sign Up for the e-News!

The Ken-Caryl Ranch e-News is a weekly newsletter distributed every Monday via email to all residents who subscribe. It is a great information source and supplement to the newspaper and other forms of communication on Ken-Caryl Ranch.

To sign up for the e-News, go to [www.ken-carylranche.org](http://www.ken-carylranche.org) and fill out the e-News sign-up form on the home page or send an email to [allisonh@kcranch.org](mailto:allisonh@kcranch.org).



## Follow Ken-Caryl Ranch on Twitter

Staff will post periodic quick reminders and announcements, so make sure to follow the page. Check it out at <http://twitter.com/kencarylranche>

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Ken-Caryl Community Event

In response to COVID 19 there have been many changes in the way the business of real estate is conducted. The goal is to keep our clients and ourselves safe and healthy, while keeping those who need to, moving. We have virtual ways of both listing and buying homes to suit your comfort level, closing transactions, and all contact throughout the process is in line with social distancing. If you have any questions about the market, or the current buying/selling process, it would be my pleasure to inform, advise and support you during this time. My best to you and your family!

# Master Association Board Election in Full Swing!

The Ken-Caryl Ranch Master Association Board election began Feb. 10 and runs through March 2 at 5 p.m. Here's how the election works:

- Residents and businesses with an email address in our accounting system will have received an email from kcr@ivotehoa.com on Feb. 10 with voting instructions.
- Those residents and businesses without an email in the system will have received a beige postcard on or after Feb. 10.
- There is one ballot per household or business. If you own multiple properties, or are a business, you will only vote once, but your vote will be weighted.
- The election will be done online, but paper ballots will be available at the Ranch House Monday through Thursday from 9 a.m. to 1 p.m. or by appointment for those residents who do not wish to vote online. You will need a photo ID to vote with a paper ballot.
- If you did not receive your voting code or postcard by Feb. 17, or cannot find it, please contact Victoria DeSair at victoriad@kcranch.org or 303-979-1876, ext. 122.
- There are two open positions for the Board, and you are eligible to vote for up to two candidates.
- Candidate profiles are published in this paper and can also be viewed online at www.ken-carylranh.org.
- The election will close online Tuesday, March 2 at 5 p.m., and results will be posted at www.ken-carylranh.org later that night.
- If you have any questions about the election, contact Victoria DeSair at victoriad@kcranch.org or call 303-979-1876, ext. 122.



**Hobbies:** Skiing, Hiking, Road and mountain biking, Travel (not so much in 2020!)

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

I believe that while the current Board has done an excellent job managing many complex and ever changing responsibilities, there are several areas where my background could benefit the direction we take in the future. My familiarity with numerous issues we have dealt with in the recent past, as I explain below, make me uniquely qualified to achieve a broad perspective of the issues we deal with. Extensive participation on several KCR committees over the years gives me an insight into the issues we currently deal with and will grapple with in the next few years.

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

I believe that owning my own business has given me a unique perspective on issues related to budgeting, staffing, and forecasting. Having this long-term 6th sense in dealing with the complexities that are presented on a regular basis here in KCR is a result of having previously served on the KCRMA Board of Directors, and I would welcome the opportunity to return to serve our incredible community in the role of a board member. I have served in management most of my adult life, including leading my franchisor organization for over 15 years, as well as

## Chris Figge

**Email:** oxygenchris@comcast.net

**Phone:** 720-209-4310

**Community Area:** Valley

**Resident Since:** 1992

**Occupation:** Business owner

VP on another board not in KC

**Community and/or Civic Organizations:**

Project C.U.R.E., Ambassador Board

Community College of Denver Foundation

Board of Directors (previous)

Boy Scout Troop 686 while my son Michael

was in Scouts

Denver Chamber of Commerce - various

events over many years

Numerous KCR Committees over the last

10 years

honing my skills through various Denver Chamber of Commerce programs and events.

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

Each committee has a unique set of responsibilities and each serve a very important function in making KCR such a unique place to live and raise our families. These 100's of volunteers are what make KCR so great, and to them I am grateful. I have previously served on or been the liaison to the Covenant Committee, the Architectural Committee, the Community Planning Committee, the Parks Advisory Committee and the Manor House Task Force. If I'm selected to serve on the board, I am available where and when needed - no real preference in assignment.

**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?**

Lots of issues to discuss. In no particular order:

We are dealing with the absorption of a dramatic increase in water costs, primarily because we needed to assist the Metro District with their financial situation. Only 5 years ago, the MD paid almost all the water bill - today, the MA's percentage is around 80% of the water bill, amounting to in excess of \$300,000 annually. This needs to be addressed in a proactive, not reactive, manner. A new Parks Advisory Committee is probably needed to address this complex issue of rising prices on an increasingly valuable and expensive resource.

Fencing - most master planned communities have a plan in place to deal with the inevitable deterioration of perimeter fencing. We do not, and we need to develop a plan in cooperation

with homeowners. Our property values are adversely impacted by the patchwork approach we are currently using. Denver, for example, has a sidewalk replacement program, parts of which we might model. There are many options in dealing with this.

Survey - The survey we took fairly recently needs to be updated. In fact, the goal should be to do a new, updated survey every 5 years, when about 25% of our homes have turned over to new owners. This is an involved process, and I've had the opportunity to participate, develop, and drill down into the two most recent surveys with the Community Planning Committee. It's quite the process, as those of you who have done this before realize.

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

That we continue to be one of the most desirable places in the entire Denver Metropolitan area to live and thrive. But only through vision and hard work, with a community that collectively volunteers thousands of hours of community service have we been so fortunate to have this gem. So many countless hours have been given by your neighbors in so many ways - that's what makes us so special. It's been my privilege to work with so many of you over the years and my goal is to continue that service.

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

We will need to maintain our existing amenities and infrastructure and not hesitate to make sure that we have the resources to make the appearance of KCR something our residents are proud of. Putting off maintenance / repairs usually ends up costing more in the long run. We



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need to spend your dues (and MD taxes) wisely and with a conservative approach to expenditures. We do need to coordinate very closely with the Metro District, as we are essentially Siamese twins and must always work cooperatively for the betterment of all of KCR, regardless of the source of those dollars. I believe that the Community Planning Committee, of which I have participated extensively, can help guide both boards in making informed and relevant decisions on spending. I think staff and previous boards have actually been effective in allocating resources in a responsible manner.



**Jim Fodor**

**Email:** Candidate chose not to publish  
**Phone:** 303-903-5572  
**Community Area:** Valley  
**Resident Since:** 1983-1991 and 1995-Present  
**Occupation:** Retired dentist, private practice, and Navy Supply Officer, USPHS Dentist 26 years active duty

**Community and/or Civic Organizations:**  
 Honorary Life Member of the American Dental Association, the CDA and the MDDS.  
 Disabled American Veterans, Commanders Club, Silver Leader  
 Military Officers Association of America (Life Member)  
 Clinical Assistant Professor, Colorado School of Dentistry, 3 years  
 KIND (Kids in Need of Dentistry) Volunteer Provider  
 AMSUS (Active Duty Member)  
 Board Member, Subdivision HOA, and Architectural Chair  
 American Correctional Health Services Association. (I developed a Dental Assistant vocational training program which was certified by the Department of Labor and was used nationwide by the Federal Government.)

**Hobbies:**  
 Sports were always an important part of my life but the aging process and a service-connected disability have taken a toll. Presently, limited to hiking, biking, the stationary bike, and resistance training.  
 In high school: My primary sports were varsity football and basketball. I was runner-up in both intramural tennis and golf.

In college I was curious and took an extra gym course in boxing.

While on active duty in the Uniformed Services: Continued to pursue boxing as a hobby, short distance running (2 to 3 miles), trained in two disciplines of martial arts (one was a job requirement), Basketball, Hiking/biking, Weight Training, Downhill Skiing and playing Chess.

While stationed in the Caribbean (Aruba 3 years): Lots of tennis. Local Aruba basketball team (competed with other Islands). Running, Swimming, Table Tennis, & Snorkeling.

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

I was stationed throughout the USA and overseas, but my wife and I always loved KCR. We returned, lived here for over 30

years total, and I would like to give back to our community. These lands contain very delicate and fragile ecosystems that I deeply care about. The Master Association is a non-profit which gets funding from our dues (90%) and the Metropolitan District is a government entity which depends on taxes plus fees. Most amenities people think about: parks, equipment, programs, sports are supported by the MD and not the MA. Most open space and Ranger Staff, equestrian center are MA. How the money is allocated is so important and should benefit all residents more equitably.

My experience as a Navy Supply Officer in budget management can provide utility. MA Funds should have been prioritized for neighborhood needs and less emphasis placed on additional dirt tails. Property values increase when landscape and aesthetic improvements are made in the vicinity of our homes and not miles away. Trees make a difference. Funding for tree replacement in general has been \$10,000 per year. I feel that has been grossly inadequate. This is only one of many examples voiced by residents in general and at meetings that I have regularly attended since 2014. Fence replacement has been overlooked. The 2009 trail plan was controversial, but it was still accepted. The initial configuration was challenged, and the environmental concerns remain. What I prognosticate has the potential to be even more alarming and divisive than the \$70,000+ Docmann Loop Trail, which in my opinion, was one of the most environmentally damaging decisions ever in KCR. There are trends which would not just have environmental impact, but could create far more disturbing consequences. Hopefully, they will not reach fruition. Please read on.

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

The Uniformed Services leadership and management experience gained in my 26-year active-duty career in addition to 10 years in a private dental practice has provided adequate preparation. I have

a business degree in management and economics and completed Navy Supply Corps School. I was stationed at three commands with the responsibility of managing money and services, accounting, procurement, and overseeing the budgets of other departments. Supply Officers are the business managers of the Navy. Duty assignments included sea duty, stateside duty, and an overseas three-year tour:

- Supply Department Head on the ship.
- Division Officer at our shore base (Received an early promotion from 0-2 to 0-3)
- Executive Officer at our Petroleum Inspection Command in the Caribbean. We inspected petroleum products loaded on commercial tankers and inspected airports throughout South America. When this tour of duty was completed, I attended Dental School and was promoted to Lieutenant Commander (0-4) in the Navy Reserves. After graduation the Navy offered a two-year post-graduate school option, but I chose the US Public Health Service which is a uniform service. I retired as an 0-6, Director Grade Officer, working at one of the highest levels available to dentists within our government bureau. My diversified career has provided the tools for effective decision making. Dental Officer positions held:
  - \* Chief Dental Officer
  - \* Health Services Department Head
- Northeast United States Regional Dental Consultant

While on active duty I received the Hazardous Duty Ribbon, the Commendation Medal (twice), the PHS Citation, and the Outstanding Service Medal among others. I have taken many leadership courses and voluntarily assumed collateral duties not related to my primary responsibilities. I finally retired after 10 years from an award-winning private practice which had a contract with the US Air Force.

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

First, as a liaison you need to sit quietly and listen. Only interject if absolutely

necessary. I have regularly attended Open Space Committee meetings for years, and this committee has been given more responsibility than merely advisory. Therefore, I feel it is important to fill these committee seats with balance between those persons who emphasize development and those who lean toward conservation. Candidates for these seats should be personally interviewed prior to selection. Resumes alone do not suffice.

I have attended Community Planning Committee meetings which are important because those members are looking forward and predicting future financial contingencies. This committee also develops the periodic residential survey questions. The questions needed to be more specific judging from the large number of responses in the handwritten section. The responses were subsequently typed and comprised thirty-eight pages in small print. By far the most prevalent category were comments about the open space and excessive dirt trail development. All of the committees are important, but due to my familiarity with the two aforementioned committees, I would like to serve on either the Open Space or Community Planning Committee.

**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?**

There are predictable serious issues that could surface at any time and wrong decisions would radically change a quiet residential community into something quite different. We must protect KCR private property and our way of life.

- A recurring issue is how and where Master Association revenue is expended. There is a fiduciary responsibility, so proportionally less money needs to be spent to develop the far borders of Foothills Open Space.
- Reintroduce Mountain Bike Races in KCR: This is a bad idea. There were bicycle races in KCR open space in 2009. The trail plan was submitted by the Trail

*Continued on page 8*

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Club that same year. In my opinion KCR has adopted a trail configuration that is fit for mountain bike competitive events like no other in the Denver front range. It is attracting outside groups honing their skills on our MA property. Aggressive mountain biking activity and serious accidents have occurred. This needs to be addressed ASAP. Recommendations: Update KCR Trail Use Rules: 1. "The sole purpose of bicycling is to reach points of interest." 2. Restrict bicycle racing or competitive behavior. 3. Define aggressive practices and enforce compliance.

The proposed South Docmann Trail: (Renamed: Wildcat---) As excessive trails go, this is as bad of an idea that I can imagine. I predict community resentment will build as future consequences are realized. The problems will transcend environmental issues because: Jefferson County property borders on the east, Deer Creek Canyon Road to the south, an elk meadow to the west and this is virgin land. It will only be a matter of time when this area is open to Jefferson County mountain bikers and other non-residents passing through county property and from the road. The KCR mountain bike highway thus becomes a superhighway and traffic proliferates into residential areas. There's more.

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

I envision observation areas in a designated portion of KCR Foothills Open Space where the Docmann Gulch can be viewed in its unimpeded natural state as it once was. In time there would be no trail running through it, but a trail would be at a professionally calculated distance away. Ultimately, you would see some amazing biodiversity, rare flora and abundant fauna during the daylight hours. The wildlife that have become nocturnal or are seeking refuge elsewhere will reemerge. The population of the raptors would grow with their foraging area undisturbed. Hopefully, the sounds of the rare Oven Birds would once again ring through the air. With luck the Golden Eagles would return, and the elk will appear. This end product would be the KCR Conservation Area.

There needs to be a starting point. The MA Board needs to take the initiative. There will be no monetary cost to start. The Association already paid for two biological surveys that recommend the foothills area south of Massey Draw as a Potential Conservation Area. It constitutes approximately 20% (one-fifth) of MA open space and just a third of the foothills. Similar to the successful Wilderness Act of 1964, all mechanical means of transportation would be prohibited here. Bicycles would still be permitted on the

other 80% of KCR open space. Our open space is valuable. It is so important to preserve at least a slice of it for future generations. This is feasible if the business community would please get behind it and the residents, the Trail Club members and hopefully, the TC leadership would support this incredibly wonderful concept. It has already been embraced by Jefferson County and other communities. There is more vision to come with recommended action items in the next Amenities section. Stay tuned and thank you.

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

Amenities are what makes Ken-Caryl a great place to live but having amenities requires managing them properly. Amenities must be affordable and reasonable. Facility and equipment preventive maintenance is paramount. The parks, the greenbelts, the building architecture, and even the open space should appear aesthetic and uncluttered. Children's programs are important to me having lived in a city where there were organized activities and programs for kids and then moving to a new suburb where there were none. Providing the best we can reasonably give to child development adds value and pride to a community. "Reasonably" means safe and cost effective.

A few ideas:

- The KCR Conservation Area & Wildlife Protected Habitat.
- A simple Incident Report Form with an icon on the front KCR web page. (Smart phones report incidents in real time.)
- Request a Dog Park on Jefferson County property down Valley Road west of the Hogback where a parking lot is located. We do a lot for Jefferson County; staff the Community Center, manage Parcel A, provide activity/program access for a modest fee and even mow the intersection area of C-470 and Ken Caryl. It doesn't hurt to ask.
- Pay for neighborhood signs. (vice build new dirt trails)
- Re-evaluate the controversial Willow Springs Agreement.
- Utilize our Ranger Staff and their expertise more effectively. Responsibilities for trail management have been delegated to residents who lack the credentials.
- Our media: (improve communication and transparency)
- The 2017 KCROS Management Plan should reincorporate a few paragraphs from the 1997 Plan. These paragraphs had much greater clarity and were more succinct.
- For safety purposes the 1997 Plan mentioned passive activity for KCR open space.
- For safety purposes the "Open Space and

Parks Use Rules" should be more specific defining what constitutes acceptable bicyclist behavior.



**Andrew Lydens**

**Email:** andy.lydens@gmail.com

**Phone:** 303-931-2634

**Community Area:** Valley

**Resident Since:** 1994

**Occupation:** Healthcare Analytics

**Community and/or Civic Organizations:**

KC MA board member 2018, 2019, 2020

**Hobbies:** Hiking, Biking, Skiing, Sailing, Eating

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

I just completed serving a 3-year term on the MA board. Given my experience and the collaboration of the current board in helping drive a positive impact on community, I have the desire to continue helping to ensure Ken-Caryl continues to be a great place to live. 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 adults, 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 creative problem solving in helping to address the challenges and opportunities presented to the board.

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

The previous two years I have served as the Open Space liaison and prior to that I served one year as the MD liaison. 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 of 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?**

I think we need to continue focusing on the issues that are most important to our residents and allocate the resources necessary to fix the issues, address resident desires, and maintain what we have within our unique community. While we have made great progress on the new pool and other improvements over the past couple years, there are several other amenities, services and programs that warrant attention. The fences throughout Ken-Caryl need to be repaired and upgraded, water conservation efforts around greenbelts and entryways must be addressed, and diseased tree groves need to be replaced. Additionally, the MA board needs to continue overall cooperation with the MD board in all areas, including safety/vandalism and protecting valuable open space areas. The upcoming resident survey will be very important in guiding the board on how to allocate resources. This will help maintain priority to the areas that are most important to our community. The results of the survey will be a fantastic starting point on what the community desires, where we spend time and a basis for allocating funds within our budget. The board should continue to listen to the KC committees, Ken-Caryl residents, and then take a collaborative approach in decision making.

Covenant control and protection of our open space is another ongoing and significant issue that warrants continued thought and discussion. As our neighborhood ages, so do our homes and yards. Old failing fences, overgrown and dead trees, shrubbery, and landscaping can all encroach on open space and easements. All of this has implications well beyond the visual blight from lack of covenant control. Erosion and drainage, damaging tree roots, noxious weeds, wildfire prevention, maintenance and other adverse environmental impact considerations 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 safe for residents, especially the children. All of 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 the community desires. A small vocal minority should not sway the wishes of the silent majority of Ken-Caryl. We need to understand what needs to be improved, maintained and to uncover areas where we should 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

*Continued on page 10*



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reactionary and within the constraints of allocating our limited resources within a \$3+ million annual budget.

The top activities in Ken-Caryl have historically been utilizing the paved paths, dirt trails, pools, open space and tennis courts. The list goes on from there, but it seems logical to make sure the board allocates funds according to the most utilized amenities. The residents will have an opportunity to provide a blueprint for what they want via the upcoming 2021 resident survey, and I suggest we use this as a guide.

I consider the staff and management of Ken-Caryl to be another very valuable amenity we have. We need to appreciate the work they do every day to keep operational order and the ownership they take in making our community great. The leadership of the Ken-Caryl staff has instilled a great culture that needs to be maintained. It is the responsibility of the MA board to make sure job satisfaction is high and the positive culture is maintained. This might be the best investment we as residents can make in our community. Finally, the MA board has done a great job maintaining an adequate reserve fund, and we need to continue maintaining these funds to allow the flexibility to address emergencies, infrastructure improvements and unexpected projects as needed.



## David Seagraves

**Email:** daves@kcranch.org  
**Phone:** 303-242-7221  
**Community Area:** Valley  
**Resident Since:** 1986  
**Occupation:** Project Manager  
**Community and/or Civic Organizations:** Ken-Caryl Ranch Board of Directors - 2018 to present  
 Boy Scouts of America - Cubmaster, Scoutmaster - 1997 to 2015  
 Bradford PTA  
 South Jeffco Sports Association Coach  
**Hobbies:** Skiing, Hiking, Golf, Travel, Family Activities

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

I am honored to have served on the Master Association Board the past three years. This past year has been the most challenging and also the most rewarding. The COVID pandemic impacted the community in many ways, and I'm proud of the actions of the Master Association and Metro District Boards in making decisions that have continued to provide first-class services and amenities, while maximizing the safety of staff and neighbors.

Two of the most impactful actions of the MA Board in 2020 were the contracting and construction of the new Ranch House pool and the hiring of a new Executive Director. The new pool will open in May 2021, and it will be an asset we will all be proud of and will serve the community for decades. Many thanks to the MD board for their financial contribution from the Plains District settlement fund, and to the other MA board members for their insight in

providing the remainder of the funding to make this project a success.

And finally, the most important vote I made was to hire Victoria DeSair as the MA Executive Director. I cannot be more proud of Victoria's leadership since she became Executive Director. Her passion is infectious. Her dedication to this community has been unwavering, especially during this most difficult period. I am so grateful to Victoria and Traci Wieland, our MD Manager, for their guidance and thoughtful management throughout this past year. We are lucky to have them both.

My reasons for my candidacy are simple. I want to continue to serve my neighbors in this special place we all call home, to make a difference in providing the resources to continue to keep us safe and to enjoy all the amenities we are blessed with. I welcome your input and appreciate your consideration.

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

As many of you already know, I'm a passionate person, and when I dedicate myself to something, I give all my efforts and abilities to that purpose. I'm lucky to have inherited common-sense from my parents, and I believe I provide good judgment and bring rationality to the board's culture. I am open-minded, and I look at both sides of an issue and try to understand all opinions before rendering my decision. I try to be fair and balanced - I am not a member of the Trail Club, but my wife and I hike the trails often. I very much appreciate their community service and efforts to keep the trails well-maintained and safe. I am not a member of the Conservation Committee, but I admire their efforts to protect and preserve our open space. I hope that we can all find common ground on contentious issues. If elected, I will use my 34 years of experience in living in Ken-Caryl Ranch and what I have experienced over the past 3 years as a board member

to continue to serve the community with passion and professionalism.

I want to say something about my fellow board members, Scotty Martin, Tom Bratschun, Chris Schroeder, and Andy Lydens. These gentlemen are not just my colleagues on the MA Board. I greatly admire their intelligence, their commitment, and their fellowship. Their backgrounds in public service, entrepreneurship, engineering, computer information systems, law, and construction management, have served the board and this community very well. I'm proud to serve alongside them.

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

In my three years on the MA Board, I have served as Treasurer, and board liaison to the Historical Society, the Election Committee, and the KCR Water and Sanitation District, a position we added because I thought it made sense considering how much money we spend on irrigation and other domestic water usage. If elected, I look forward to serving in any position that will benefit the community.

### 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?

Until around five years ago, I was like most of the community, the silent majority of KCR residents who were generally pleased and didn't say much about what the Master Association and the Metro District were doing. Only after my sons finished school and moved out did I have the time to get involved in community issues. It's concerning that more people aren't very inclined to provide ideas on direction and priorities, until they are upset about something. Well, I guess that is human nature.

The 2017 community survey was helpful in getting more residents to respond and provide input. One disappointment was some of the survey questions were

ambiguous, and it has allowed both sides of an issue to claim the responses supported their agenda. The MA Board approved funding for a 2021 resident survey, and I want to encourage all residents to participate to provide that direction that the members of the board need and want.

Most decisions the board makes are easy, especially when staff provides clarity in the need for a particular expenditure or change in policy. Victoria and Sean Warren are very good in providing appropriate documentation to support their requests. But, there are issues that are contentious, like new trails, social awareness flags and signs, and neighborhood perimeter fencing, etc. that the board wishes the entire community to provide input, since any changes to existing policy could be substantial. But I have always felt that I serve the community, and it's important that we hear from the whole community, before we make important decisions on the direction of Ken-Caryl Ranch. I encourage all of you to contribute your thoughts and wishes to the 2021 resident survey. I, and the rest of the MA Board, work for you, and this is your opportunity to be heard.

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

My wife and I have lived in our home in Ken-Caryl for 34 years, and I can't imagine living anywhere else. We have very close relationships with all our neighbors and

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consider them among our best friends. I have spent much of my adult life giving back to the community, as a coach, PTA board member, and Scout leader, and most recently, MA Board member, and I would like to encourage all of you to find a passion in the community and to share your skills and your time to make a positive impact on our neighborhood. That's my vision, for everyone to contribute something to make Ken-Caryl special. It's disappointing that as a board member, we receive feedback consistently from the same few dozen people, and never hear from the large majority of residents. I would like to encourage more of the community to provide input and ideas to help us with direction and prioritization. The future is what we want to make of it!

**What is your philosophy toward Ken-**

**Caryl Ranch amenities and spending money on those amenities?**

I believe management of our amenities is arguably the most important function of the Master Association board. Our amenities (and our friends and neighbors) are the reason that my wife and I have lived here for 34 years, and have no desire to move anywhere else. Amenities are the reason why new families want to move to our neighborhood. We just funded and built a new pool at the Ranch House at a cost of almost \$4 million, and I believe it is vital that we continue to maintain and upgrade our amenities as needed, and add new amenities as the community chooses.

One thing that most of the community might not know is that to fund the Ranch House pool, the MA Board postponed funding for long-term capital improvements in drainage and irrigation replacement, and made only modest increases in dues during that two-year period. Now that the pool construction is completed, the MA Board has resumed funding irrigation and drainage projects, without raising dues. I believe that shows the board is fiscally responsible and represents all residents. This past year, the MA Board also focused our resources on safety, making improvements to the Ranch House to increase security for the staff, and at other venues. We approved funding for street crossings and signals and want to continue looking at other opportunities for making improvements at additional crossings. We approved reroutes of several trails to improve bike and pedestrian safety. We completed work with the Equestrian Center Task Force and the Brannon Gearhart Task Force, and thank those volunteers for their input. We will be funding and completing enhancements in the next few years per their recommendations. If re-elected, I will

always value our amenities and prioritize expenditures toward them.



**Philip Varley**

**Email:** philipvarley@gmail.com  
**Phone:** 303-946-1941  
**Community Area:** Valley  
**Resident Since:** 1993  
**Occupation:** Consultant CFO and Board Director  
**Community and/or Civic Organizations:** Ken-Caryl Water District: Director, 2020 - present, and 2004 - 2010, Chairman 2010 - 2012  
**Ken-Caryl Community Planning Committee:** 2019 - present  
**Hobbies:** Hiking, skiing, flying, travel

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

I have lived in Ken-Caryl for 27 years. I moved here because I appreciated how green and beautiful it was, a recipient of the "Tree City USA" award, and the best kept "oasis" within the metro area. It had attractive recreation amenities, open space in abundance, and community pride (remember Pride Days, held until 2010?). In the last ten years, Ken-Caryl's uniqueness has diminished, as maintenance has lagged, trees have not been replaced, and trails have doubled in length and width, many being concreted, creating urban eyesores.

The community spirit, which was a big part of being a resident in the 90s has devolved into special interest factions. And even though resident surveys have shown a desire for a balance between conservation and development in our unique and precious open space, the Board has approved, almost unanimously, every request to build more trails, ignoring the concerns of those residents who are worried at the effects on wildlife, and the visual scars such developments have created.

Now that plans have been submitted for potentially another thousand new homes on two development sites just east of C-470, we will need to effectively blend the needs of these new residents into our existing operations.

I believe that the MA Board should accomplish the following:

1. Assure budget and fiscal integrity.
2. Preserve, protect and enhance our priceless, signature landscape and our unique flora and fauna from fragmentation and visual degradation caused by poorly designed, aligned and constructed trails.
3. Promote a safe, enjoyable and world-class experience for all users of all amenities, including trails, pools, tennis courts, and buildings.
4. Ensure adequate maintenance of existing facilities, particularly fences in the Plains, so that the visitor's first impression of Ken-Caryl is one of delight.
5. Enhance our home values and quality of life.

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

Having been part of the community for 27 years, I have historical knowledge of the issues, and remember what the "original KCR" was like – welcoming, family oriented, vibrant, green, rural, especially with the equestrian center, tidy, well maintained, and with pride in our surroundings. I have served, and currently serve on the Ken-Caryl Water District Board, and am a member of the Ken-Caryl Community Planning Committee. In the wider world, I serve on a Strategic Advisory Board at Imperial College, London, from where I obtained my Chemical Engineering degree. I also act as a Consulting CFO for a number of clients, having spent 30+ years of my professional life as a CFO in the private sector. I hold an active CPA license.

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

Open Space: As metro-Denver continues to expand, with every piece of available land being developed, we here in Ken-Caryl are fortunate to privately own over 5,000 acres of open space. Leaving this land in its pristine condition, rather than fragmenting it as we have by building more trails, and allowing the widening of others, is very short sighted. The Open Space Committee is responsible for providing open space stewardship recommendations to the Board, and their charter requires that there is a balance between conservation and other uses. For the last ten years, there has not been a balance, as the OSC has promoted completion of the entire TMP, ignoring the negative environmental consequences. Wildcat Ridge, the last trail from the 2009 plan is now in the review stages. Once it has been built, residents need to be aware that there are plans for a new TMP, with multiple "connectors," and incorporating many of the proposals in 2009 which construct a large number of east-west trails up and over the Hogback, and on the east facing slopes of the hills to the west. Those residents who will be heartbroken to see such scars on the landscape and by the degradation of the nesting environment for the wild birds need to be heard. I will be the voice for preserving our legacy.

Community Planning: One very badly worded question in the 2017 Resident Survey allowed for ambiguity regarding trails. The question asked "should the MA maintain or increase the amount of trails". Probably 95% think we should provide trails, but based on the written comments, more than 80% did not want any new trails constructed. I would like to ensure that the questions in the proposed 2021 survey are much more specifically written, asking questions which have only one possible interpretation.

**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 major issue facing the community is the disunity between residents who wish to preserve from development the last remaining undisturbed portion of open space that was set aside in the original Covenants, and those whose goal is to apply everyone's HOA dues to build more trails which non-residents are currently allowed to use, free of charge, for bike racing training. The cost of new trails and their patrolling, over \$1 million in ten years, has led to ignoring the maintenance needs of other ranch assets, which I address in answer to question 6.

It is a travesty that those residents who write letters to the editor or show up at MA Board meetings asking for a moratorium on new trail construction are

*Continued on page 13*

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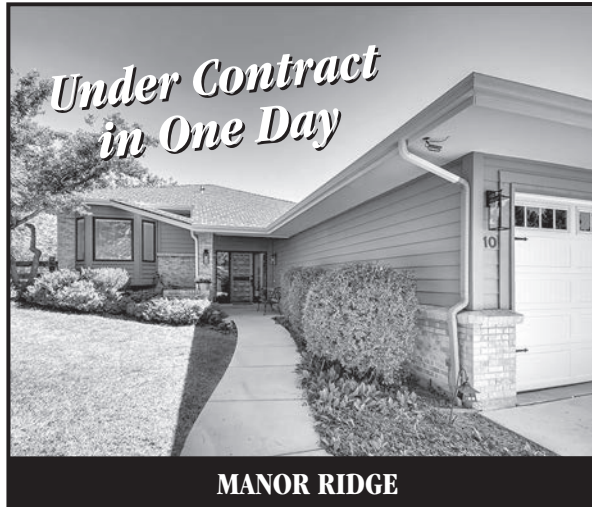
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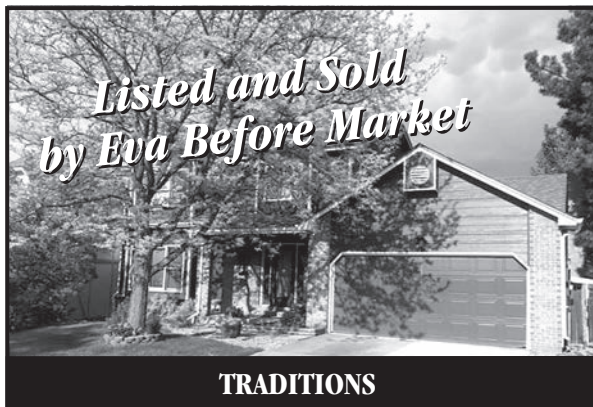
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ignored. However, ten years after the Trails Master Plan was implemented by the Board, in complete disregard to the over 100 members who turned out in July 2009 to oppose it (the largest ever turnout for a Board meeting), all but one trail has been built, notwithstanding environmental studies advising in general against such trails, and notwithstanding the preamble to the plan which states that “adoption of the plan does not require a specific timeline or commit any funding for implementation.”

With the 50 miles of trails we currently have, Ken-Caryl has ten times the number of miles of trail per resident than all of Jeffco. Despite being asked numerous times, none of the Board Members has answered “how many miles is enough.” They have not demonstrated with any objective metrics why more trails are needed. And they have refused to promise not to build connectors to Deer Creek Canyon Road or South Valley Park, providing easy access to non-residents. It’s time to say we have enough. It is time to preserve what’s left.

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

I would like to leave a “legacy for my grandchildren” of a Ken-Caryl which is the most sought-after community in metro Denver, and which is even more appealing than it was when I moved here with my 6 month old daughter in 1993. At that time, the open space was a haven for wildlife, with Elk migrating through the valley, and frequent sightings of coyotes, foxes and raptors.

The Community Center was surrounded by trees, and within the swimming pool fence, there was plenty of space, in the shade, for relaxing. Now the pool’s area is inadequate even for loungers,

and the trees have been cut down, replaced by hundreds of cubic yards of heat reflecting ugly concrete. What was previously a pleasant, relaxing area of grass and shade trees surrounding a fishing pond at Dakota Lodge is now also an ugly, concreted heat island, and the green spaces surrounding the red rock outcroppings are now disfigured by a myriad bike trails.

Many of the original trees along our roadways and in our parks are reaching the ends of their lives, and there are no plans to replace them. And there are proposals by at least one other candidate to continue to remove trees and grass along our roadways and at the entrances to subdivisions and replace cooling greenery with heat reflecting xeriscape. This was tried about five years ago, and the resultant furor caused the Administration to remove the map of proposed “xeriscaping” because the majority of residents were displeased with the dying trees and grass caused by failure to irrigate, and ruining the natural beauty for which Ken-Caryl is prized.

We must maintain the beauty that was created when this community was planned, by budgeting for replacement trees, adequate irrigation, and prevent any further concreting of Association land.

**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 failure to perform preventive maintenance has allowed the disrepair to escalate to such point that replacement seems to be the only option. Nothing is more important to extending the lives and reducing the total cost of ownership of our assets than preventive maintenance, and I will prioritize those expenses over anything “new.”

Examples of lack of maintenance are horribly visible along our major roads where fences have been whitewashed by sprinklers, and in many cases are falling down, instead of being treated every five years with cedar stain, a practice which Ken-Caryl Water District follows and as a result, the original perimeter fencing still looks new.

Failure to protect our exterior wooden structures has over \$100,000 to REPLACE fencing at the Ranch House, along Valley Parkway, and other locations, and this year, another \$35,000 will be spent REPLACING a just 20-year-old Ranch House cedar deck. We build new trails, originally defined as “single track” yet we allow existing ones to become 10 to 20-foot wide eyesores - Lower Massey Draw is possibly the most visible example. And more money is wasted converting what were once rural looking dirt trails between subdivisions, pleasant on which to take dogs for a walk, into 10-ft wide concrete “roads.”

I would use the results of the resident survey to identify areas most in need of maintenance and create a rolling 30-year maintenance schedule for all of our fixed assets.

*\*Tim Berg withdrew his MA Board candidate application on Feb. 1.*

**Hardening Your Home in the Wildland Urban Interface**

*By Daniel Hatlestad, Ken-Caryl Firewise Committee*

A home’s survivability in a wildfire is largely based on the building materials, design features and nearby landscaping. Homes designed and built to wildfire-resistant standards have reduced susceptibility and are more likely to survive a wildfire. Home hardening is an important component of the Home Ignition Zone.

Homes lost to wildfire are most often ignited by embers or small, low-intensity fires. Ember ignition can occur when embers enter the building through vents or an open window. Once inside, embers can ignite furnishings or other combustible materials stored there. Ember ignition can also occur when embers accumulate and ignite combustible parts of the building, such as a wood shake roof, combustible decking, or debris accumulated on a roof or in a gutter. Vegetation or other nearby combustible materials can be ignited by embers, causing a spot fire and subjecting a portion of the siding, windows, or doors to fire.

Hardening your home can reduce the susceptibility of a house to wildfire. Several components of the home should be addressed, including the roof, gutters and eaves, vents, siding, windows and doors, and decks, fences and other attachments.

**Home Hardening**

Not all homes are built the same. The materials, design and construction assembly of a home plays a particularly large role in the home’s likelihood of surviving a wildfire. Exposure to (a) direct flames, (b) radiant heat and (c) embers should be considered when doing work to “harden” a home.

Remember: flying embers can destroy a home up to a mile ahead of a wildfire.

In general, the Ken-Caryl Firewise Committee recommends that you take measures to actively reduce the likelihood of a home ignition by installing/retrofitting ignition resistant features – a practice known as home hardening. Below is simple list and guide of for home hardening. You can gain site specific home hardening tips and recommendations at: <https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/>.

**Roof:** Roofs are highly vulnerable to wildfire ignition. Class A roofing assembly is highly recommended. Note: Pay special attention to any interfaces between horizontal and vertical interfaces (juncture between roof and exterior walls) and consider utilizing non-combustible flashing in locations where ember collection is likely.

1. **Vents:** Attic, soffit, roof, gable, crawl space and all other vents should be screened with 1/8” metal screening.
2. **Windows & Window Frames:** Windows are particularly vulnerable to the extreme heats that are posed by nearby fire. When windows break, homes are exposed to extreme wildfire hazards. Double-paned windows have become a standard of modern construction, utilizing tempered glass panes has become an added recommendation. In addition, the frames of the windows are another factor to consider. Window frames should be composed of a non-combustible material or, if not possible, incorporate a metal sub-frame to help the window frame retain its shape when exposed to increased heat.
3. **Exterior Walls / Siding / Eaves / Soffits:** Utilize non-combustible or ignition-resistant materials such as fiber-cement



board, stucco, masonry/brick, or stone. Heavy timber construction is another ignition resistant material. Note: Please keep in mind that while these materials are resistant to ignition, they need to be assembled in such a manner that there is no exposure (heat or embers) to combustible materials that may lie behind these materials. These gaps may expose sheathing, or other combustible materials, which are vulnerable to ignition.

4. **Decks:** Decks are another particularly vulnerable point for home ignition. In addition, our wonderful climate in Colorado makes decks a great feature for enjoying the outdoors while at home. There are many different decking styles, designs and materials. No combustible materials should be planted or stored underneath a deck (regardless of decking material). If and when feasible, we recommend that decks be closed off to the ground surface level so that embers and direct heat at not allowed to heat or ignite the deck from below. Finally, enclosing the base of exposed combustible columns with a non-combustible material is recommended.
5. **Fencing:** There are many needs and uses for fencing. In the Wildland Urban Interface, we recommend using non-combustible materials for any fencing that is attached, or in any way connected to, a home or structure.
6. **Gutters:** We recommend that gutters be composed of non-combustible materials and installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. That drip edge should extend in to the gutter. If you have nearby large trees which drop leaves, needles or sticks on to your roof, we recommend installing a gutter cap to reduce annual maintenance.
7. **Chimneys:** Any chimney that serves a wood-burning fireplace or other heating appliance should have an approved spark arrester installed. Spark arresters will serve to reduce the chance of a spark from your home from starting the outside of your home on fire.
8. **Home Perimeter Hardened Zone:** The ground surface immediately adjacent to your home and/or decking should be developed in to a hardened zone. Most home perimeter hardened zones are developed using a layer of weed fabric on the soil surface which is then covered in rock. Regardless of the design, the hardened zone should contain zero combustible materials (no wood-based mulch!) and should extend out at least three to five feet from the base of your home, deck or any other attached projections.
9. **Near Home Combustibles:** Any material that is combustible and is near your home is a wildfire vulnerability. We recommend that any and all combustible materials that are within 30 feet of your home be removed from this area (especially during the wildfire season). Examples of near home non-vegetative combustibles include: decorative wreaths and displays, patio furniture, firewood, propane tanks (home and grill), playground equipment, other homes and outbuildings. Vegetation near the home is also critical and should be considered when developing, enhancing or maintaining your Defensible Space.

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Prioritizing amenities and projects based on resident feedback.
- ✓ **Experience and oversight for construction and improvement projects**  
Strong Ranch House pool construction management guidance over the past year.
- ✓ **Listening to ALL residents and making decisions based on the majority, not just the most vocal**
- ✓ **Keenly focused on safety and security of our neighbors and staff**  
Additional security cameras installed in key areas and more coming.  
Crosswalk approval on Valley Pkwy with more coming.
- ✓ **Water conservation efforts and cooperation with KC Water Board**  
Seagraves established the KC Water Board liaison position.  
Driving alternatives to water hungry park strips and entry ways.
- ✓ **Continuing to build upon an MA culture of ownership, respect and improvement**  
Ensuring staff retention and satisfaction.
- ✓ **Responsible management of housing development coming to Ken-Caryl**

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## Featured Creatures: Helping Pets Find Their Furr-ever Homes

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### King (#190359):

King is a 7-year-old, male Great Dane mix. Possessing a distinguished and handsome grey muzzle, which frames a smile that will melt your heart, this sweet boy is at that perfect age where he enjoys a leisurely stroll around the neighborhood, but is also a pro at relaxing comfortably at home with that special forever someone. King would be well placed with a new family that will patiently and lovingly help him to destress from shelter life; and since he would prefer not to have to play the social butterfly with other dogs, he will only be rehomed to a single-dog household.



### Timmy Turner (#227077):

Timmy Turner is a 3-year-old, male cat. This sweet brown-brindled tabby is a bit shy and takes a little time to warm up, reacting favorably to gentle handling and attention – his behavior is reminiscent of a Secret Admirer who becomes a lifelong friend once he's comfortable with that forever someone. Timmy Turner is best suited for a calm, relaxed household where he can take his time to acclimate and find a warm spot in the sun; and given his shyness, he may do best in a home with older children.

King and Timmy Turner's adoption fees may include neuter surgery, initial vaccinations, a microchip, a bag of Purina Pro Plan food, 30 days of free pet insurance and a voucher for a free veterinary office visit. *These items hold no cash value if not applicable.*

Visit [www.FoothillsAnimalShelter.org](http://www.FoothillsAnimalShelter.org) for more information and to view all adoptable pets.

## Picture This! Dear Deer

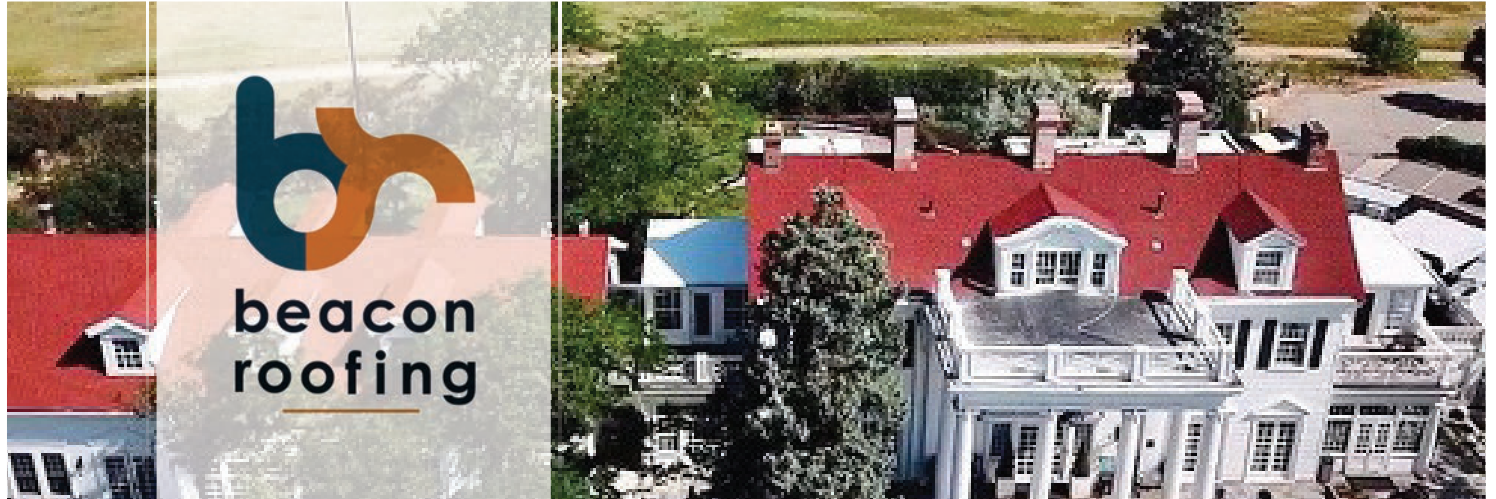


**Backyard bucks.** These bucks were anything but bashful when resident Greg Bettinger photographed them in his backyard.



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The Ken-Caryl Ranch e-News is a weekly newsletter distributed every Monday via email to all residents who subscribe. To sign up for the e-News, go to [www.ken-carylranh.org](http://www.ken-carylranh.org) and fill out the e-News sign-up form on the home page or send an email to [allisonh@kcranch.org](mailto:allisonh@kcranch.org).



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Due to the rapidly changing nature of programming during the pandemic, please visit [www.ken-carylranh.org](http://www.ken-carylranh.org) for up-to-date Recreation Program information.



## Tennis & Pickleball

Robert Campbell  
Tennis Program Supervisor  
[robert@kcranch.org](mailto:robert@kcranch.org)  
303-979-2233, ext. 102

Please visit our website for the latest information, schedule and rates for the 2021 session.

### Permanent Court Time

Permanent Court Time (PCT) slots still available! Monthly payments will be automatically drafted from your online account. Email [robert@kcranch.org](mailto:robert@kcranch.org) to inquire about available spots.

### Cardio Tennis

Cardio Tennis is in full 'swing'! Clear room on your calendars for Friday and Saturday mornings for the return of cardio tennis! Online registration up to 48 hours in advance is available on our website at [www.ken-carylranh.org](http://www.ken-carylranh.org). Please note that Ken-Caryl Ranch Tennis will only run one court on Fridays during COVID Level Orange restrictions.

### Ball Machine Available to Rent Indoors!

Ken-Caryl Tennis now has a ball machine available to rent indoors and is an option for players when you reserve a court online. The cost of the ball machine rental is \$15. The ball machine is located behind indoor court #4, but can be used on any indoor court. Please return the ball machine to the location behind court #4 when finished.



## KC Fitness

Janet Robbins  
Fitness Coordinator  
[janetr@kcranch.org](mailto:janetr@kcranch.org)  
303-979-2233, ext. 185

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### Renew or Enroll Now for Your 2021 Fitness Membership!

Be resolute about your 2021 health and fitness goals! Be sure to enroll in, or renew, your membership today! In order to provide exceptional fitness services, classes and facilities, membership dues have slightly increased, effective Jan. 1 for all 2021 renewals and new memberships. For details and pricing information, please visit our website at [www.ken-carylranh.org](http://www.ken-carylranh.org).

### Fitness Classes & Personal Training

Due to COVID-19, please visit our website for the most up-to-date information on classes, hours and fitness sessions at [www.ken-carylranh.org](http://www.ken-carylranh.org).



## Youth Programs

Lizz Brock  
Recreation Supervisor-Youth Programs  
[lizzb@kcranch.org](mailto:lizzb@kcranch.org)  
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### Spring Break Care

Need care during Spring Break? Plan for your school-aged kiddo to join us! Camps run from March 29 – April 2. We are looking forward to an action-packed week of fun! Camps conveniently located at the Ranch House and Dakota Lodge. Sign up for each day you need care! For more information and to register, please visit our website at [ken-carylranh.org](http://ken-carylranh.org).

### Ken-Caryl Ranch B&A Care Program

The KCRMD Before and After Care Programs serve Shaffer Elementary and Bradford Schools. We strive to promote healthy development through experiential, explorative and fun opportunities! This program not only offers before and after care, we also offer full-day care during no school days and school breaks. This program follows the Jeffco Public Schools calendar and will follow any calendar changes due to COVID-19.

*\*For all Kindergarteners entering the 2021-2022 school year, solidify Before and After Care spots for next school year! Contact Lizz Brock at 303-979-1876, ext. 132 or at [LizzB@kcranch.org](mailto:LizzB@kcranch.org) to get registered!*

### Babysitting Clinic

This course is designed for pre-teens to help prepare them for those first babysitting opportunities. Students will learn to identify their own responsibilities and personal safety. Basic child care, including feeding, bathing and diapering will be covered. Participants will also learn basic child development and be able to provide activities for the many developmental stages. Home and fire safety and prevention and treatment of common injuries will also be covered. Ages: 11 - 14 years. Register at [www.ken-carylranh.org](http://www.ken-carylranh.org).

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

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

#### Display Advertising & Classifieds

Kristen Peterka  
[kristenp@kcranch.org](mailto:kristenp@kcranch.org)  
303-979-1876, ext. 109



## Sports & Athletics

Amy Lear  
Recreation Director  
[Amyl@kcranch.org](mailto:Amyl@kcranch.org)  
303-979-1876, ext. 119

### Soccer Shots for your tots!

Soccer Shots returns to Ken-Caryl Ranch! This program is an engaging children's soccer program designed to introduce young players ages 2 - 8 to the joy and fun of team sports. Soccer Shots focuses on skill and character development under the guidance of best-in-class coaching. For more information, and to register your child, visit [www.soccershots.org/den/](http://www.soccershots.org/den/).

### Challenger Sports Spring Soccer Camps

Ken-Caryl Ranch and Challenger Sports are pleased to announce that registration is open for spring soccer camps! These camps will focus on skill development and feature instruction by professional and international coaching staff. Camps are currently running on President's Day, during spring break or you may register for a combination of both camps. For more information, and to register, visit <https://www.challengersports.com/>.  
*\* Please note these camps will be held outdoors and are weather-dependent. Should a cancellation occur as a result of inclement weather, refunds will be issued to registered families.*



## Adult Programs

Amy Lear  
Recreation Director  
[amyl@kcranch.org](mailto:amyl@kcranch.org)  
303-979-1876, ext. 119

### Winter Knits

Embrace comfy cozy this winter and craft your own creations with our Winter Knits class! Winter Knits is an intermediate class, structured as a knit along, that will present up to three projects that will keep you warm this winter. You will love the soft, warm texture of the projects you create and they also make great gifts! For more information, and to register, please visit our website at [www.ken-carylranh.org](http://www.ken-carylranh.org).



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# Tracking KCR's Trail Club 2020 Community Improvement Efforts

By Joshua Holmberg, Ken-Caryl Ranch Trail Club

The Ken-Caryl Ranch Trail Club is a group of several hundred volunteers who promote stewardship, volunteerism and community through exploring the resources in our own backyard. It is primarily focused on improving and maintaining Ken-Caryl Ranch trails and promoting the connections within our neighborhood that those experiences create.

In 2020, Trail Club volunteers performed a little over 1,800 hours of service to the community and trails (equivalent to nearly six seasonal trail crew staff). This is up by nearly 10 percent from 2019 and continues its upward trend from previous years. In addition, our membership base nearly doubled, and over 100 of those members volunteered more than 10 hours each. Of all the hours contributed, roughly 10% was devoted to cleaning the neighborhood of trash and debris, another 10 percent toward patrolling to ensure resident-only access and trail safety and the remainder spent doing some form of maintenance: everything from raking, to re-routing a trail to make it more sustainable, to cutting back vegetation for improvement of sight lines for safety purposes.

We kicked off spring 2020 with our 3rd Annual Adopt-a-Road cleanup day. We had unprecedented participation with over 160 volunteers. Thanks to the increased help, we covered 20 miles of roadways, 16 miles of trails and green belts, and five parks -- South Valley Road, North Ranch Bradford Park, Dutch Creek, Valley Parkway, Brannon Gearhart Park, Saddlewood Park, the Ken-Caryl Business Park, Chatfield Avenue, Continental Divide Road, Sangre de Cristo Road and all the areas and greenbelts in between. Our official segment is along South Valley Road, but after getting great feedback from everyone, we decided to apply for an additional segment along Shaffer Parkway. During that event, over 1,000 pounds of rubbish was removed from these surrounding areas. What an amazing accomplishment by so many of all ages and all interests throughout the neighborhood.

Throughout the summer, several trail re-routes were planned and executed with ease thanks to so many new Trail Club members and volunteers. These

provided added safety for people crossing at the Valley entrance as well as helping with some segments that were eroding. In the spring, the first reroute project took about 175 person hours but was done in one weekend with nearly 50 people. Ken-Caryl Ranch Open Space Manager Sean Warren stated, "I'm very pleased with the contributions of the Trail Club maintaining and improving various aspects of the community. The volunteer hours from the Trail Club directly and impactfully benefit every member of our community." In the early fall, the Valley entrance re-route was led by our Volunteer Trail Coordinators who worked with staff, the Open Space Committee and the Board to get feedback on signs, fences, gates, location and avoidance of plant and animal habitat. Spanning the last weekend in August, to every weekend in September and even a few weekday sessions, volunteers completed the entire adjoining segments in time for users to still enjoy it for the remainder of the fall season. During these lower re-route projects, it was fantastic to see so many children of all ages out to help with their parents as well.

Many Trail Club volunteers also participated in managing the aggressive growth of vegetation along trails, particularly in the backcountry. In fact, this is where roughly 80 percent of our volunteer hours were spent and are typically spent. New this year were 'zone leaders' who took an Adopt-a-Road approach to the entire trail system. Trail Club also helped with the purchase of new equipment to aid in this effort, resulting in greater efficiency and higher quality work. Cutting back vegetation from the edges of trails and around sightlines enhances safety while improving the user experience and perhaps even more importantly, ensures that the original trail tread stays where it was intended. Ample kudos cannot be given in writing for the sometimes very challenging work and work conditions that our volunteers endure to keep things in tip-top shape.

In the fall, we held our second Adopt-a-Road event with our two official segments in South Valley and Shaffer Parkway. We had great turnout and we were able to expand our cleanup area beyond the segments. Ken-Caryl business owner Sean Gardner saw immediate results of this effort. "I was thrilled coming to work on Monday after the Trail Club thoroughly cleaned up trash around the Business Park. My employees and customers will appreciate the benefits of the ongoing support from the Trail Club to keep this



area a great place to conduct business," said Sean.

In addition to all the work the Club does to maintain the trail system and clean up trash, we also work to promote an active lifestyle for the neighborhood kids. Twice a year, we support Walking and Wheeling week at Bradford K-8. The Club provides teams at each school to conduct bike safety checks for the kids. We think it's important to teach the kids the ABC's of bike safety - Air, Brakes, Chain. COVID has delayed our involvement this year, but we are hoping to be back pumping tires and greasing chains in the fall.

Whatever the activity, we have all been extremely excited to see more faces on the trails this year - even if they were covered with a mask. The pandemic has

given many homeowners the chance to discover or rediscover how fortunate we are to have such amazing open space with accessible trails for all types of users. Jane Marshall says, "my family recently moved to KC because of the trail system and the amazing recreational opportunities here. Working with the Trail Club has made us feel part of the community and proud to play a role in maintaining this resource."

We encourage anyone interested in learning more to reach out to us on our Facebook page (Ken-Caryl Trail Club) or contact us through email at [kctrailclub@gmail.com](mailto:kctrailclub@gmail.com).

All residents are welcome to join the Trail Club. More information can be found at: <https://ken-carylranh.org/community-news/community-organizations/trail-club/>.



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## Row, Row, Row Your Way to Your 2021 Health and Fitness Goals at Row House Ken Caryl

Each year, losing weight and getting healthier top the national New Year's Resolution list. And, with COVID keeping us cooped up at home for most of 2020, it's no surprise that health and fitness were once again list toppers for 2021.

Local business Row House Ken Caryl, which officially took up residency in KCR in September 2019, offers members a novel rowing-based fitness program that guarantees to burn calories and improve posture and body strength to help you stay committed to your New Year's health and fitness goals.

"Rowing has many benefits, and at Row House, there is a place for everybody whether you are an accomplished athlete or just starting out," says Row House Ken Caryl Owner Carol Jasunas. "The erg, a.k.a. rowing machine, is an effort-based machine, which means you get out of it what you put into it. That allows everyone to find success with a rowing-based workout, no matter their size, strength, age or physical limitations."

According to Jasunas, the benefits of rowing are unparalleled and backed by science and data. Each workout produces maximum results by engaging over 85 percent of your body's muscles (legs, core, arms, back), delivering the perfect balance of aerobic endurance and muscular strength all in one workout. With a challenging combination of classes that incorporate resistance training, rowing and stretching (intervals on and off the erg), class participants will get the most out of a Row House workout. Each class has a different focus and programming varies to help rowers progress to avoid plateaus.

Like many businesses, Row House Ken Caryl has also had to adapt and take precautions to ensure the health and safety of its crew and members due to COVID-19. According to Jasunas, members book their classes in advance and check-in online when they arrive. Everyone entering the facility has their temperature checked. All of the studio's

ergs are a minimum of six feet apart and the workout is a single station workout; no shared equipment. Masks are worn during the workout and the ergs, equipment and room are disinfected with a hospital grade disinfectant after every class. The studio's HVAC system was upgraded to include MERV-13 HEPA filters and all high-frequency touch points are disinfected between each class. The Row House Ken Caryl also offers reduced class sizes and Open Row classes, which are self-led workouts, that lend to smaller groups in the studio at one time.

"We enjoy the closeness of the Ken-Caryl community and the support from both residents and businesses alike," said Jasunas. "The community has been very welcoming to Row House and has made us feel like a part of the community from day one. We have partnered with other local businesses regularly and have also helped to sponsor area events as a way of introducing Row House to the community."

So, what can you expect for a rowing-based class? According to Jasunas, a truly immersive experience as crew members help rowers "be the change they want to see".

"From the moment you walk in the door, our crew will greet you and help you get comfortable with the erg," said Jasunas. "Our app will track your performance and we will celebrate your achievements along your fitness journey. New members begin their Row House experience with a challenge to complete 50K meters in 30 days. Subsequent milestones include 250K, 500K, and 1M, all of which are celebrated and rewarded. The class rows as one boat, with only boat, or group, stats displayed during class, and no leaderboard to intimidate participants. Your individual stats are shared with you personally via the Row House app."

Jasunas adds that classes are held in a studio with the lights down low and the music up so members get swept away into an immersive experience where everyone rows in-sync. However, during the warmer months the crew have taken ergs to various locations in the community, like breweries, to share the experience in outdoor environments.

In the spirit of community, Row House Ken Caryl also offers members Row for a Cause, by partnering with local organizations and charities, the studio

# ROW HOUSE

"pulls" together to create a memorable rowing-based fitness studio experience for companies, teams, groups and families to help raise proceeds that benefit the community. All proceeds from each donation-based class or event will help support a member's favorite local organization or charity of choice. Contact the studio to set up your Row for a Cause class to collect 100 percent of the proceeds collected for your charity.

So, if you're looking to take your workouts to the next level, be sure to check out The Row House Ken Caryl with a free introductory class. Workout with a friend and take advantage of deals through their referral program. For more information on rowing-based workouts, classes and membership details, please visit The Row House Ken Caryl's website at <https://www.therowhouse.com/location/ken-caryl>.



### Sign Up for the e-News!

The Ken-Caryl Ranch e-News is a weekly newsletter distributed every Monday via email to all residents who subscribe. To sign up for the e-News, go to [www.ken-caryl.org](http://www.ken-caryl.org) and fill out the e-News sign-up form on the home page or send an email to [allisonh@kcranch.org](mailto:allisonh@kcranch.org).

## Resident Alicia Pucci Custom “Tailors” Sewing Classes for All

A home art is reclaimed due to the coronavirus pandemic, creating the perfect time to get crafty, and Alicia Pucci, resident and local business owner of sewing studio, Sew-it-All, is at the ready for a “custom-made” experience for her students!

Alicia, who moved to Ken-Caryl with her family three years ago, offers group and private sewing instruction for all ages and skill levels. Alicia currently offers an After School Sew-it-All Class for students ages 9 – 19, Adult Open Lab classes, where participants can choose their sewing-based projects, Make and Take classes, for projects like totes, pillow covers and infinity scarves and a Summer Fashionista Camp for kids, in addition to other camp classes, that cover design drawing and sewing machines. Alicia formally opened her studio in Littleton in January of last year.

Alicia has had a passion for sewing since childhood, finding delight in tinkering in her mom’s sewing machine basket as a child – she had the best dressed Barbies in town - and participating in formal instruction.

“My love of sewing grew, and a co-worker of my mom’s started teaching me to sew formally when I was in middle school,” said Alicia. “I continued to learn as much as I could about sewing by reading books and taking high school home economics classes.”

Alicia brings a wealth of knowledge and experience to her craft. She earned her degree and teaching credentials in Clothing and Textile at California Polytechnic State University, San Luis Obispo. After college, she began teaching Home Economics/FACS for 17 years in Sonoma County, CA. When the District cut her program, she paved her own way by opening a Sew-it-All Studio in San Francisco. She enjoyed nine wonderful years in business in California prior to moving to Ken-Caryl, where she re-opened the Sew-it-All Studio last year.

Alicia, who has a closet full of custom-created dresses, coats and one-of-a-kind sewing creations for her own children, revels in the joy and sense of accomplishment her craft brings to others and in teaching a valued life skill.

“Teaching in a small learning environment is my greatest joy,” said Alicia. “When you go from 32 students to eight, it is easy to tailor the lessons to each student’s individual learning style. I take my “teacher” role seriously and make sure each student achieves success. I credit my 17 years as a public school elective teacher for the excellent training I received. As an elective teacher, every type of student and every type of learning difference comes through your classes.”

Alicia’s sewing savvy also came in handy during the pandemic, where she created masks, free of charge, to those in need to help prevent the spread of COVID-19; even donating many to benefit the Ken-Caryl

community.

“When COVID-19 hit, a number of complete strangers contacted me through the website asking if I could make them masks,” explains Alicia. “My dear friend and Ken-Caryl resident, Deb Evans, received the same type of calls. We teamed up, asked the neighborhood for help and together, the 30-40 of us made well over 2,000 masks. We donated as much as needed, sold some and used the money to pay for supplies, and gave each participant some of the donated money to “pay it forward.” Mask making was a real learning experience for me and I am glad I had the opportunity to serve the community.”

When it comes to safety practices in her own studio, Alicia adheres to a strict protocol of safety, providing students with an outside sanitation station, mandating the use of masks and frequent hand washing prior to the start of each class. Additionally, each student has a six-foot-spaced work station and all machines and supplies are for individual use only. At the end of each class, sanitizer wipes are provided to clean machines and supplies.

“Sewing is a skill that teaches problem solving, and problem-solving skills are transferable to every aspect of life,” says Alicia. “The difference at the Sew-it-All Studio is that students receive instruction from a highly trained, well-seasoned teacher and sewing professional, as I have professional experiences in both fields. High-quality education is my goal.”

As COVID-19 restrictions continue to ease, Alicia has big plans for her cozy studio. She hopes to make the Sew-it-All Studio a true home arts studio by adding a royal icing cookie decorating class, in addition to wreath making, needle arts and quilting classes.

Alicia’s sewing camps are currently open for enrollment and for many, all supplies and materials are included in registration fees. She also offers private classes and sewing parties! For more information, and to register, visit <https://sew-it-all.com/>, or contact Alicia directly at [alicia@sew-it-all.com](mailto:alicia@sew-it-all.com) or by phone/text at 415-710-1850. To view additional images or of Alicia’s work and class options, you can also check out her business Facebook page at <https://www.facebook.com/sewitall>.



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

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Anyone up for a caption contest? Peek-a-doe...? This fun photo was snapped by resident Laurie Jaeger on a winter snowshoe hike up Massey Draw.



These gals were all ears when 'spotted' during a hike in the Valley. Photo taken by *Life at Ken-Caryl* Editor Allison Hefner.

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Use the voting code sent to you by email or postcard.

## Local Girl Scouts Innovate to Continue Cookie Sales

Fear not, cookie lovers! The Girl Scout Cookie Program is not cancelled! Colorado Girl Scouts began selling your favorite cookies in safe and innovative ways beginning in January. In light of the COVID-19 pandemic, local scouts, like Ken-Caryl Ranch Plains resident Cara Sullivan-Driver, 14, have adapted their sales methods. If you're craving cookies, new innovative sales methods include:

- Hosting virtual and drive-thru cookie booths. Cookie fans can text the word "cookies" to 59618 (message and data rates may apply) or use the official Girl Scout Cookie Finder app - for free on iOS or Android devices - to find booths in your area.
- Making porch drop-offs to friends and family.
- Creating their own websites using the Digital Cookie platform to take online orders. If you know a registered Girl Scout, reach out to her to get the link to her website. If you don't know a Girl Scout, visit [www.girlscoutsofcolorado.org/cookies](http://www.girlscoutsofcolorado.org/cookies) on Feb. 1 to purchase cookies from a local troop for direct shipment to your home or donate to local non-profits or the military.
- On Feb. 12, a new national collaboration with Grubhub allows girls in select Colorado locations to take contact-free pickup and delivery orders. A hands-on experience in managing e-commerce, Girl Scouts will track and fulfill orders placed at [www.grubhub.com/food/girl\\_scouts](http://www.grubhub.com/food/girl_scouts), manage inventory, and more, all using Grubhub's back-end technology. As always, proceeds stay in Colorado. Girl Scouts of Colorado (GSCO) and Girl Scouts of the USA (GSUSA) are grateful to Grubhub for waiving all fees for the organization to make this new delivery option feasible for sales without reducing proceeds.

Cara, who has resided in Ken-Caryl Ranch for more than two years, has been a Girl Scout since kindergarten and has definitely witnessed a change over the years in how the organization sells cookies to help support fundraising efforts.



"Compared to a regular year, you might not see girls going to door to door, at council store booths, or seeing girls with cookies in the table," said Cara, who took part in innovative cookie-selling methods due to COVID-19. "My troop and I have masks, sanitizers and baskets for limited

contact with customers; compared to before where we didn't have masks, sanitizers, or baskets for limited contact."

Cara joined the Girls Scouts to spend time with friends and to take part in the organization's outdoor adventure club and leadership opportunities for older girls. While she's a fan of all of the Girl Scout's cookie offerings, her favorite right now are the Tagalongs because she enjoys the chocolate and peanut butter combo.

What's your favorite cookie, Ken-Caryl? Cookies include the organizations signature Thin Mints, Samoas, Tagalongs, Trefoils, Dos-si-Dos and Lemon-Ups, S'mores and gluten-free Toffee-tastic.

The 2021 Girl Scout Cookie Program ends Sunday, March 7.

**LETTERS TO THE EDITOR ARE WELCOME AND ENCOURAGED** from any Ken-Caryl resident in good standing or from any elected official or political candidate. Letters should be concise — no letters over 350 words—and must be received by 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date, but the day can vary due to holidays. Deadline dates can be found at [www.ken-caryl.org](http://www.ken-caryl.org).

At present, the method for submitting letters to the editor is by email to Allison Hefner at [Allisonh@kcranch.org](mailto:Allisonh@kcranch.org). A response will be sent via email when a letter or article is received. If you do not receive a response, call 303-979-1876, ext. 108, to confirm receipt.

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

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

**Email to [allisonh@kcranch.org](mailto:allisonh@kcranch.org). Deadline for March 3, 2021 issue: Feb. 22 at 5 p.m.**

### Dear Editor:

Chris Figge for MA Board!  
Michele and I enthusiastically support Chris Figge for the MA board!

We are thrilled that Chris is running again. His excellent record of service and leadership to our community has been through a number of efforts, including as a prior Board member and serving on a number of committees and initiatives. He knows how to get things done. He is effective and works tirelessly to engage the community, is thoughtful and does what is best for Ken-Caryl and its future.

Chris is an advocate of our most valuable community asset; our open space. He promotes a balanced approach to protecting both the user experience and environmental values, for all residents. He is a fiscal conservative of our HOA dues and ensures that expenditures make sense both short term and long.

Chris is a great steward of all that makes Ken-Caryl a great place to call home and we are proud to endorse him. We urge you to look at his record of leadership and vision, talk to your neighbors and consider voting "yes" for Chris Figge as our MA Board representative.

*Bob Toll and Michele Heinzman, Residents*



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Dear Editor:

Fellow KCR residents, please join me in voting for Chris Figge in the upcoming MA Board election. As a longtime Ken-Caryl resident and former Board member, Chris understands the challenges and opportunities facing our community. I've had the chance to volunteer and interact directly with Chris and am struck with his passion and dedication. Mr. Figge is experienced, brings a balanced perspective, and knows the history of almost any topic that has touched KCR. Attending past MA Board meetings, I've found Chris to be present, fair, and informed.

Chris has volunteered countless hours over the years and brings an abundance of knowledge and capability to the position. He also has a proven track record of getting things done. Among other successes, Chris was instrumental in getting the 2014 Bond passed and the funds spent wisely on much needed upgrades. We have all benefited from these projects in both enhanced usership and faster home appreciation.

Ken-Caryl Ranch is a stronger community when Chris Figge is on the MA Board and I hope you will join me in casting one of your two votes for him.

Mike Miro, Resident

Dear Editor:

I just wanted to write a brief note to encourage our community to support the incumbents, Andy Lydens and Dave Seagraves, in the upcoming MA Board election.

During their tenures on the board for the past three years, I have been impressed with how well the Board has functioned to maintain and enhance the quality of life in our world-class community. The Board is careful with decision-making, hears from all sides, and bases their decisions on what is best for our community, as opposed to what suits their personal agendas.

Our neighborhood really looks great, better than ever in fact, and the enhancements to our open spaces that Andy and Dave have supported have only improved the quality of what we all know makes living in Ken-Caryl truly unique and special.

I am worried that if some of the other candidates were to get elected, the discord they would bring with their personal grievances would disrupt the comity with which our Board has operated in our community's work over the past three years. I have noticed recently that when

letters are published from some of these candidates, the editor has been forced to print a fact-based rebuttal that refutes the false claims they assert over and over again despite all evidence to the contrary. It reminds me of the broader disconnect from reality that has infected American society at large over the last four years.

I encourage my fellow Ken-Caryl community members to vote for Andy Lydens and Dave Seagraves in the upcoming MA Board election, and continue the goodwill and positive management we have all benefited from over the past three years.

Sincerely,  
Ed Walsh, Resident

Dear Editor:

We all value our legacy of trails, open spaces, vistas and wildlife. It's why we live here, enjoying a priceless asset bolstering quality of life and home values. I'm a daily hiker on our trails and I suspect many of you are too. I write because of a "permit" issued to a bike racing club for frequent, on-going training rides on our trail system—4 teams of up to 10—totaling 40—including riders from outside Ken-Caryl.

This so-called "event permit" was issued by the Open Space Committee, with minimal announcement or input process. The MA Board was compliant. Note that on-going race training is not an "event". It's a significant trail management decision—with substantial, adverse, impact on other trail users and our vulnerable trails/open space resource.

This activity not only denigrates the trail experience for the rest of us—being constantly on the alert for racers in training—but also creates risks of accidents, liability, management costs and other adverse impacts. From discussions with other residents, it is evident that a growing number of us believe this action not only disrespects us, it is also indicative of an MA Board apparently swayed by one interest group.

While I too ride a mountain bike, I strongly believe we need balanced policy and decision making respecting all trail users and our environment. Our trails should offer a quality experience to walkers, runners, equestrians, bikers and those who simply seek daily solace—without having to be ready to jump aside for columns of racers in training.

For this reason, I'm voting for Philip Varley for the MA Board. Philip will bring more balance and equity to decisions, promote sound budget management and eschew special interests. He brings seasoned KCR elected leadership experience having represented us on the Water Board, I hope you too will vote for, and urge your fellow residents, to elect Philip Varley! I'm also voting for Jim Fodor. He too will advocate for the thoughtful stewardship and enjoyment of our trails and open space.

Robert Searns, Resident

Dear Editor:

As another MA Board election is around the corner, I want to start by thanking our current Board, as well as those who have graciously stepped up to place their names in the candidacy pool.

In the various Board and Committee meetings attended, I find that every issue is meticulously considered within the instituted protocols. Difficult decisions must be made, and not all outcomes are going to be to everyone's liking. Resident comments are welcomed, and I have not witnessed rubber-stamping as some might suggest.

In my 14-year residency, I have seen our community grow and change, but not to the negative that I hear some speak of. We will continue to see many more important and diverse issues arise. We are lucky to have a current system in place that foresees, plans and takes action. Thank you to our current committees and boards for keeping our group of neighborhoods an amazing place to live!

We cannot move forward with narrow-issue candidates. Therefore, I am endorsing Andy Lydens and Dave Seagraves for re-election to the MA Board so they may continue their meticulous, positive and thoughtful approaches.

Tracy Soukup, Resident

Dear Editor:

I wanted to write a quick note regarding my support for Andy Lydens and Dave Seagraves for our MA Board. We have lived in Ken-Caryl for nearly six years now and are outside in our neighborhood as often as possible; that is why we moved here! I am continually amazed by our views and the quality of our trails / open space so kudos to these two gentlemen for their voices and support. We have a one-of-a-kind neighborhood and I want to see us continue to invest in the wonderful trail system/open space that sets Ken-Caryl apart.

Thank you,  
Andrew McDowell, Resident

Continued on page 24

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**Dear Editor:**

I am writing to express my support for Andy Lydens and Dave Seagraves for the MA Board election. In the three years they have been on the Board, they've done an exceptional job. Dave and Andy have approached a wide range of issues in a very balanced way and they've helped foster good working relationships on the Board and throughout our community. Many improvements have been made throughout our neighborhood despite financial hurdles and the pandemic.

Given the new development coming to our community that will likely result in 2,000 new residents, the next few years will have many new and diverse challenges. We need the experience and leadership Andy and Dave bring to the table to navigate these challenges and make sure Ken-Caryl continues to thrive and to be the amazing place it is now.

Please vote for Andy Lydens and Dave Seagraves.

*Jenny Kozlowski, Resident*

**Dear Editor:**

I would like to thank you and all the wonderful staff we have in KC for doing a great job. About the upcoming election, I have decided to withdraw from the contest. The reason I decided to withdraw was the realization that we have two excellent MA Board Members that are running for re-election. I have found that Dave Seagraves and Andy Lydens have done an exemplary job in their first term and I hope others will join me in voting for them again.

KC has many volunteer organizations; I have spent hundreds of hours doing volunteer work myself. We have many wonderful organizations including The Historical Society, The Conservation Club, The Trail Club, and The Garden Club. My hope is that these organizations and the people in them can find opportunities to find common ground and be more supportive and appreciative of each other. I can tell you from first-hand experience that the Trail Club is a well-run, well-organized highly professional group of scientists, engineers, doctors, business owners, lawyers, entrepreneurs, and other incredibly talented and committed people. I have seen these people put in 10+ hour days doing volunteer work. I have seen careful maintenance to repair erosion, removal of downed trees, re-routing trails to honor KC historical sites, and adjustments to protect private property. In all of these, I have always observed the utmost care for our KC open space and the plants and animals that reside there. I also worked with Historical Society - they do fantastic things. The recognition, documentation, and preservation of our KC history are so important for us and future generations. I hope that our community realizes the core value that is provided by our volunteers and the service they provide.

Our current MA Board is doing an outstanding job, we should remember that they volunteer their time for the betterment of our community. I would like to see even more volunteer opportunities in the neighborhood as I believe they are the best way to build community and bring down costs for everyone.

Thank you,  
*Tim Berg, Resident*

**Dear Editor:**

Are you part of the silent majority in Ken-Caryl? You can become the vocal majority by voting in the upcoming Master Association (MA) Board election Feb. 10 to March 2.

Are you tired of the same old leadership, then vote. Are you tired of the current, unresponsive MA Board that never discusses, considers, or responds to

resident comments or questions at MA Board meetings, and never replies to emails or letters, then vote. Are you tired of a MA Board majority (3 of 5 members) that advocates only for mountain bikers and the Trail Club and never considers the needs of all Ken-Caryl residents, then vote. Are you tired of paying increased MA dues year after year just to pay for more backcountry trails, trail maintenance, and now two new rangers (at a cost of \$80,000/yr. or more) to patrol all those trails, at the expense of maintenance of other facilities, then vote. Are you tired of allowing mountain bike race training on our trails composed of residents and non-residents that degrade the trail experience for all other users, then vote?

Vote for Philip Varley, an MA candidate that will bring the voice of the silent majority to the forefront. Philip Varley will listen, consider, and respond to all resident concerns. He will bring needed balance and perspectives to the MA Board representing all resident factions. As a CPA, he stands for sound fiscal management, adequate maintenance of existing facilities, and a balance between conservation and development in our precious open space.

Become part of the vocal majority and vote! Casting a vote for Philip Varley in the upcoming MA election is a vote that benefits the entire Ken-Caryl community. He will spend your money wisely, and for the good of all Ken-Caryl residents.

Please look for your email or small voting postcard in the mail with your access code to vote on-line. If you have any questions about voting, please contact the Ranch House for more information.

*Linda Metzger, Resident*

**Dear Editor:**

I would like to add my voice of support for MA Board candidates Dave Seagraves and Andy Lydens. Their experience on the MA Board over the last three years will be very valuable to the community if they are re-elected. The community will be moving into a period of significant change with North American Development company planning to add as many as 700 new homes and perhaps 2,000 new residents on the Plains side of Ken-Caryl. There certainly will be many unanticipated challenges associated with this development. The proven, steady and experienced leadership that Dave and Andy can provide is what our community will need to navigate these challenges and maintain the character of Ken-Caryl.

What our community doesn't need are single-issue Board members. For regular readers of LAKC, we have seen endless commentary over many years from two of the other candidates and their supporters, which has been singularly focused on restricting access to our Open Space, based

on the misguided thought that access and conservation are mutually exclusive concepts. As a reminder to the community, the last time single-issue candidates supported by the group supporting restricting Open Space access were elected to the MA Board, these members quit before the end of their term because they couldn't agree with the rest of the Board. Given the outspoken nature of the current candidates supported by those supporting restricting access to our Open Space, I do have a significant concern that this could happen again, at a time when we least can afford it.

I encourage the community to vote for Dave and Andy in the next election. They have the experience and skills we need for the coming challenges.

*Jeff Lyslo, Resident*

**Dear Editor:**

We're writing to support the re-election of Dave Seagraves and Andy Lydens to the MA board. Both Dave and Andy have proven to be good stewards of our amazing community as members of the MA Board over the past years. They have many years of engagement with the community and have earned the respect of our residents. They are making sure our community is financially managed in a conservatively responsible manner. They dig in on issues to understand the pros and cons of the decisions they make. We need this experience and commitment as our community addresses major issues such as fencing, irrigation, and the impact of hundreds of new homes on the Ranch and trail use. Both Dave and Andy have committed to using the 2021 Resident Survey (coming out later this year) to guide their decision making on these key issues. Please join us in re-electing Dave and Andy.

*Gary and Connie Grieshaber, Residents*

**Dear Editor:**

It has been surprising to me how contentious issues are surrounding the use of our open space and the Board politics that surround it. Having attended MA Board meetings, I have witnessed the professional and considerate leadership of Dave Seagraves and Andy Lydens. I've been witness to them pragmatically balancing the needs of nature, while supporting the gem of our community - responsible recreation in the open space. Those evaluating their board vote should be able to easily see through the scare-tactic negative distortions of Jim Fodor and Phillip Varley. We need the steady, reasoned, and inclusive leadership of Dave Seagraves and Andy Lydens for the good of our future and the broader needs of the association - please make your MA Board vote for Dave Seagraves and Andy Lydens.

*Brad Walsh, Resident*

**Dear Editor:**

Vote to keep the Master Association Board together.

The current board members work well together and are doing a great job. They're focused on all the issues including the biggest issue KC is facing in the near future: the coming North American Development Company build out of Parcels A, B, and C that will result in the addition of about 700 highly visible residences and likely 2000+ residents. We need smart, savvy, fully invested board members to deal with this as well as all the issues.

Vote for Andy Lydens and Dave Seagraves—the proven incumbents—to continue to serve our community.

On the other hand... Jim Fodor and Philip Varley are only interested in one issue: stopping trails.

They don't have the support of the community. They don't have the support of reason and logic. Their tactics consist of saying the same things over and over again in letters to the editor and in meetings - and hoping that somehow that will make those things true. (Hmmm... where have we seen that before?)

One of their favorites: They say trails are negatively impacting the eagles. Never mind the fact that the trail design exceeds the federal recommendations for distance from nesting sites. Never mind the fact that there are hundreds of people driving to, parking at, and working in an office building only a couple hundred yards away from the eagles' nest site - and that building is between the nest site and the trail.

Don't let individuals with this kind of thought process have a seat on the board.

*Barry Wiebe, Resident*

**Dear Editor:**

As we ponder the upcoming MA election, I find myself reflecting on what matters to me, past records/decisions of incumbents, and what new candidates can offer. (1) Responsible use of my dues money; (2) Fair and proper representation of residents (constituents); and, (3) A global and balanced focus on community amenity maintenance/enhancement. At least one of the incumbents and previous director have disappointed me in the above areas - dues money was spent to fund promotion of a Jeffco political ballot issue (6G); one incumbent has labeled some of his constituents in his bio as a "vocal minority" even in the face of community survey data to the contrary, or even data from the upcoming survey; and remote back country trails are increasingly favored over obvious more pressing needs such as fence repair, new amenities such as pickleball or sand volleyball courts, or better attention to the needs of Plains residents. For these reasons I will be voting for Philip

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Varley. I have come to know Philip as a familiar face and active participant at MA, MD and OSC meetings who has clearly utilized his unique training and education as a scientist to make his observations, delve into data, see the results of decisions, and ask "why": why new trails in remaining undisturbed open space over deferred maintenance such as fencing, why are dying trees ignored, why trails in the Trails Master Plan equates to "must build" despite language to the contrary, why dirt paths are being converted to concrete paths, and why hundreds of written survey comments have not been considered. I have found Phil to be logical, measured and thorough in his approach, respectful, professional, and unemotional, yet still passionate. Philip can be entrusted to properly manage dues money, will listen and consider viewpoints of all his constituents, and will help to preserve our remaining open space while correcting deferred maintenance items and supporting often-requested new amenities. And if elected, you can be sure if you ever ask "why", he will have an answer.

Joel Pankow, Resident

**Dear Editor:**

I am Jim Fodor, a candidate for the MA Board of Directors, and I feel that certain areas of our community have been overlooked for too long. In my opinion the problem is an inconsistent budget approach every year like a ship without a rudder. There should be a consistent Goal: Example: Add Value. (monetary or esthetic)

Then have Categories which remain unchanged.

1. Raise Property Values and simultaneously keep dues under control with an overall appearance of well-maintained residences, greenbelts, facilities and parks.
2. Preserve Unique Features. (Keep the Foothills and Hogback Open Space natural by providing an efficient trail system with lessened human disturbance, thus preserving the delicate ecosystems and wildlife habitats.)
3. Provide Amenities and Services.

Although #3, Amenities and Services, add value; it is the first two categories which set Ken-Caryl apart from other communities. So, it does not make sense to provide amenities which would degrade or devalue either the Category 1 objective or the Category

2 objective: preservation of Foothills and Hogback natural look and feel.

There are amenities like swimming pools, tennis courts, ballfields, which do not harm the open space. Descending down the KCR amenity list you have trails and trail users; then trail users can be subdivided into equestrians, hikers and mountain bikers. The mountain bike group can be divided again into casual/passive bicyclists like me, and the aggressive, competitive types. There are those concerned dues paying residents that feel the aggressive mountain bikers are being given too much consideration thus ignoring other community needs. Objections heard are: the 2009 trail plan was poorly designed, winds around too much, unnecessarily dissect sensitive habitats, is disproportionately expensive, and has resulted in aggressive non-resident mountain biking groups arriving as "house guests". Aggressive mountain biking brings little or no value to KCR with trails that should avoid and not enter fragile ecosystems. This lowers the value of Category 2, our unique open space feature. An amenity as far down the list as aggressive mountain biking or any other amenity favored by a minority should

not degrade or devalue higher category community assets.

Jim Fodor, Resident and MA Board Candidate

**Dear Editor:**

MA Board elections have started and questions that need to be addressed by candidates, or I should say their answers need to show that they are concerned with the entire KCR community, not just part of it. I am voting for Jim Fodor. As a long-term resident, Jim has seen the good and the bad decisions that have been made by prior Board members. While there has been a lot of good improvements to our various neighborhoods and common areas, there has also been an unbalanced allocation of revenues. Jim is for fair revenue allocations – non-trail users deserve better than what has been shown in past budgets. The MA's prior budgets have neglected to fund fence replacements, improving greenbelt aesthetics, and substantially more tree replenishment. Jim also is a firm believer in promoting safety on all our trails (no bicycle racing), maintaining our amenities and the need for a conservation area to protect the ecosystem and our diminishing wildlife/wildlife habitat. Please join me in voting for Jim Fodor and let him represent our voices of pride in KCR and its legacy of "True Colorado Living" for future generations.

Rilla Reinsma, Resident

**Dear Editor:**

Vote for Philip Varley and Jim Fodor For MA Board

What do you want in your KC MA Candidate?

Trail club members have dominated the MA Board for many years and resulted in more trails than are needed for the community. Because many trails are not seen by many KC residents, the open space and beauty of our land has been destroyed or harmed and largely gone unnoticed. Concreting dirt trails, promoting non-resident use of trails, adding more connector trails, and permitting the use of trails by racing teams is not in this rural community's best interest.

Phillip Varley and Jim Fodor, candidates for the MA Board, offer needed change and balance to the board. Ken-Caryl is a beautiful rural community. It is also aging and in need of repairs, ongoing maintenance, and tree replacement. Facilities also need upgrading, such as pickleball and racquetball.

In the coming weeks, please vote for Phillip Varley and Jim Fodor, two voices of reason and both long term residents in our community.

Steve and Jane Saul, Residents


**Dear Editor:**

I am a candidate for the MA Board. This election is critical. Without a change to the Board, we can expect that Docmann South trail, in the last remaining section of undisturbed backcountry open space, will be built. Stove Prairie 2, unnecessarily paralleling an existing flat trail, will be hacked out of the hillside. A new Trails Master Plan, with new trails up the Hogback and in other gulleys and ridges will be presented. Discussions on social media already talk about "half-pipes" in Lost Canyon, and connectors between existing trails.

How much is enough? The incumbent Board members won't respond. I will always answer residents' questions. Why are we funding a mountain bike adventure park benefitting a small group of residents, but open to non-residents free of charge if they have a friend in K-C, or if they belong to an approved "racing club"?

Why are equestrians' wishes for safe trails for horses, marginalized? Why are requests from some of our older residents


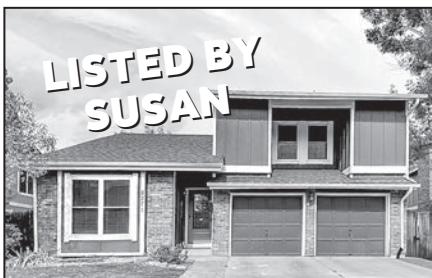
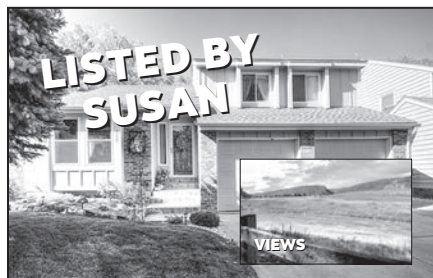

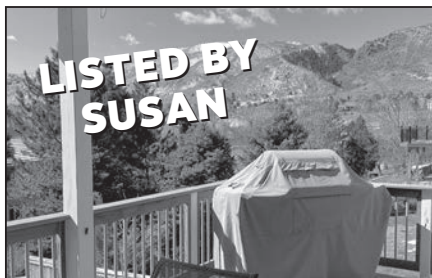
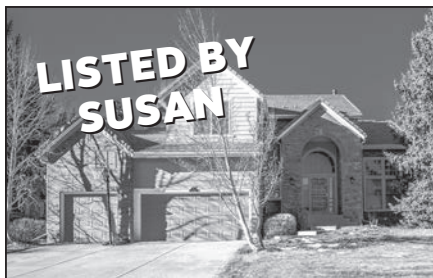



Continued on page 26




# Ken-Caryl

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for pickleball courts postponed? Why is there unlimited money for new trails, but maintenance of fences is ignored?

We need balance on the Board. Without that, our surroundings will deteriorate as witnessed on lower Massey Draw, where what was once a single-track trail is now over 20 feet wide. Our arterials look like we care nothing about appearances by allowing the fences to rot, and the vegetation to die. Our wide-open space will look like Thunder Valley (at C-470 and I-70). And, we will become nothing more than another anonymous urban area, as dirt trails are concreted over and medians and verges are xeriscaped.

I moved to what was known as "Tree City USA" in 1993 when Ken-Caryl was a verdant oasis. I want us to be able to leave a legacy for our children, and balance recreation with conservation in Ken-Caryl as the original declarations spell out. If you believe the time has come to allow all residents to be heard, show pride in our community, and preserve our open space, then the choice in this election is clear.

Vote for Varley and Fodor.

*Philip Varley, Resident and MA Board Candidate*

### Dear Editor:

Maybe you feel that the local MA Board election is insignificant considering all the challenges of the past year. However, if there is one thing that is very clear, it is that politics matter and democracy and life are fragile. The people who we elect to make decisions for our future, whether neighborhood, local, state or national, really matters. Their decisions can affect your pocketbook, your values, your happiness, your open space and more. I call upon all 4,700 households (especially the 2,000 households that have not voted in the past) to evaluate what matters to you and vote in the Master Association Board election.

All the phase biographies in the paper sound the same, politically correct and neutral. Be assured that the candidates have very different views on the future legacy of Ken-Caryl Ranch. You could not possibly make an informed decision based on just reading the bios. I hope that you attended the zoom forum on Feb. 9 and asked the hard questions. If you were unable to attend, let me offer you some insight:

If you favor:

Balanced views and a direct line of communication with the Master Association Board

Maintenance: repair/replace fencing, planting more trees, same level of irrigation

Prudent budgeting: fiscally conservative

Recreation: new pickleball courts, modern pool, pause on single track backcountry trails

Rules (not guidelines) for trail etiquette respecting equestrians and hikers

Respecting the rights of wildlife: allowing for natural processes of nature

Family outings/activities: adding more for seniors

Legacy for K/C: establishing a preservation area for future generations

If you favor any or all of these, Vote for Philip Varley and Jim Fodor.

"Your vote is your voice."

*Kathy Webster, Resident*

### Dear Editor:

The Ken-Caryl Master Association Board election is upon us and I am thankful that we have two outstanding candidates in Dave Seagraves and Andy Lydens.

I have come to know both Dave and Andy over the years through various community events and activities. Their service on the Board over the past three years has provided the community with great value and I appreciate their willingness to serve another three.

Our family is proud to endorse and support both Dave and Andy in their bid for re-election to the board.

*Dennie McGarry and Family, Residents*

### Dear Editor:

I was struck by the insight expressed in many of the letters from the last edition of Life at Ken-Caryl regarding the obvious need for diversity of thought in our MA board members. Jordan Kelsey's letter deserves a second read-through, where he describes the dedicated service he has observed in Phil Varley's work on the Community Planning Committee. He appreciates his insight and hard work and realizes that there is more to some of our candidates that initially meet the eye. He recounts how he sometimes asks uncomfortable questions, ones which invoke accountability of the MA to all the residents of Ken-Caryl.

I too have had concerns that our MA and MD Boards may suffer from a lack of diverse insight and people who can ask the hard questions regarding spending and development. I applaud all the individuals who have served on the Board, and I know from my own experience what a hard task that can be. With that said, not all candidates have the initiative or background to drill down on the complex issues that face our community every year. I think that candidates like Phil Varley can bring a much-needed change in perspective, one of a long-term resident who really digs in to the issues and examines all facets of the discussion. He knows that many seemingly simple decisions have unforeseen consequences that affect all residents, sometimes negatively. He has a long shown keen interest in the future of our community and I feel it is time we put him to work!

*Valan Cover, Resident*

### Dear Editor:

I am endorsing Dave Seagraves and Andy Lydens for the MA Board election. Not only are both of these individuals outstanding citizens (with various local civic engagements), but they have also demonstrated wise thinking while on the Board for this past term.

Recently as we worked to complete the pool, Dave drew on his construction and development professional experience to save the MA many thousands of dollars by demanding rework to a punch list based on a closer read of the original contract signed. Andy was instrumental allocating dues to a backstop fund for overages in the same pool project as well as reinforcing the already strong reserve fund.

I look forward to Dave and Andy continuing their great work in the next term.

*Jake A. Cummins, Resident*

### Dear Editor:

My family and I have lived in Ken-Caryl for almost seven years. When we moved here from Minnesota, my family and I were looking for a place to live to have immediate access to trails so we could hike, run, and mountain bike. We were after the Colorado outdoor experience. We felt so blessed that we found Ken-Caryl, and found a house in Ken-Caryl. We quickly joined the Ken-Caryl Trail Club and volunteered on our trails – cleaning up the roadways and community, and building, repairing, maintaining, and patrolling our trails. We absolutely love it here and our dogs love joining us (properly leashed) on hikes and runs. Quickly, however, we discovered the same two or three residents writing letters to the editor filled with misrepresentations, and frankly, false information. They write letters to the point we don't even read the Life at Ken-Caryl, as their letters can be summarized as – hate the outdoors and people that

enjoy the trails, especially people that mountain bike. Just to give an example, recently one of these residents wrote about how our trails have led to wildlife disappearing from our open space. Really? I am on our trails hiking, running, or biking almost every day. In the last 12 months I've encountered eagles, bears, mountain lions, rattlesnakes, other snakes, skunks, grouse, bobcats, countless deer, coyote, and even elk – yes, even elk. Our wildlife is flourishing, but you would only know this if you get out on the trails, stop to look around and see the beauty. As a result, in good conscious, I can't vote for residents that are focused on a sole issue, and seek to divide our community with false rhetoric and rhetoric that explicitly attacks people that like to ride bikes. Accordingly, please join me in voting for Andy Lydens and Dave Seagraves who respectfully listen to all residents, and care for all aspects of our community.

Regards,

*Doug Barkema, Resident*

### Dear Editor:

The biggest issue now weighing on the MA Board is asserting meaningful architectural controls on the coming North American Development Company development of Parcels A, B and C, that will result in the addition of some 700 highly visible residences and likely 2000+ residents. If not handled in a firm and focused manner, the MA could end up with diminished input on the architectural controls (i.e., cut rate architectural standards degrading the "look and feel" of KC painstakingly crafted over the past 40+ years of vigilance) and the MD parks and recreations facilities could end up oversubscribed by these new residents without the financial resources to meet increased demands on facilities and programming. Do we want to entrust these sensitive issues to a vocal minority whose input for the past 10+ years has been largely limited to complaining about a meticulously planned and executed trail system the community overwhelmingly embraces? You can see for yourselves how effective they have been shaping public opinion against their agenda. Right now, we don't need a wedge dividing the community. We need incumbent candidates Andy Lydens and Dave Seagraves for a continuation of their experienced and balanced leadership.

*Colin Crotty, Resident*

### Dear Editor:

The Ken-Caryl community has a good problem when there are more candidates than available positions for either board. It is a difficult job with challenging decisions to make and the weighty responsibility to adequately represent the entire community. I can also attest from experience that it has a steeper learning curve than anyone who has not been there realizes. I am thankful to everyone who has served on the MA or MD Board.

For the upcoming MA election, voting for Chris Figge for one of the two Board member spots is a smart choice. He has strong experience as a past President and multi-term member of the MA board and active involvement in several committees including the Community Planning Committee. His institutional knowledge is important for many issues that the Board will be called upon to address. And he carefully considers the different sides of any decision, thinking about what is best for the community as a whole in a long-term view. Chris also has the personal qualities of being welcoming to audience members, encouraging community input, and working well with staff and board members alike. These are important qualities for a successfully engaged and representative community board.

Vote for Chris Figge!

*Valerie Walling, Resident*

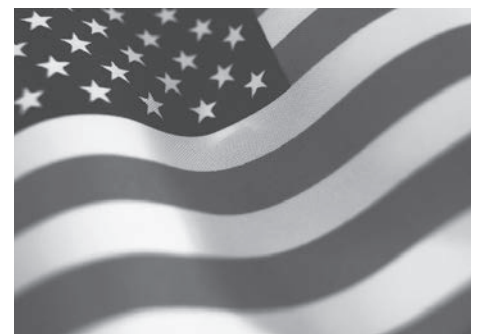
### Dear Editor:

The MA Board election is currently underway. I encourage you to vote for the sensibility, reason, and fresh ideas that both Dave Seagraves and I bring to the table. Dave's expertise in construction and contracting has been a great asset in helping the MA with guidance and decisions on multiple projects over the past three years – especially the Ranch House pool. He has also served as the liaison to the KC Water Board and is always willing to selflessly attend other community committee meetings to stay on top of the issues and listen to what the residents desire. I have brought a business-oriented approach to decision-making and budget rationalization. These decisions were instrumental in allowing us to be more prepared for the realities of our uncertain world and the impacts to Ken-Caryl.

The current MA Board takes a thoughtful and pragmatic approach to decisions. There has been wonderful dialog, debate and consideration over the past couple years that we don't want the community to lose. Continuity of the MA board will also help to ensure a measured approach in dealing with some of the significant challenges coming Ken Caryl's way the next few years - the largest of which is the two new housing developments that will likely expand Ken-Caryl by 25 percent. This development has been in the master plan since Ken-Caryl was founded, so while there is nothing we can do to halt it, we can help manage the impact to our community. I believe that the makeup of the current Board has the unique experience and skill set to deal with this.

I encourage you to vote for Andy Lydens and Dave Seagraves today.

*Andy Lydens, Resident and MA Board Candidate*



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**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.

You can download a contract and view deadline dates at [www.ken-caryl.org](http://www.ken-caryl.org) under Community & News, then Newspaper: Life at Ken-Caryl. The deadline for placement of classified advertising is 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date. The deadline date is sometimes early due to holiday schedules. Cost is \$.25 per word for residents or \$.75 per word for non-residents. Payment for ALL classified advertisements MUST be made in full for the duration of the ad at placement. No refunds will be made for cancellations. No custom services are available for classifieds. A maximum of 80 words will be accepted. Please call 303-979-1876 ext. 109 or email [kristenp@kcranch.org](mailto:kristenp@kcranch.org) for more information.

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**HOUSE FOR RENT** - Coming soon... available Mar 1-15. 4-bedroom, 3 bath, nice Cimarron location! 2,700 sq ft, open basement. \$2,750 mo. Must provide your own complete credit report and 3 reliable references. No application fee. 1st mo and security of one month's rent. 303-730-0345. Broker 4.

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**DRYWALL SERVICE** - Hang, Tape, Texture. Excellent repair work, call 720-371-3097.

**A HARDWOOD SPECIALIST** - Install, repair, refinish, free estimates, insured. Over 20 years' experience and Ken-Caryl Resident. [ahardwoodfloors1@gmail.com](mailto:ahardwoodfloors1@gmail.com). [www.ahardwoodspecialistdenver.com](http://www.ahardwoodspecialistdenver.com) Dan 303-570-7930.

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## 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 Allison Hefner at [AllisonH@kcranch.org](mailto:AllisonH@kcranch.org) or call 303-979-1876, ext. 108.

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

Name	Phone	Services	Age	Neighborhood
Olivia Anderson	303-902-5026	B, P, S	15	Aspen Meadows
Jade Atkinson	720-616-0063	P	15	Aspen Meadows
Katelyn Atkinson	303-916-7666	B, P	18	Aspen Meadows
Sierra Baliko	303-809-1117	B, P	18	Traditions
Colette Bennett	303-520-4411	B, P	15	North Ranch
Piper Blarr	720-255-6877	B, P	15	Colony
Aliza Bochner	319-338-4414	B, P	16	North Ranch
Eva Bochner	319-338-4414	B, P	14	North Ranch
Adam Brandland	720-376-1987	L, S	14	Settlement
Abby Burton	720-616-1333	B, P	13	Aspen Meadows
Bridget Cassidy	720-244-1359	B, P	16	Stratford Farms
Hope Cuttitta	303-517-8864	B, P	15	Deer Creek
Ella Daugherty	303-591-2004	B, P	14	Village
Quinn Daugherty	303-591-2004	B, P	13	Village
Brooke Ellis	720-988-9162	B, P	16	Heirloom
Megan Ellis	720-290-2033	B, L, P, S	14	Heirloom
Ella Famariss	303-588-4130	B, P	17	North Ranch
Kyla Fouts	303-668-0581	B, L, P, S	13	Mountain Gate
Abbie Gallant	303-517-8864	B,P	15	Deer Creek
Lila Garcia	303-475-0888	B, P	14	Legacy
Marcus Garcia	303-704-9796	L, P, S	16	Legacy
A.J. Giles	303-883-6303	L, S	17	Colony
Kyra Goudzwaard	720-552-0175	B, P	15	Barrington Ridge
Karmin Groom	720-980-9088	B, P	14	Sunset Ridge
Nicole Guarino	303-720-3036	B	17	Bradford Place
Cameron Guider	303-868-7198	B,P	12	Aspen Meadows
Will Guider	303-868-7198	L,P,S	12	Aspen Meadows
Kara Hammond	720-979-4069	B, P	13	Carriage Hill
Keegan Hardesty	720-484-9557	B, L, P, S	14	Cimarron
Michael Hefner	303-359-9052	P	11	The Spread
Trisha Henderson	732-915-1214	P	17	North Ranch
JJ Heupel	720-372-9476	B, L, P, S	16	Enclave/Traditions
Kellen Hodges	720-496-6113	B, L, P, S	17	Saddlewood
Maddox Hodges	720-472-2003	B, L, P, S	14	Saddlewood
Reece Hodges	303-667-2606	L, P, S	12	Saddlewood
Gunnar Holmes	720-505-6764	L, S	15	Carriage Hill
Amelia Hopping	720-626-7750	B, P, S, L	14	North Ranch
Erin Hurley	720-600-8261	B, P, S	12	Aspen Meadows
Hannah Johnson	720-879-1445	B, P	19	Bradford Place
Aubrey Jones	720-971-6680	B	16	Manor Ridge
Austin Karchut	970-217-7240	B, P	15	Bradford Place
Tyler Karchut	605-641-5672	P, L	12	Bradford Place
Harrison Kauffman	303-520-4819	L, P, S	17	Wynterbrooke
Salome Kekelia	801-201-1183	B	13	Territory
Eva Kiebler	303-478-6050	B, P	11	Cimarron
Sierra King	720-582-3334	L	14	Heirloom
Kellen Lay	720-629-5566	L, S	12	Wynterbrooke,
Cadence Leal	303-725-9042	B, P, S,	12	Sunset Ridge
Ethan Lehrke	720-295-2156	L, S	17	Cimarron
Andrew Lerudis	303-523-0765	L, P, S	13	Village
Daniel Lobelo	720-203-2912	L, P, S	14	Deerwood Vista
Payton Lott	720-415-3486	B, L, P, S	15	The Spread
Rachael Lott	720-415-3486	B, L, P, S	15	The Spread
Hadley Marx	720-380-4671	B, P	18	Shaffer Hill
Hannah Marx	720-380-4670	B, P	16	Shaffer Hill
Hayden Marx	720-588-7486	L, P, S	15	Shaffer Hill
Eric McCabe	720-951-9467	L, P, S	17	Heirloom
Bethany McCollough	720-749-0298	B, P, S	17	Stallion Pointe
Holly McCollough	720-492-0288	B, P, S	16	Stallion Pointe
Mitch McGatlin	703-850-0642	B, L, P, S,	16	Legacy
Riley McGatlin	703-244-8558	B, L, P, S,	14	Legacy
Raleigh Rose McMahon	720-375-3352	B, P	13	Stallion Pointe
Janey Millstone	720-668-1029	B, P	12	North Ranch
Hannah Mote	720-305-8757	B, P	14	Stallion Pointe
Hayden Nash	303-895-8117	B, P	12	Cimarron
Catherine Newsom	303-325-5232	B, P	15	Legacy
William Newsom	303-325-5232	L, S	18	Legacy
Ethan Pankow	720-217-8175	P	14	Heirloom
Samara Pirozzi	720-818-2203	B, P	16	Traditions
Lillian Pool	720-985-1667	B, P	14	Bradford Place
Alec Prinzi	303-810-3221	B, L, P, S	12	Shaffer Hill
Nathan Rector	720-506-5616	S, L	12	Sunset Ridge
Joshua Reisinger	303-973-2469	L, P, S	14	Eagles Pointe
Seth Reisinger	720-525-0078	B, L, P, S	17	Eagles Pointe
Alessandra Roberts	720-394-3910	B, P, S,	13	Village
Paulina Roberts	720-394-3910	B, P, S	11	Village
Max Ruszkowski	720-517-9066	L, P, S	17	Stallion Pointe
Sebastian Ruszkowski	303-960-9883	L, P, S	13	Stallion Pointe
Nic Sarkisov	720-470-1486	P, S	15	Heirloom
Megan Schuster	720-587-7265	B, P	18	Heirloom
Nicholas Schuster	720-990-7465	B, P	16	Heirloom
Ava Secondo	303-883-2592	B, P	15	Cimarron
Jacob Seybert	303-668-5987	L, P, S	16	Saddlewood
John Seybert	303-668-5987	L, P, S	16	Saddlewood
Maria Seybert	303-668-5987	B, P	15	Saddlewood
Austin Skeffington	720-308-8704	L	17	Wynterbrooke
Tristan Smith	720-323-4019	L, P, S	12	Barrington Ridge
Ian Soukup	303-482-6465	B, P, S	16	Eagles Pointe
Cameron Sternberg	303-949-3691	P	12	Aspen Meadows
Wesley Sternberg	303-949-3691	P	14	Aspen Meadows
Seumas Stevens	720-210-6065	B, L, P, S	14	Bradford Place
Abby Szabo	720-745-1339	B, P, S	15	Aspen Meadows
Ben Szabo	720-413-3072	L, P, S	17	Aspen Meadows
Maddy Szabo	720-768-5452	B, P	15	Aspen Meadows
Cole Torgerson	720-291-9022	B, L, P	18	Legacy
Jack Torgerson	303-981-7617	B, P	15	Legacy
Zane Tweedie	720-688-9440	L, P, S	15	Deerwood Vista
Aiden Tyler	720-448-7638	P, S	15	Cimarron
Olivia Vangels	720-292-6727	B, P	13	Village
Catie Watkins	720-705-1656	B, P	14	Manor Ridge
Charlotte Webster	703-655-4428	B,P	16	The Spread
Judah Webster	703-655-4428	B,L,P,S	13	The Spread
Ella Widmann	720-318-7927	B, P	17	Territory
Ava Yaley	970-946-8955	B, P	13	Carriage Hill

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



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- **CHANGE: FRESH IDEAS CONCERNING SAFETY, FUNDING, AMENITIES AND CONSERVATION.**
- **BALANCE:** Finally, A strong voice for Open Space conservation.
- **GOLDEN EAGLES & THE ELK.** Introduce policies to return wildlife to KCR.
- **The 2009 Trail Plan was reported to be flawed and wrong for KCR.**

**The result looks like a mountain bike race course and it is being used for aggressive behavior.**



I am Jim Fodor, a 30-year KCR resident, a Veteran Navy Supply Officer and retired dentist. I have done a lot, seen a lot, and saved well. The KCR Foothills & Hog Back deserve saving too. I care deeply about the legacy of KCR Open Space preservation which is a good and noble cause, so I paid for this space.



## A KCR CONSERVATION AREA CAN SAVE THE DOCMANN GULCH ECOSYSTEM

South of Massey Draw

At the time new loop trails went in, the Golden Eagles and elk departed. Jefferson County and other communities realize the value of a Conservation designation. Saving Docmann will bring pride to KCR for generations.

**DOCMANN CONSERVATION AREA & WILDLIFE PROTECTED HABITAT**  
**PEDESTRIANS YES. PLEASE NO BICYCLES.**

**JIM FODOR, KCR Master Association Candidate**



### **Potential Nightmares and Warnings for the Future**

1. Watch out for an attempt to reintroduce mountain bike racing in KCR Open Space.
2. Watch out for a new trail in the virgin Docmann South Area (*renamed Wildcat --- Trail*)  
*Jefferson County property borders Docmann South close to Deer Creek Canyon Road.*



***This can open the floodgates even more.***

***Ken-Caryl is private property and it feels like it is slowly becoming public property.***

3. There are KCR mountain bikers like me who are out for a casual ride and some exercise. Then there are the competitive or aggressive mountain bikers that are at the center of the controversy with conflicts and accidents. **How does it benefit the majority of KCR residents by allowing this aggressive or competitive mountain bike behavior?** It is dangerous and it tears up trails. Aggressive activity should be directed to JeffCo trails or other larger communities with deeper pockets. Then there is this constant push for new trails by guess who?